Landscape Improvement Plans for:

OTAY RANCH VILLAGE 8 WEST CENTRAL SQUARE PARK

A Development of HomeFed Corporation

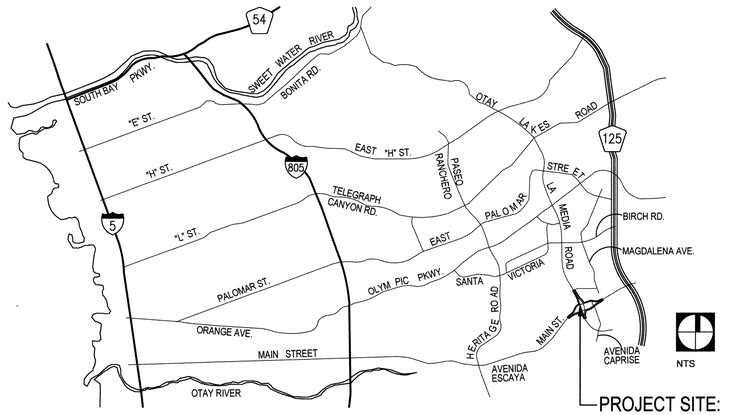
GENERAL NOTES

THE FOLLOWING GENERAL NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE LANDSCAPE ARCHITECT OF WORK. A CITY OF CHULA VISTA SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.

1. NOTES ARE DIRECTED TO THE WORK OF THE LANDSCAPE CONTRACTOR UNLESS NOTED ON PLANS.
2. WORK NOT INTENDED TO BE UNDER LANDSCAPE CONTRACTOR'S CONTRACT:
   A. N.I.C. - NOT IN CONTRACT
   B. BY OTHERS
   C. EXISTING
3. CONTRACTOR SHALL VERIFY WITH LANDSCAPE ARCHITECT THAT PLANS ARE CURRENT AND APPROVED.
4. WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHULA VISTA LANDSCAPE MANUAL (MOST RECENT EDITION) AND THE SAN DIEGO COUNTY HANDBOOK FOR PUBLIC WORKS CONSTRUCTION.
5. THESE LANDSCAPE AND IRRIGATION PLANS HAVE BEEN CHECKED ONLY FOR COMPLIANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE. THE ENGINEER'S SIGNATURE OR APPROVAL DOES NOT CONSTITUTE APPROVAL OF ADDITIONAL LANDSCAPE AND IRRIGATION WHICH IS NOT COVERED BY THE BUILDING DEPARTMENT CHECK AND APPROVAL.
6. THESE PLANS ARE BASED ON HUNSAKER & ASSOCIATES PRECISE GRADING PLANS, W.O. # OR651P1, DRAWING NO. 22006, SHEETS C-1 THROUGH C-5.
7. THESE PLANS ARE BASED ON HALE ENGINEERINGS IMPROVEMENT PLANS, W.O. # OR-651I, DRAWING NO. 14012-01
8. THE OWNER SHALL PROVIDE A COPY OF THE ENGINEERING SOILS REPORT BY AGS, INC. REPORT NO. 2205-03-B-2, DATED MAY 19, 2022 TO THE CONTRACTOR WHO SHALL BECOME FAMILIAR WITH THE REPORT'S RECOMMENDATIONS PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL COMPLY WITH THE REPORT'S RECOMMENDATIONS AS THEY RELATE TO HIS WORK.
9. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS. INCLUDING, BUT NOT LIMITED TO PLAY STRUCTURES, UMBRELLAS, AND MONUMENT.
10. THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE IN WHICH THE WORK TAKES PLACE.
11. PRIOR TO INITIATING ANY PHASE OF THE IRRIGATION INSTALLATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF ALL RELATED UTILITY SERVICES AND METERS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
12. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF WORK, TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT, PRIOR TO BEGINNING THE PROJECT. ALL WORK SHALL BE IN ACCORDANCE WITH SAID SCHEDULE.
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING THE WORK AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER, LANDSCAPE ARCHITECT, GOVERNING AGENCIES AND OTHER TRADES.
14. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK. IMMEDIATE NOTIFICATION WILL BE GIVEN TO THE LANDSCAPE ARCHITECT SHOULD SUCH A CONDITION BE DISCOVERED.
15. ALL MATERIAL SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
16. THE CONTRACTOR SHALL, IMMEDIATELY UPON BEING AWARDED THE CONTRACT, MAKE ANY ARRANGEMENTS NECESSARY TO INSURE THAT ALL MATERIALS, CONNECTIONS, AND SUPPLIES WILL BE AVAILABLE WHEN NEEDED FOR THIS PROJECT.
17. ADDITIONS AND/OR DELETIONS OF MATERIAL AND/OR LABOR SHALL BE MADE AT UNIT PRICES.
18. NO ALTERATIONS WILL BE CONSIDERED FOR ITEMS SPECIFICALLY CALLED FOR ON THESE PLANS.
19. DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT AND /OR OWNER.
20. LANDSCAPE ARCHITECT SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS.
21. SITE OBSERVATIONS AND MEETINGS SHALL INCLUDE:
   A. PRE-CONSTRUCTION
   B. LANDSCAPE GRADING AND SOIL AMENDING
   C. LANDSCAPE CONSTRUCTION
   D. IRRIGATION PRESSURE AND COVERAGE TEST
   E. SPOTTING OF SPECIMEN PLANTS
   F. PLANTING
   G. PRE-MAINTENANCE
   H. POST-MAINTENANCE (FINAL)

NOTES: "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.
THE CONTRACTOR SHALL CONTACT THE CITY OF CHULA VISTA SENIOR LANDSCAPE INSPECTOR, DAVE DEFACCI (619-409-5432 AND DDEFACCI@CHULAVISTACA.GOV) FOR ALL TREE PLACEMENT AND SPOTTING PRIOR TO INSTALLATION.
PRIOR TO THE COMMENCEMENT OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS, THE CONTRACTOR SHALL CONTACT THE CITY OF CHULA VISTA SENIOR LANDSCAPE INSPECTOR, DAVE DEFACCI FOR A LANDSCAPE INSPECTION PACKET, LANDSCAPE AND IRRIGATION BOND EXONERATION WORKSHEET, AND TO SCHEDULE AN INSPECTION OF THE IMPROVEMENTS.
https://www.chulavistaca.gov/departments/development-services/resources/dsdformsspecifications

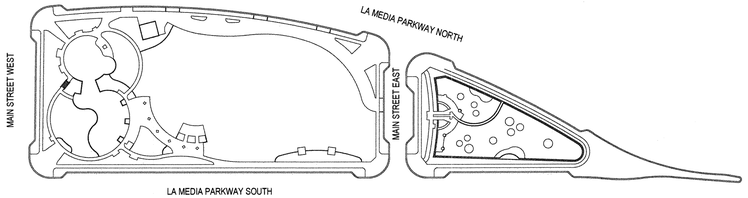
22. SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DOES NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
23. CONTRACTOR SHALL BE BACK CHARGED FOR LANDSCAPE ARCHITECT'S TIME WHEN OBSERVATIONS ARE CALLED FOR AND IT IS FOUND THAT THE WORK IS NOT SIGNIFICANTLY READY UPON OBSERVATION OR APPOINTMENT IS NOT KEPT. TIME WILL BE CHARGED ON AN HOURLY BASIS, PLUS TRANSPORTATION, FOOD AND LODGING COSTS, IF ANY, AT THE THEN EXISTING HOURLY RATE FOR PERSONNEL PROVIDING THE OBSERVATIONS.
24. THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTORS OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF PERSONNEL OTHER THAN OUR OWN ON THE SITE. THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.
25. THESE PLANS HAVE BEEN PREPARED IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPE CONCEPT PLANS, WATER CONSERVATION PLAN AND CONDITIONS OF APPROVAL RELATED TO LANDSCAPING.
26. LANDSCAPE IMPROVEMENTS SHOWN ON THESE PLANS ARE TO BE MASTER ASSOCIATION MAINTAINED. THE DEVELOPER / CONTRACTOR SHALL PROVIDE FULL MAINTENANCE OF ALL LANDSCAPE AREA FOR A MINIMUM OF 90 DAYS AFTER INITIAL WRITTEN CLIENT APPROVAL.
27. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE 2019 CBC (2019 IBC), 2019 CPC, 2019 CMC, 2019 CEC, 2019 CFC & THE 2019 CALIFORNIA ENERGY CODE, AS ADOPTED AND AMENDED BY THE CITY OF CHULA VISTA.
28. THE LANDSCAPE AND IRRIGATION SHALL BE IN COMPLIANCE WITH THE CITY OF CHULA VISTA LANDSCAPE WATER CONSERVATION ORDINANCE, MUNICIPAL CODE CHAPTER 20.12.
29. APPLICANT AND CONTRACTOR SHALL VISIT THE CITY'S LANDSCAPE ARCHITECTURE INSPECTION WEBPAGE AT: https://www.chulavistaca.gov/departments/development-services/landscapearchitectureinspection TO UNDERSTAND REQUIREMENTS FOR LANDSCAPE SIGN-OFF AT COMPLETION OF IMPROVEMENTS
30. CONTRACTOR TO SUBMIT FIELD RECORD REDLINES TO LANDSCAPE ARCHITECT



VICINITY MAP

PROJECT SITE:
CENTRAL SQUARE PARK
(APN 644-071-22 & 644-071-23)
TRACT NO. 19-03

NTS



LOCATION MAP

NTS

SHEET INDEX

RELATED PERMITS

(NOT A PART, FOR REFERENCE ONLY)

Permit No.	Description
WO-_____	COMFORT STATION
WO-_____	TRASH ENCLOSURE
WO-_____	POP-UP RETAIL CONTAINER
WO-_____	PLAY EQUIPMENT + CANTILEVERED UMBRELLA
WO-_____	MONUMENT SIGN
PE22-0078	ENCROACHMENT AGREEMENT

AND OTHER ITEMS WITHIN THE PLAN SET WHICH MAY REQUIRE A SEPARATE PERMIT

OWNER
HOMEFED CORPORATION
1903 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008
(760) 798-1765
CONTACT: Don Ross

LANDSCAPE ARCHITECT
TRIBUTARY LA, INC.
2725 JEFFERSON STREET, SUITE 14
CARLSBAD, CA 92008
(760) 434-9300
CONTACT: TOM PICARD

CIVIL ENGINEER
HUNSAKER & ASSOCIATES
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-1414
CONTACT: YOLANDA CALVO

IRRIGATION CONSULTANT
VELOCITY IRRIGATION
33686 Harvest Way
Wildomar, CA 92595
(951) 312-4466
CONTACT: Rick Dortch

ELECTRICAL ENGINEER
RTM ENGINEERING CONSULTANTS
39249 LEOPARD STREET, SUITE A-101
PALM DESERT, CALIFORNIA 92211
(760) 340-9005
CONTACT: VICTOR LEON

STRUCTURAL ENGINEER
ORIE 2 ENGINEERING
9750 MIRAMAR ROAD, SUITE 310
SAN DIEGO, CA 92126
(858) 335-7643
CONTACT: JAMES ORIE

GEOTECHNICAL ENGINEER
AGS
485 CORPORATE DRIVE, SUITE B
ESCONDIDO, CA 92029
(619) 867-0467
CONTACT: ANDRES BERNAL, PAUL DeRISI

GOVERNING MUNICIPALITY
THE CITY OF CHULA VISTA
276 FOURTH AVENUE
CHULA VISTA, CALIFORNIA 92010
(619) 476-2385
CONTACT: MARK CARO

GOVERNING WATER AGENCY
OTAY WATER DISTRICT
2554 SWEETWATER SPRINGS BOULEVARD
SPRING VALLEY, CALIFORNIA 91977
(619) 670-2241
CONTACT: PUBLIC SERVICES

GOVERNING HEALTH AGENCY
COUNTY OF SAN DIEGO DEPT. OF ENVIRONMENTAL HEALTH
5500 OVERLAND AVENUE, SUITE 170
SAN DIEGO, CALIFORNIA 92123
(858) 505-6700
CONTACT:

Responsibility Disclaimer

All screened facilities, existing or proposed, were obtained from Civil Improvement Plans OR-651I and OR-651P1, and OWD Work Order No. D0944-060297. For this project, OWD Project No. D0944-090297, actual size and location of facilities shall be verified. Contractor shall pothole all existing utilities to verify tie-in locations, pipe size and type prior to any work being performed. To the best of our knowledge the facilities exist or will exist as shown. The Otay Water District and Tributary LA, Inc. shall not be held responsible for actual size and location. Any discrepancies shall be immediately brought to the attention of the Otay Water District Engineer.

Omission Statement

There are no decorative fountains, swimming pools, or wells on the site.

Drinking fountains, comfort stations, playground equipment, and outdoor eating areas shall be protected against contact with recycled water spray, mist, or run-off.

Inspection Note

Otay Water District Inspection shall be notified five (5) working days prior to the start of construction at (619) 670-2241. All work performed without the benefit of inspection shall be subject to rejection and removal.

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: 9-30-23
TRIBUTARY LA, INC.
2527 JEFFERSON ST. SUITE 14 CARLSBAD, CA 92008

02 Dec 22
DATE

OWD AS BUILT

Brandon DiPietro:
Field Services Manager
DATE:

County of San Diego, DEH Revisions	Date

Otay Water District Revisions	Date

COUNTY OF SAN DIEGO
Department of Environmental Health and Quality
Land and Water Quality Division

Jenna Lepore Digitally signed by Jenna Lepore Date: 2022.12.08 14:02:24 -08'00'

Environmental Health Specialist — Date

OTAY WATER DISTRICT
Project No. D0944-060297
P.Z. 711 R.P.Z. 680

Brandon DiPietro Digitally signed by Brandon DiPietro DN: C=US, E=bdandon@otaywater.gov, O=Otay Water District, OU=Field Services, CN=Brandon DiPietro Date: 2022.12.19 08:13:23-08'00'

Brandon DiPietro:
Field Services Manager
DATE:

John Thayer Digitally signed by John Thayer DN: C=US, E=john.thayer@murraysmith.us, O=Murraysmith, Inc., CN=John Thayer Date: 2022.12.17 05:59:13-08'00'

REVIEWED BY:
DATE:

NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE

Meter Information Table (Village 8 Central Square Park)

POC ID	POC Station Location	Demand GPM	Irrig. Area SF	Annual Usage (Acre - Ft/Yr)	Lateral Size	Meter Size	Maintained By
Park (P)	20+76.82 N. LA MEDIA PARKWAY	70	99,337	9.6773	2"	1 1/2"	HOA

CITY OF CHULA VISTA SUBMITTALS	
1ST SUBMITTAL	04 Mar 22
2ND SUBMITTAL	09 Jun 22
3RD SUBMITTAL	21 Sep 22
4TH SUBMITTAL	02 Nov 22
5TH SUBMITTAL	02 Dec 22

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: THOMAS A. PICARD R.L.A. # 4001

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 30 Sep 23 Renewal Date — 02 Dec 22 Date — CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd
Contractor		CV DWG:14011, 14012	HALE ENGINEERING			
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed						

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4334) WELL MON @ CL INT. RUTGERS & OTAY LAKES PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A, Vertical

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Mark A. Caro Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

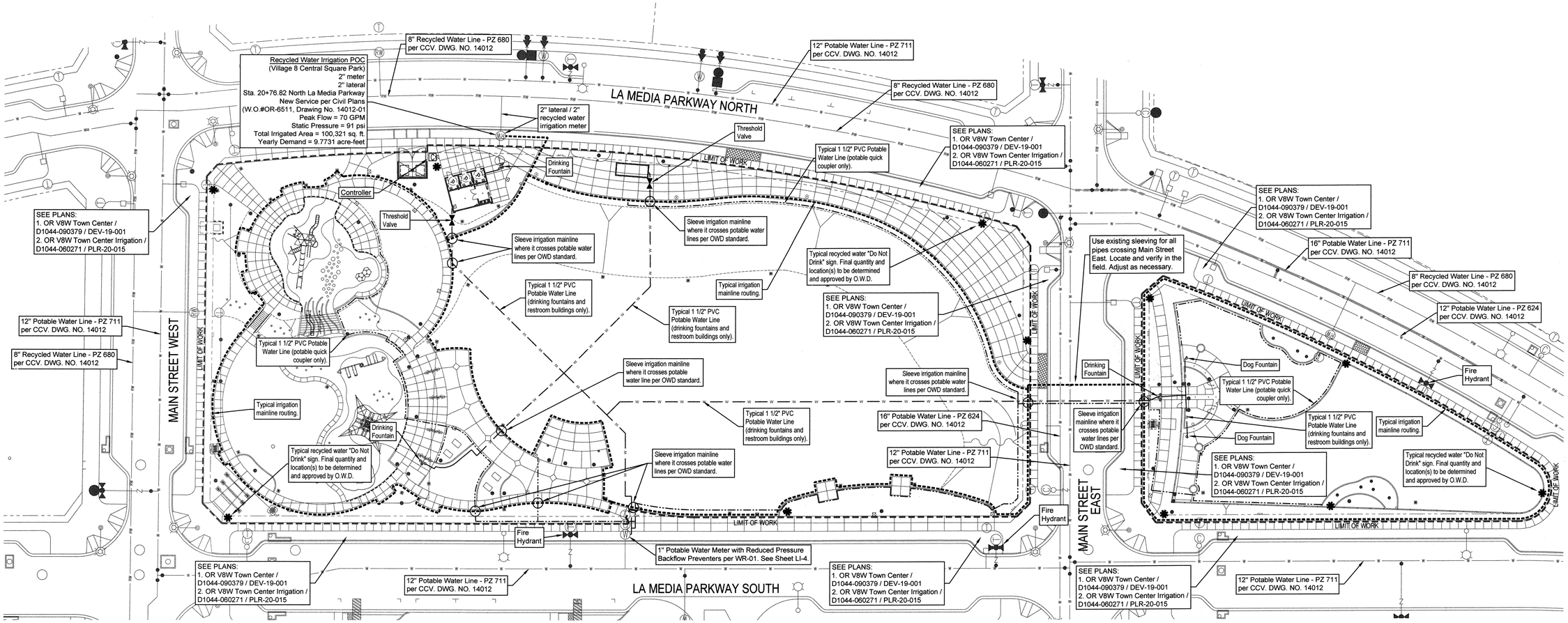
CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE TITLE SHEET
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
T-1
Sheet 001 of 107

OWD PERMIT #PLR-22-007 OWD 01 of 22

S:\2019 Projects\19027 V8 Town Square Park\CD\TITLE.dwg\T-1 (CV)\30 Dec 2022 12:24 PM by: Kari

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



UTILITY LEGEND (PER CIVIL PLANS)

- DOMESTIC WATERLINE (PER CIVIL PLANS) — W
- DOMESTIC SEWERLINE (PER CIVIL PLANS) — S
- RECYCLED WATERLINE (PER CIVIL PLANS) — RW
- STORM DRAINS (PER CIVIL PLANS)
- BLOWOFF VALVE
- AIR RELEASE VALVE
- FIRE HYDRANT
- TRACER WIRE ACCESS POINT (PER CIVIL PLANS) — T
- CATHODIC TEST STATION (PER CIVIL PLANS) — C
- STREET LIGHT

RECYCLED WATER POC INFORMATION

OTAY RANCH VILLAGE 8 - CENTRAL SQUARE PARK
2" RECYCLED WATER METER
2" SERVICE LINE SIZE
ALL VALVES TO BE WIRED TO 'P' TWO-WIRE CONTROLLER
RECYCLED WATER METER TO BE PURCHASED BY THE OTAY RANCH COMPANY
INSTALLED BY THE OTAY WATER DISTRICT

AREA MAINTAINED BY HOA

METER LOCATION =	20+76.82 LA MEDIA PARKWAY NORTH
POC ELEVATION =	471 FT.
SERVER AREA LOW POINT =	454 FT.
SERVE AREA HIGH POINT =	471 FT.
PRESSURE ZONE =	680 FT.
STATIC WATER PRESSURE =	91 PSI
PRESSURE REGULATOR SETTING =	80 PSI
MAXIMUM DEMAND =	70 GPM
AREA SERVED NEIGHBORHOOD N =	100,321 SQ. FT.
MAWA =	3,184,590 GAL/YR
ETWU =	3,184,590 GAL/YR
ESTIMATED YEARLY DEMAND =	9.7731 ACRE-FEET

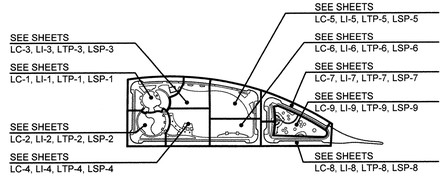
LATERAL (SEE CIVIL DRAWINGS W.O.#OR-6511, Drawing No. 14012-01 - 2"
POC EQUIPMENT - 2" SERVICE, 2" R/W METER, 2" WYE STRAINER, 2" CHECK VALVE, 2" PRESSURE REGULATOR, 2" TEST STATION, 2" MASTER VALVE, AND 2" FLOW SENSOR

Meter Information Table (Village 8 Central Square Park)

POC ID	POC Station Location	Demand GPM	Irrig. Area SF	Annual Usage (Acre - Ft/Yr)	Lateral Size	Meter Size	Maintained By
Park (P)	20+76.82 N. LA MEDIA PARKWAY	70	100,321	9.7731	2"	2"	HOA

IRRIGATION SHEET REFERENCES:

SEE SHEET T-2 FOR GENERAL LAYOUT AND POC INFORMATION
SEE SHEET LI-1 THROUGH LI-9 FOR IRRIGATION PLANS
SEE SHEET LI-10 FOR IRRIGATION LEGENDS
SEE SHEETS LI-11 THROUGH LI-14 FOR IRRIGATION DETAILS
SEE SHEET LI-15 FOR HYDROZONE MATRIX, MWELO CALCS, IRRIGATION SCHEDULES, PRESSURE LOSS CALCS, and D.E.H. RECYCLED WATER NOTES
SEE SHEETS LI-16 THROUGH LI-20 FOR IRRIGATION SPECIFICATIONS
SEE SHEET LI-20 FOR O.W.D. RECYCLED WATER NOTES
SEE SHEET LI-20 FOR CITY OF CHULA VISTA SUPPLEMENTAL RECYCLED WATER NOTES



KEYMAP

NTS

0 15 30 60

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: THOMAS A. PICARD R.L.A. # 4001

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA — 30 Sep 23 RENEWAL 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE: 02 Dec 22
SCALE: 1" = 30'
JOB NO. 19.027
DRAWN BY: KK
W.O. NO. OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal / Vertical
Office / Field / Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 02 Dec 22
R.L.A. No. 4001

Approved: Date: 12/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
GENERAL LAYOUT AND POC INFORMATION
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
T-2
Sheet 2 of 107

PRECISE GRADING AND UTILITY PLANS FOR:

OTAY RANCH VILLAGE 8 WEST

CENTRAL SQUARE PARK

CHULA VISTA, TRACT NO. 19-03

A. GRADING NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE APPROVED PLANS AND APPROVED REVISIONS. ANY CHANGES OR REVISIONS THEREFROM SHALL BE APPROVED BY THE CITY ENGINEER AND MITIGATION MONITOR PRIOR TO ANY REQUEST FOR INSPECTION.
2. ALL GRADING SHALL BE INSPECTED AND TESTED BY OR UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER. THE SOILS ENGINEER SHALL INSPECT THE EXCAVATION, AND SHALL OBSERVE AND TEST THE PLACEMENT, AND COMPACTION OF FILL AND BACKFILL AND COMPACTION OF TRENCHES; SUBMIT GEOTECHNICAL OR SOILS REPORTS AS REQUIRED AND DETERMINE THE SUITABILITY OF ANY FILL MATERIAL UPON COMPLETION OF GRADING OPERATIONS. THE SOILS ENGINEER SHALL STATE THAT OBSERVATIONS AND TESTS WERE MADE BY, OR UNDER DIRECTION OF THE SOILS ENGINEER, AND THAT EMBANKMENTS AND EXCAVATIONS WERE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL ASPECTS OF THE APPROVED GRADING PLANS, ANY APPROVED REVISIONS THERETO, SUBJECT LAND DEVELOPMENT PERMIT AND ORDINANCE NO. 1797 AS AMENDED, AND THAT ALL EMBANKMENTS AND EXCAVATIONS ARE ACCEPTABLE FOR THEIR INTENDED USE.
3. THE CONTRACTOR SHALL PROPERLY GRADE ALL EXCAVATED SURFACES TO PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING OF WATER. CONTRACTOR SHALL CONTROL SURFACE WATER TO AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE, AND SHALL TAKE REMEDIAL MEASURES TO PREVENT EROSION OF FRESHLY GRADED AREAS UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER AND THE MITIGATION MONITOR.
4. ALL AREAS TO BE FILLED SHALL BE PREPARED PRIOR TO FILLING, AND FILL SHALL BE PLACED IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE SOILS REPORT. ALL VEGETABLE MATTER AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED, BY THE CONTRACTOR, FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED. LOOSE FILL AND UNSUITABLE SOILS SHALL BE REMOVED TO SUITABLE FIRM NATURAL GROUND. THE EXPOSED SOILS SHALL BE SCARIFIED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND THEN COMPACTED TO A MINIMUM OF 90% OF ASTM-D1557. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE, SPREAD, WATER AND COMPACT THE FILL IN STRICT ACCORDANCE WITH THE SPECIFICATIONS.
5. CUT AND FILL SLOPES SHALL BE CUT AND TRIMMED TO THE FINISHED GRADE TO PRODUCE SMOOTH SURFACES AND UNIFORM CROSS SECTIONS. THE SLOPES OF EXCAVATIONS AND EMBANKMENTS SHALL BE SHAPED, TRIMMED, AND PLANTED IN ACCORDANCE WITH THE PLANTING NOTES AND AS DIRECTED BY THE ENGINEER OF WORK, AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS AND OTHER WASTE MATERIALS EXPOSED ON THE EXCAVATION OR EMBANKMENT SLOPES WHICH ARE LIABLE TO BECOME LOOSENED, SHALL BE REMOVED AND DISPOSED OF. THE TOE AND TOP OF ALL SLOPES SHALL BE ROUNDED IN ACCORDANCE WITH ORDINANCE NO. 1797, THESE GRADING PLANS, AND THE STANDARD DRAWINGS GRD-01 AND GRD-02. SLOPE SETBACKS AND GRADES SHALL CONFORM TO GRD-06.
6. IF THERE ARE EROSION SCARS ON EXISTING SLOPES WHICH OTHERWISE WOULD NOT BE ELIMINATED BY THE PROPOSED GRADING, THESE SCARS ARE TO BE ELIMINATED BY TRIMMING, FINE GRADING AND PLANTING. IF THE SCARS ARE IN AREAS OF NATIVE VEGETATION, THE REPAIRS SHOULD BE PERFORMED WITH AN EFFORT TO AVOID OR MINIMIZE IMPACTS TO NATIVE VEGETATION. ALL SUCH REPAIRS IN AREAS OF NATIVE VEGETATION SHALL BE REVIEWED AND APPROVED BY THE CITY'S MITIGATION MONITORING COORDINATOR PRIOR TO THE BEGINNING OF THE REPAIR WORK.
7. ALL TREES, BRUSH, GRASS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE COLLECTED, PILED OR OTHERWISE DISPOSED OF OFF THE SITE BY THE CONTRACTOR SO AS TO LEAVE THE AREAS THAT HAVE BEEN CLEARED WITH A NEAT AND FINISHED APPEARANCE FREE FROM UNSIGHTLY DEBRIS. APPROVAL OF LOCATIONS FOR DEBRIS FILL SHALL BE OBTAINED FROM THE SOILS ENGINEER PRIOR TO THE DISPOSAL OF ANY SUCH MATERIAL.
8. SUBDRAIN LOCATIONS SHOWN ARE APPROXIMATE AND ARE RECOMMENDED FOR ALL SIGNIFICANT FILL CANYONS. THE ACTUAL LOCATION AND EXTENT OF SUBDRAINS SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT AT THE TIME OF CONSTRUCTION.
9. BY REFERENCE HERE, THE REPORT TITLED PRECISE GRADING PLAN REVIEW, CENTRAL SQUARE PARK, OTAY RANCH VILLAGE 8 WEST, CITY OF CHULA VISTA, CALIFORNIA, DATED MAY 19, 2022 P/W 2205-03, REPORT 2205-03-B-2 IS INCLUDED AS PART OF THESE PLANS.
10. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY.
11. WHERE GRADING DOES NOT OCCUR, ALL EXISTING PLANT MATERIAL IS TO BE PROTECTED IN PLACE. NO CONSTRUCTION EQUIPMENT WILL BE ALLOWED TO TRAVEL THROUGH AND DAMAGE ANY OF THESE AREAS. ALL AREAS TO BE RETAINED IN A NATURAL CONDITION SHALL BE FENCED UNDER THE DIRECTION OF THE PROJECT BIOLOGIST. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR ANY AND ALL DAMAGE/IMPACTS TO THESE AREAS.
12. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER OF WORK AS-BUILT PLANS FOR ALL NEW IMPROVEMENTS AND GRADING SHOWN ON THESE PLANS FOR SUBMITTAL TO THE CITY ENGINEER FOR APPROVAL IN ACCORDANCE WITH SECTION 15.04.140 OF THE CHULA VISTA MUNICIPAL CODE.
13. IN THE CASE OF CONFLICTS, THE REQUIREMENTS OF THE EARTHWORK, SPECIFICATIONS PREPARED FOR THE PROJECT BY THE SOILS ENGINEER SHALL GOVERN THE REQUIREMENTS OF THIS PLAN AND THESE NOTES AND THESE PLANS SHALL BE REVISED ACCORDINGLY.

B. "DIG ALERT NOTICE"

IMPORTANT NOTICE
SECTION 4215/4217 OF THE GOVERNMENT CODE REQUIRES THAT A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. PER YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG.

UNDERGROUND SERVICE ALERT

CALL: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

ENGINEER AS-BUILT CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS (SHEET___ THROUGH SHEETS___) HAVE BEEN INSTALLED AND CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE SAID PLANS, ALL APPROPRIATE STANDARDS AND ANY DISCRETIONARY APPROVAL(S) FOR THE PROJECT.

_____ DATE _____
(SIGNATURE)
YOLANDA CALVO
(PRINTED NAME) P.E. NO.: 61827
MY REGISTRATION EXPIRES: _____ DISCIPLINE CIVIL

UTILITY NOTE

ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE PLOTTED FROM RECORD DATA AT THEIR APPROXIMATE LOCATIONS. UNDERGROUND FACILITIES MAY EXIST WHICH HAVE NOT BEEN REPORTED OR ARE NOT OF RECORD. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PERTINENT UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.

C. GENERAL NOTES

1. THE REPORT TITLED PRECISE GRADING PLAN REVIEW, CENTRAL SQUARE PARK, OTAY RANCH VILLAGE 8 WEST, CITY OF CHULA VISTA, CALIFORNIA, DATED MAY 19, 2022 P/W 2205-03, REPORT 2205-03-B-2 SHALL BE CONSIDERED TO BE PART OF THIS GRADING PLAN. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN SAID REPORT.
2. WRITTEN PERMISSION SHALL BE OBTAINED FOR ANY OFF-SITE GRADING
3. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS REQUIRED TO PROTECT ADJACENT PROPERTIES DURING GRADING OPERATIONS. ANYTHING DAMAGED OR DESTROYED SHALL BE REPLACED OR REPAIRED TO CONDITION EXISTING PRIOR TO GRADING.
4. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REVERENCE, AND/OR PRESERVE ALL HISTORICAL PROPOSED IMPROVEMENTS; AND IF DESTROYED, A LAND SURVEYOR, OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING SHALL REPLACE SUCH MONUMENTS WITH THE APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE MONUMENTS, A CORNER RECORD OR RECODE OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LANDS SURVEYOR ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF CHULA VISTA SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST THREE (3) DAYS PRIOR TO THE CONSTRUCTION. THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
5. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
6. ALL FLOWS SHOWN ARE FOR 50 -YEAR STORM, EXCEPT AS NOTED.
7. ALL SEDIMENTATION BASINS, OUTLET PIPES AND DITCHES ARE PRIVATE UNLESS OTHERWISE NOTED AND HAVE NOT BEEN REVIEWED FOR ADEQUACY BY THE CITY ENGINEERING DEPARTMENT.
8. THE OWNER MUST OBTAIN AN EXCAVATION PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (D.O.S.H.) FOR CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER INTO WHICH A PERSON IS REQUIRED TO DESCEND. SAID PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT BY THE CITY OF CHULA VISTA.
9. GRADING EQUIPMENT SHALL NOT USE OR BLOCK TRAFFIC LANES DURING GRADING ACTIVITY, TRUCK OPERATIONS IN AND OUT OF CONSTRUCTION AND STAGING AREAS SHALL BE CONTROLLED AS REQUIRED BY THE CITY. TRUCK AND EQUIPMENT ROUTES IN AND OUT OF THE SITE, SHALL BE APPROVED BY THE CITY PRIOR TO START OF WORK. AT THE END OF THE WORKING DAY, STREETS SHALL BE CLEANED OF DIRT AND CONSTRUCTION DEBRIS TO THE SATISFACTION OF THE CITY INSPECTOR AND THE MITIGATION MONITOR.
10. DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL DUST CONTROL, ANY REQUIREMENTS OF ANY MITIGATION MONITORING PROGRAMS, AND UNIFORM BUILDING CODE (UBC) REQUIREMENTS, WHICH INCLUDE DUST CONTROL MEASURES FOR CONSTRUCTION SITES. DUST REDUCING MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, REGULAR WATERING OF GRADED SURFACES AND RESTRICTION OF ALL CONSTRUCTION VEHICLES AND EQUIPMENT TO TRAVEL ALONG ESTABLISHED AND REGULARLY WATERED ROADWAYS AT SPECIFIED SPEEDS.

D. PRECONSTRUCTION CONFERENCE

THE CONTRACTOR SHALL NOT BEGIN ANY WORK ON THIS PROJECT UNTIL A PRECONSTRUCTION CONFERENCE IS HELD WITH THE ENGINEER OF WORK, THE SOILS ENGINEER, DEVELOPER, CONTRACTOR, OTAY WATER DISTRICT INSPECTOR, AND CITY ENGINEER.

E. SHEET INDEX

G. OWNER'S CERTIFICATE:

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS. IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE THE ENGINEER OF WORK MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE ENGINEER OF WORK DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS. ALL PLAN CHANGES SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

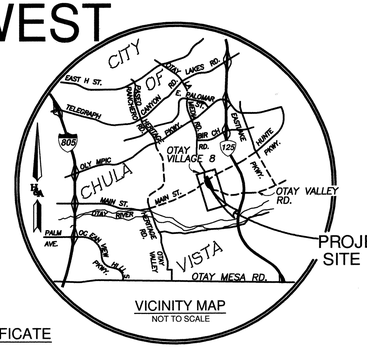
I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 60 DAYS AFTER ISSUANCE OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

HOMEFED VILLAGE 8 LLC
CARLSBAD, CA 92008-6528
(760) 918-8200

BY: _____ DATE: Jan 3, 2023

H. OWNER

HOMEFED VILLAGE 8 LLC
1903 WRIGHT PLACE
SUITE 220
CARLSBAD, CA 92008-6528
(760) 918-8200



VICINITY MAP
NOT TO SCALE

PROJECT SITE

I. SOILS ENGINEER'S CERTIFICATE

I, JOHN J. DONOVAN, A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOIL MECHANICS, HEREBY VERIFY THAT A SAMPLING AND STUDY OF THE REPORT TITLED PRECISE GRADING PLAN REVIEW, CENTRAL SQUARE PARK, OTAY RANCH VILLAGE 8 WEST, CITY OF CHULA VISTA, CALIFORNIA, DATED MAY 19, 2022 P/W 2205-03, REPORT 2205-03-B-2, HAS BEEN SUBMITTED TO THE OFFICE OF THE CITY ENGINEER.

THESE GRADING PLANS HAVE BEEN REVIEWED BY ME OR UNDER MY DIRECTION AND CONFORM TO THE RECOMMENDATIONS MADE IN THE SOILS REPORT MENTIONED ABOVE.

SIGNED: _____ DATE: 1/3/2023

DISCIPLINE: CIVIL GE 2790 EXPIRATION DATE: 6/30/2023

REGISTERED PROFESSIONAL ENGINEER JOHN J. DONOVAN GE 2790 GEOTECHNICAL STATE OF CALIFORNIA

J. DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER 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 THE PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CHULA VISTA AND WATER DISTRICT IS CONFINED TO REVIEW ONLY AND DOES NOT RELIEVE ME AS ENGINEER OF WORK,OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

HUNSAKER & ASSOCIATES SAN DIEGO, INC.
9707 WAPLES STREET
SAN DIEGO, CA 92121

BY: _____ 1/3/2023
YOLANDA CALVO RCE No. 61827 DATE

K. LEGAL DESCRIPTION

LOTS B & C OF OTAY RANCH VILLAGE 8 WEST, CHULA VISTA TRACT NO. 19-03, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 16428 FILED IN THE OFFICE OF SAID COUNTY RECORDED NOVEMBER 3, 2020.

L. ASSESSOR'S PARCEL NOS.

644-071-22, 644-071-23

M. CALIFORNIA COORDINATES

NAD 83 C: 1799-6333

N. AS-BUILTS

THE CONTRACTOR SHALL FURNISH TO THE ENGINEER OF WORK, AS-BUILT PLANS FOR ALL NEW IMPROVEMENTS AND GRADING SHOWN ON THESE PLANS FOR SUBMITTAL TO THE CITY ENGINEER FOR APPROVAL IN ACCORDANCE WITH SECTION 15.04.140 OF THE CHULA VISTA MUNICIPAL CODE.

O. WORK TO BE DONE

THE WORK TO BE DONE CONSISTS OF THE ITEMS INDICATED UNDER THE "LEGEND" SHOWN BELOW, AND IS TO BE DONE IN ACCORDANCE WITH THESE PLANS AND THE FOLLOWING LIST OR PRINTED MATERIALS AS CURRENTLY ADOPTED BY THE CITY OF CHULA VISTA CITY COUNCIL INCLUDING THE FOLLOWING:

1. 2012 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREENBOOK") AND 2012 REGIONAL SUPPLEMENT AMENDMENTS (TO THE GREENBOOK).
2. 2012 SAN DIEGO AREA REGIONAL STANDARD DRAWINGS.
3. 2019 CITY OF CHULA VISTA STANDARD SPECIAL PROVISIONS (TO THE GREENBOOK).
4. 2017 DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF CHULA VISTA.
5. PORTION OF THE STATE STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, DATED JULY 2010 AND ALL SUBSEQUENT ADDITIONS AND REVISIONS.
6. PORTION OF THE STATE STANDARD PLANS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, DATED JULY 2010 AND ALL SUBSEQUENT ADDITIONS AND REVISIONS.
7. 2014 CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ("CA-MUTCD") AND ALL SUBSEQUENT ADDITIONS AND REVISIONS.
8. WATER AGENCIES STANDARDS SPECIFICATIONS FOR WATER, RECYCLED WATER AND SEWER FACILITIES, LATEST EDITION.

ALL REFERENCES ARE TO BE MADE PART OF THESE PLANS. ANY CHANGES OR REVISIONS THEREFROM, SHALL BE APPROVED BY THE CITY ENGINEER, OR HIS DESIGNEE, PRIOR TO ANY REQUEST FOR INSPECTION.

REGISTERED PROFESSIONAL ENGINEER BOUDHRA FARAJE SALEM No. C61245 CIVIL STATE OF CALIFORNIA

P. LEGEND

	DRAWING NO.	SYMBOL
PROJECT BOUNDARY		
LOT LINE/RIGHT OF WAY		
EASEMENT LINE		
CURB LINE		
EXISTING CONTOURS		100
PROPOSED FINISH CONTOURS		100
EXISTING TOP OF CURB ELEVATIONS		(600.00) TC
FLOW LINE ELEVATION		600.00 FL
FINISH GRADE ELEVATION		600.00 FG
HDPE (OR HP EQUIVALENT) STORM DRAIN SEE INSTALLATION NOTES ON SHEET 2		
2" PRIVATE WATER SERVICE	S.D.R.S.D. WS-02	W
SEWER CLEANOUT	S.D.R.S.D. SC-01	
4" PRIVATE SEWER LATERAL	S.D.R.S.D. SS-01	S
SLOPE (2:1 MAXIMUM)		
EARTHEN SWALE		
FLOW DIRECTION		7.4%
24"X24" BROOKS BOX		
RETAINING WALL	CVDS GRD-05 (CV620-40)	
SLOTTED DRAIN	NDS SPEE-D	
9" SQUARE GRATE DRAIN	NDS 950	
6" ATRIUM GRATE	NDS 80	
AREA DRAIN CLEANOUT	SEE SHEET C-2	
FRENCH DRAIN		
TYPE 'I' CATCH BASIN	S.D.R.S.D. D-29	

R. EARTHWORK QUANTITIES

RAW CUT: 5,420 C.Y. RAW FILL: 5,420 C.Y.
IMPORT: EXPORT: 0 C.Y.
AREA TO BE GRADED: 126,700 S.F.

NOTE:
GRADING QUANTITIES ARE ESTIMATED FOR BONDING PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAYMENT QUANTITIES.

S. NOTIFICATIONS

1. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORD, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN HEREON, HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT (PHONE 1-800-422-4133) TWO (2) WORKING DAYS IN ADVANCE OF ANY EXCAVATION FOR THE MARK OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.

   FOR ANY QUESTIONS REGARDING THE MARK OUT OF UNDERGROUND UTILITIES, THE CONTRACTOR SHOULD CONTACT THE RESPECTIVE UTILITY COMPANY:

   STREET LIGHT OR SIGNAL LIGHT CONDUIT
   CITY OF CHULA VISTA (619) 397-6163

   SEWER OR STORM DRAIN
   CITY OF CHULA VISTA
   VERIFICATION (619) 691-5024
   NOTIFICATION (619) 397-6000

   GAS & ELECTRIC
   SAN DIEGO GAS & ELECTRIC CO. 1-800-227-2600
   (619) 230-7800

   WATER
   OTAY WATER DISTRICT (619) 670-2222
   SWEETWATER AUTHORITY (619) 420-1413

   TELEPHONE
   PACIFIC BELL (619) 266-4683

   TELEVISION
   COX CABLE OF SAN DIEGO/CHULA VISTA CABLE (619) 263-9251(619) 266-5597
   ULTRONICS & WORLDWIDE SATELLITE (619) 422-0776
2. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER'S OFFICE (PHONE 619-397-6128) AND THE MITIGATION MONITOR AT THE PLANNING DIVISION (PHONE 619- 691-5101) 48 HOURS (2 WORKING DAYS) PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.
3. THE CONTRACTOR SHALL GIVE 24 HOURS (ONE WORKING DAY) NOTICE ON CALLS FOR INSPECTION. PHONE: (619) 397-6128
4. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL AT CONTRACTOR'S EXPENSE.

REGISTERED PROFESSIONAL ENGINEER YOLANDA CALVO No. 61827 CIVIL STATE OF CALIFORNIA

HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca. 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

NO # OR05IP1

CONSTRUCTION RECORD	REFERENCES	App'd	BENCH MARK	SCALE	Designed By	Drawn By	Checked By	Submitted	Approved
Contractor	C.V. DWG. NO. 14011, 14012		DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88	Horizontal 1"=20'	Y.C./D.M.	D.M.	Y.C.	1/4/2023	1/4/2023
Inspector			DESCRIPTION: 3" BRASS DISK (LSA324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841	Vertical 1"=8'	Plans Prepared Under Supervision Of: YOLANDA CALVO	Date 1/3/2023	R.C.E. No. 61827	By _____ PLANNING _____ LANDSCAPE	By _____ Principal Civil Engineer
Date Completed									

CITY OF CHULA VISTA
VILLAGE 8 - CENTRAL SQUARE PARK
TITLE SHEET AND NOTES
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DRAWING NO. 22006
C-1
SHEET 3 OF 107

R:\1681\&Eng\Precise Grading\1681$PG01

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06- 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST- CENTRAL SQUARE PARK

T. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STATEMENT

DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF STATE WATER RESOURCES CONTROL BOARD (SWRCB) (NPDES GENERAL PERMIT NO. CAS000002, WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY. IN ACCORDANCE WITH SAID PERMIT, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND A MONITORING PROGRAM PLAN SHALL BE DEVELOPED AND IMPLEMENTED CONCURRENT WITH THE COMMENCEMENT OF GRADING ACTIVITIES. THE SWPPP SHALL SPECIFY BOTH CONSTRUCTION AND POST-CONSTRUCTION STRUCTURAL AND NON-STRUCTURAL POLLUTION PREVENTION MEASURES. THE SWPPP SHALL ALSO ADDRESS OPERATION AND MAINTENANCE OF POST-CONSTRUCTION POLLUTION PREVENTIONS MEASURES, INCLUDING SHORT-TERM AND LONG-TERM FUNDING SOURCES AND THE PARTY OR PARTIES THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF SAID MEASURES.

A COMPLETE AND ACCURATE NOTICE-OF-INTENT (NOI) WILL BE FILED WITH THE SWRCB. A COPY OF THE ACKNOWLEDGMENT FROM THE SWRCB THAT A NOI HAS BEEN RECEIVED FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF CHULA VISTA WHEN RECEIVED; FURTHER, A COPY OF THE COMPLETED NOI FROM THE SWRCB SHOWING THE PERMIT NUMBER FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF CHULA VISTA WHEN RECEIVED.

IN ADDITION, THE UNDERSIGNED AND SUBSEQUENT OWNER(S) OF ANY PORTION OF THE PROPERTY COVERED BY THIS GRADING PERMIT NO. OR-3000G SHALL COMPLY WITH SPECIAL PROVISIONS REGARDING THE REVOCATION OR CANCELLATION OF NPDES GENERAL PERMIT COVERAGE, AS SET FORTH IN SWRCB ORDER NO. CAS000002, AND ANY SUBSEQUENT AMENDMENTS THERETO AND REISSUANCES THEREOF.

HOMEFED VILLAGE 8 LLC
OWNER OF LAND

Erin N. Ruhe
PRINT NAME

Erin N. Ruhe
SIGNATURE OF LAND OWNER, CORPORATE OFFICE, GENERAL PARTNER, OR PROPRIETOR

Vice President
TITLE

Jan 3, 2023
DATE

9 37C399389
PERMIT IDENTIFICATION NUMBER

U. RCP STORM DRAIN BEVELING NOTES:

NOT APPLICABLE

V. HDPE & HP STORM DRAIN INSTALLATION NOTES:

1. REFERENCE MANUFACTURER INSTALLATION GUIDE AND SPECIFICATIONS FOR MAXIMUM JOINT DEFLECTION.
2. CURVILINEAR INSTALLATIONS SPECIFIED PER THIS PLAN ARE BASED ON CHAPTER 5 (INSTALLATION) OF THE ADS, INC. DRAINAGE HANDBOOK, AND ASSUME THE USE OF "N-12 WT IP" AND/OR "HP STORM" GASKETED WATERTIGHT COUPLERS. FOR RADII LESS THAN THAT ACHIEVABLE WITH STANDARD JOINT DEFLECTION A SERIES OF PREFABRICATED BENDS SHALL BE UTILIZED.
3. ALL CONCRETE STRUCTURES USED WITH HDPE PIPE MUST BE WATERTIGHT.
4. TRENCH BACKFILL FOR HDPE N-12 PER SDRSD SP-02 WITH FILTER FABRIC FULLY SURROUNDING ROCK ZONE.
5. TRENCH BACKFILL FCR HP PER SDRSD SP-02 WITH ROCK TO PIPE CROWN AND FILTER FABRIC ON TOP OF ROCK ZONE.

W. SPECIAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES SHOWN HEREON AND BALANCING THE EARTHWORK ONSITE. IF DISCREPANCIES ARISE, THE ENGINEER OF WORK SHALL PROVIDE AREAS OF ADJUSTMENT TO THE CONTRACTOR. WHERE TRENCHES ARE WITHIN EASEMENTS, STREETS, OR 10' OF ANY BUILDING, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOILS ENGINEER WHICH INDICATE THAT THE TRENCH BACKFILL WAS COMPACTED UNDER THE OBSERVATION OF THE SOILS ENGINEER AND IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER AT (858) 558-4500.
3. THE PALEONTOLOGICAL MONITOR SHALL BE PRESENT DURING THE GRADING OF THE PLIOCENE SAN DIEGO FORMATION (TSD) ON THE SITE. THE MONITOR SHALL HAVE THE AUTHORITY TO TEMPORARILY DIRECT, DIVERT, OR HALT GRADING TO ALLOW RECOVERY OF FOSSIL REMAINS.
4. THE CONTRACTOR SHALL UNCOVER ALL UTILITIES THAT MAYBE JOINED, CROSSED, OR PARALLELED TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATION PRIOR TO ANY CONSTRUCTION. ANY CONFLICT OR DISCREPANCY SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION. OTHERWISE THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ANY ADDITIONAL CONSTRUCTION OR RELOCATION COSTS.
5. ALL FILL AREAS, WHICH ARE FENCED, SHALL REMAIN FENCED. TEMPORARY AND/OR FINAL FENCING SHALL BE PROVIDED AS SHOWN ON THE PLANS
6. ALL APPROVED GEOTEXTILE ENGINEERING FABRIC SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
7. A 6" MINIMUM THICKNESS BEDDING BLANKET UNDERLAIN BY A LAYER OF GEOTEXTILE (MIRAFI 700X OR EQUIVALENT) SHALL BE CONSTRUCTED BENEATH ALL RIP RAP. THE BEDDING BLANKET SHALL MEET THE FOLLOWING SPECIFICATIONS:
   A) FRACTION PASSING THE NO. 3/8 IN. STANDARD SIEVE SHALL BE 100% BY WEIGHT.
   B) ANY SOURCE OF ON-SITE MATERIAL DEEMED SUITABLE BY THE SOILS ENGINEER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, MAINTAINING, RELOCATING, AND OR REMOVAL OF EXISTING UTILITIES.
10. THE CONTRACTOR SHALL REPLACE ALL DESTROYED OR DAMAGED SURFACE IMPROVEMENTS WITH IMPROVEMENTS EQUAL OR SUPERIOR.
11. ALL CONTOURS AND ELEVATIONS SHOWN HEREON REPRESENT FINISH GRADE. CONTRACTOR SHALL MAKE THE APPROPRIATE ALLOWANCES FOR PAVEMENT SUBGRADE, PAD UNDERCUT, AND UTILITY TRENCHING.
12. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL PROPOSED CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS AND THE CITY OF CHULA VISTA.

X. EROSION CONTROL NOTES:

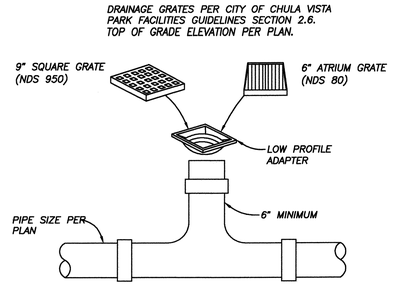
SEE SHEET C5

Y. MITIGATION MONITORING AND REPORTING PROGRAM NOTES:

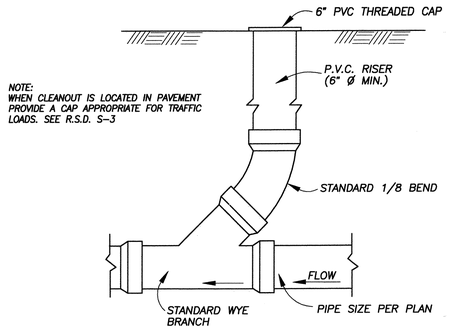
NOT APPLICABLE

Z. LANDSCAPING NOTES

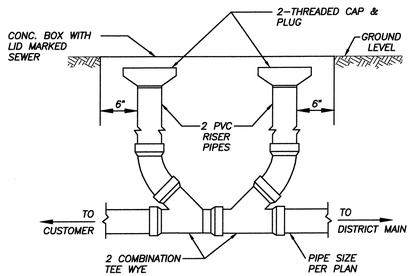
1. ALL SLOPES 3 FEET IN VERTICAL HEIGHT AND GREATER SHALL BE PLANTED AND IRRIGATED IN ACCORDANCE WITH LANDSCAPE IMPROVEMENT PLANS CONFORMING TO THE CI"Y OF CHULA VISTA LANDSCAPE MANUAL (MOST RECENT EDITION), GRADING ORDINANCE NO. 1797, THE WATER CONSERVATION ORDINANCE, AND THE SAN DIEGO COUNTY HANDBOOK FOR PUBLIC WORKS CONSTRUCTION. WHENEVER SPECIAL REQUIREMENTS CONFLICT ON ANY MATTER, THE DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE SHALL DETERMINE WHICH SPECIAL CONDITION OR CODE SHALL GOVERN. PLANS SHALL BE APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE PRIOR TO ISSUANCE OF APPLICABLE CONSTRUCTION AND BUILDING PERMITS.
2. FINISH GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1 OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1, AS DIRECTED BY THE CITY'S DIRECTOR OF DEVELOPMENT SERVICES.
3. PRIOR TO GRADING, CONTRACTOR SHALL FIELD VERIFY EXISTING IRRIGATION SYSTEMS TO DETERMINE WHICH ARE OPERABLE. UNLESS OTHERWISE NOTED ON THESE PLANS, ALL EXISTING IRRIGATION SYSTEMS ARE TO BE PROTECTED IN PLACE AND REMAIN OPERABLE. CONTACT THE PUBLIC WORKS DEPARTMENT TWO (2) WORKING DAYS IN ADVANCE OF ANY WORK.
   CITY LANDSCAPING COORDINATION CONTACTS:
   PUBLIC RIGHT-OF-WAY AND OPEN SPACE – DAVE DEFACCI, SR. LANDSCAPE INSPECTOR (619-409-5432)
   PARKS – HUGO MARTINEZ, PARKS MANAGER, (619-397-6145), PER SEC. 5-300.
4. FOR LANDSCAPE AND IRRIGATION PLANS, SEE CITY OF CHULA VISTA DRAWING NO. 22006



AREA DRAIN DETAIL
NOT TO SCALE



PRIVATE STORM DRAIN P.V.C. CLEANOUT DETAIL
NO SCALE



DOUBLE SEWER CLEANOUT DETAIL
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
YOLANDA CALVO
No. 61827
CIVIL
STATE OF CALIFORNIA

HUNSAKER & ASSOCIATES
SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca. 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

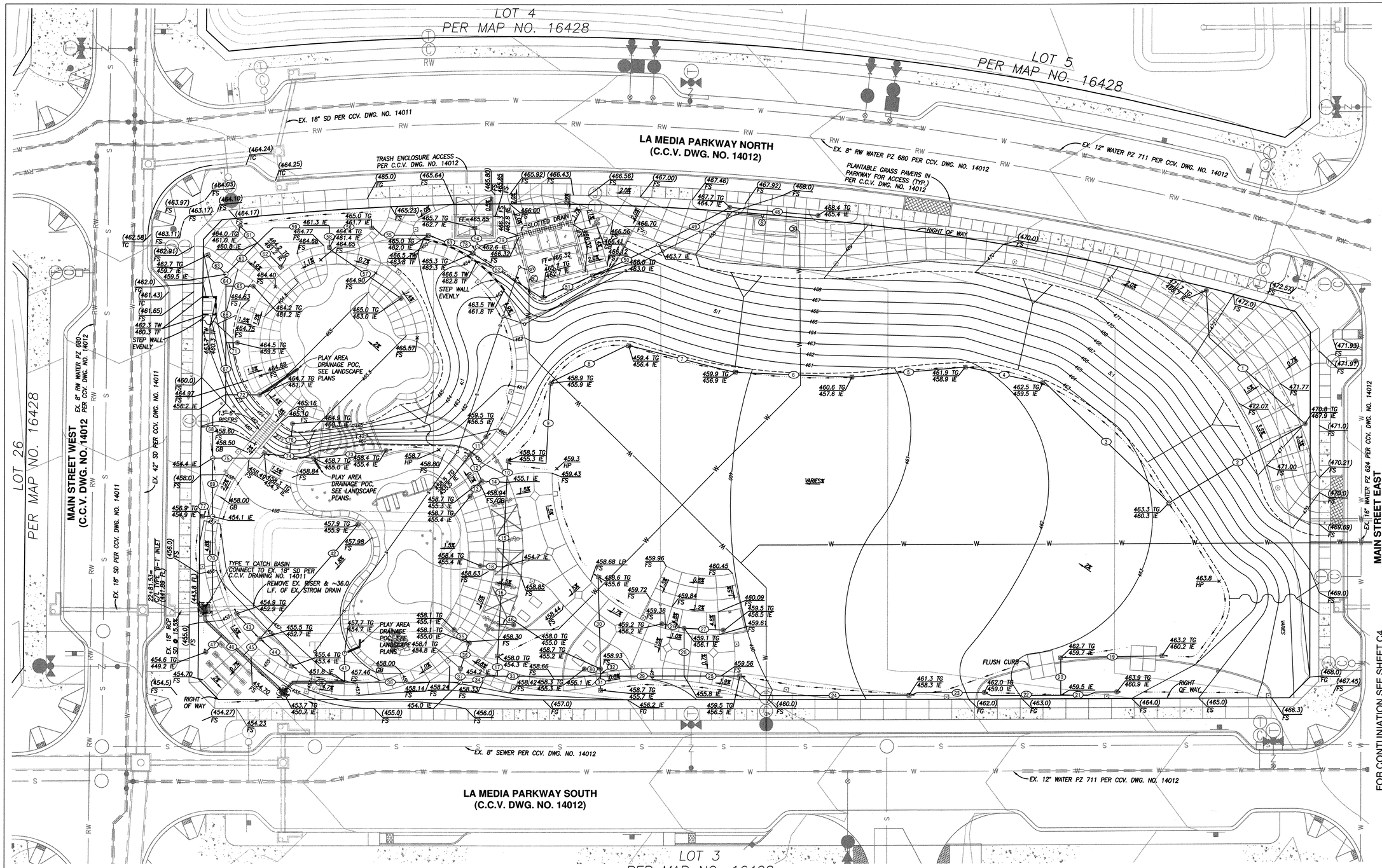
WO# ORG51P1

CITY "AS-BUILT"	UTILITY NOTE
(SIGNATURE) DATE YOLANDA CALVO (PRINTED NAME) P.E. NO.: 61827 MY REGISTRATION EXPIRES: DISCIPLINE CIVIL	ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE PLOTTED FROM RECORD DATA AT THEIR APPROXIMATE LOCATIONS. UNDERGROUND FACILITIES MAY EXIST WHICH HAVE NOT BEEN REPORTED OR ARE NOT OF RECORD. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PERTINENT UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION RECORD	REFERENCES				App'd	BENCH MARK	SCALE	Designed By	Drawn By	Checked By	Submitted 1/4/2023	Approved 1/4/2023	CITY OF CHULA VISTA	DRAWING NO. 22006
Contractor	C.V. DWG. NO. 14011, 14012					DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88	Horizontal 1"=20'	Y.C./D.M.	D.M.	Y.C.	By	By	VILLAGE 8 - CENTRAL SQUARE PARK	C-2
Inspector						DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841	Vertical 1"=5'	Plans Prepared Under Supervision Of	Date 1/3/2023			Principal Civil Engineer	NOTES & DETAILS	SHEET 4 OF 107
Date Completed								YOLANDA CALVO	R.C.E. No. 61827		PLANNING	LANDSCAPE	CHULA VISTA TENTATIVE TRACT MAP NO. 19-03	

R:\1681\&Eng\Precise Grading\1681PG02

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06- 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST- CENTRAL SQUARE PARK



AREA DRAIN TABLE			
No.	LENGTH	MATERIAL	SLOPE
1	78'	4" PVC	1.0%
2	69'	4" PVC	11.0%
3	76'	6" PVC	1.0%
4	34'	6" PVC	1.7%
5	49'	6" PVC	2.6%
6	50'	6" PVC	1.4%
7	47'	8" PVC	1.0%
8	37'	8" PVC	1.3%
9	51'	8" PVC	1.2%
10	9'	10" PVC	4.1%
11	11'	4" PVC	9.3%
12	13'	4" PVC	1.6%
13	9'	4" PVC	1.2%
14	12'	6" PVC	1.8%
15	38'	10" PVC	1.1%
16	39'	10" PVC	1.0%
17	8'	10" PVC	1.1%
18	10'	4" PVC	7.2%
19	44'	4" PVC	1.1%
20	16'	6" PVC	1.2%
21	25'	4" PVC	5.7%
22	34'	6" PVC	1.5%
23	33'	6" PVC	2.1%
24	77'	8" PVC	2.4%
25	24'	8" PVC	2.9%
26	10'	4" PVC	1.0%
27	18'	4" PVC	2.3%
28	22'	4" PVC	1.4%
29	37'	8" PVC	1.9%
30	40'	4" PVC	1.0%
31	6'	4" PVC	9.6%
32	4'	4" PVC	3.2%
33	46'	8" PVC	2.0%
34	17'	12" PVC	1.2%
35	9'	4" PVC	1.1%
36	12'	4" PVC	1.7%
37	6'	4" PVC	13.1%
38	52'	12" PVC	4.2%
39	28'	12" PVC	4.2%
40	50'	12" PVC	14.0%
41	13'	4" PVC	22.6%
42	66'	4" PVC	4.8%
43	15'	4" PVC	1.3%
44	18'	4" PVC	3.8%
45	11'	6" PVC	35.8%
46	7'	4" PVC	8.9%
47	10'	4" PVC	37.2%
48	39'	4" PVC	1.8%
49	36'	4" PVC	2.8%
50	32'	6" PVC	2.2%
51	23'	6" PVC	1.3%
52	35'	6" PVC	1.1%
53	20'	6" PVC	1.4%
54	8'	4" PVC	1.2%
55	25'	8" PVC	1.2%
56	18'	8" PVC	2.1%
57	38'	4" PVC	4.1%
58	9'	4" PVC	1.1%
59	35'	8" PVC	1.4%
60	20'	8" PVC	6.6%
61	11'	4" PVC	1.8%
62	14'	4" PVC	2.7%
63	11'	4" PVC	1.7%
64	6'	10" PVC	6.1%
65	13'	4" PVC	16.7%
66	25'	10" PVC	6.1%
67	23'	10" PVC	6.1%
68	31'	10" PVC	6.1%
69	26'	10" PVC	1.4%
70	41'	10" PVC	25.2%
71	6'	4" PVC	36.8%
72	15'	4" PVC	36.9%
73	32'	4" PVC	1.3%
74	21'	6" PVC	1.4%
75	23'	6" PVC	1.3%
76	15'	4" PVC	37.5%
77	4'	4" PVC	2.3%
78	3'	4" PVC	8.5%
79	19'	4" PVC	1.1%
80	8'	4" PVC	1.4%

DEH2022-LRWS - 001367

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06- 02 Dec 22

OWD WO# D0944-060297

OTAY RANCH VILLAGE 8 WEST- CENTRAL SQUARE PARK

CITY "AS-BUILT"

(SIGNATURE) DATE

YOLANDA CALVO (PRINTED NAME) P.E. NO.: 61827

MY REGISTRATION EXPIRES: DISCIPLINE CIVIL

UTILITY NOTE

ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE PLOTTED FROM RECORD DATA AT THEIR APPROXIMATE LOCATIONS. UNDERGROUND FACILITIES MAY EXIST WHICH HAVE NOT BEEN REPORTED OR ARE NOT OF RECORD. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PERTINENT UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.

SEE SHEET C-5 FOR WATER AND SEWER ELEVATIONS AND DATA

PRIVATE FACILITIES LOCATED IN CITY'S ROW PER ENCROACHMENT AGREEMENT PE22-0078

REGISTERED PROFESSIONAL ENGINEER YOLANDA CALVO No. 61827 CIVIL STATE OF CALIFORNIA

HUNSAKER & ASSOCIATES SAN DIEGO, INC

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca. 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

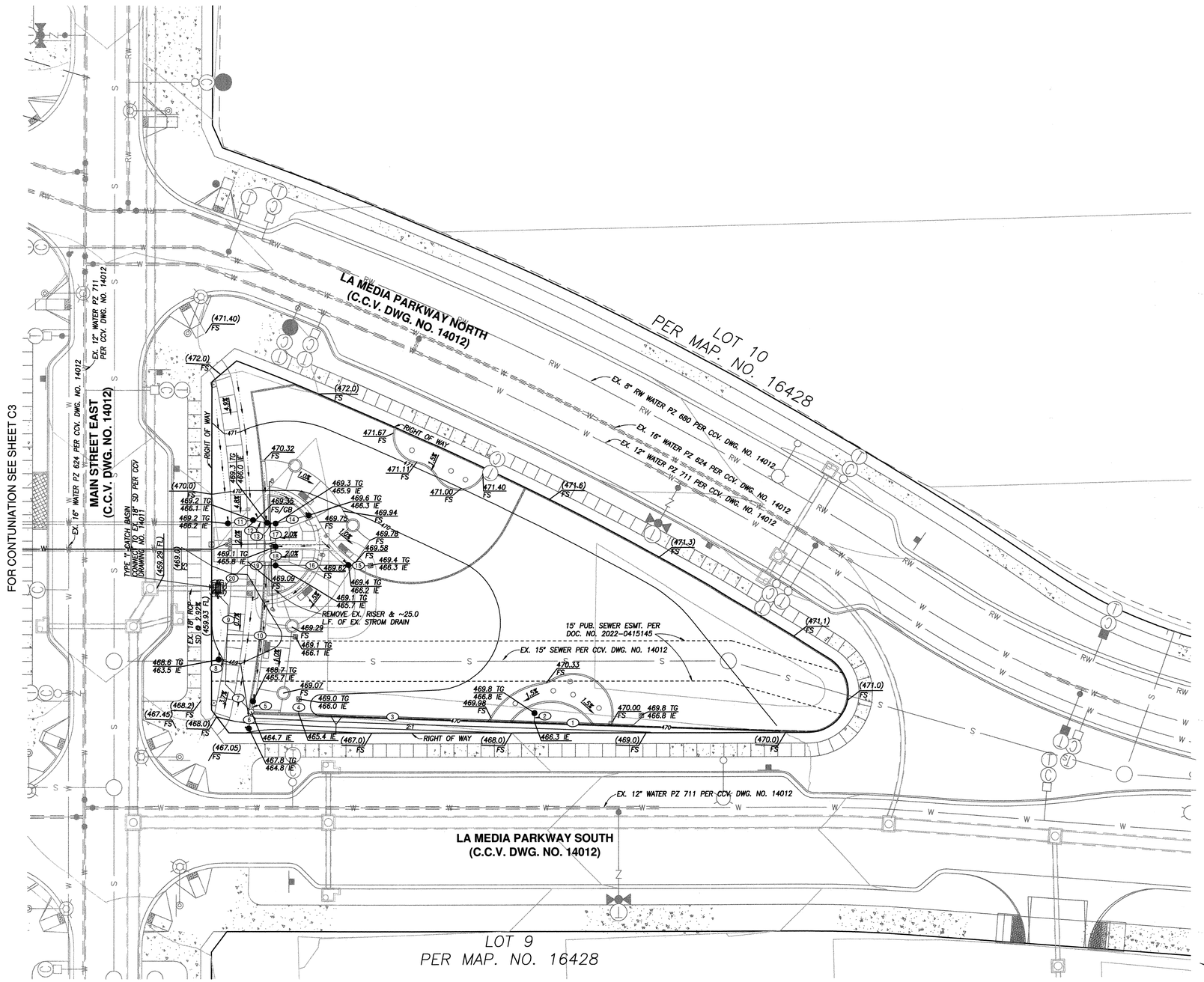
SCALE 1"= 20'

WO# CR651P1

CONSTRUCTION RECORD	REFERENCES	App'd	BENCH MARK	SCALE	Designed By	Drawn By	Checked By	Submitted	Approved	CITY OF CHULA VISTA	DRAWING NO. 22006
Contractor	C.V. DWG. NO. 14011, 14012		DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88	Horizontal 1"=20'	Y.C./D.M.	D.M.	Y.C.	1/4/2023	1/4/2023	VILLAGE 8 - CENTRAL SQUARE PARK	C-3
Inspector			DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841	Vertical 1"=5'	Plans Prepared Under Supervision Of: YOLANDA CALVO	Date 1/3/2023	R.C.E. No. 61827	By	By	PRECISE GRADING PLAN	SHEET 5 OF 107
Date Completed								PLANNING	LANDSCAPE	Principal Civil Engineer	CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

R:\1681\&Eng\Precise Grading\1681PG03

AREA DRAIN TABLE			
No.	LENGTH	MATERIAL	SLOPE
1	42'	4" PVC	1.2%
2	4'	4" PVC	16.0%
3	106'	6" PVC	1.5%
4	5'	4" PVC	11.0%
5	4'	4" PVC	25.0%
6	7'	4" PVC	1.6%
7	24'	6" PVC	9.5%
8	3'	4" PVC	35.0%
9	28'	8" PVC	9.5%
10	25'	4" PVC	17.6%
11	10'	4" PVC	1.0%
12	6'	4" PVC	1.9%
13	4'	4" PVC	3.2%
14	13'	4" PVC	3.1%
15	8'	4" PVC	1.3%
16	28'	4" PVC	1.1%
17	9'	4" PVC	1.1%
18	8'	4" PVC	1.4%
19	12'	6" PVC	24.6%
20	13'	6" PVC	24.6%



CITY "AS-BUILT"	UTILITY NOTE
(SIGNATURE) DATE YOLANDA CALVO (PRINTED NAME) P.E. NO.: 61827 MY REGISTRATION EXPIRES: DISCIPLINE CIVIL	ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE PLOTTED FROM RECORD DATA AT THEIR APPROXIMATE LOCATIONS. UNDERGROUND FACILITIES MAY EXIST WHICH HAVE NOT BEEN REPORTED OR ARE NOT OF RECORD. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PERTINENT UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.

SEE SHEET C-5 FOR WATER AND SEWER ELEVATIONS AND DATA

PRIVATE FACILITIES LOCATED IN CITY'S ROW PER ENCROACHMENT AGREEMENT PE22-0078

REGISTERED PROFESSIONAL ENGINEER — YOLANDA CALVO — No. 61827 — CIVIL — STATE OF CALIFORNIA

SCALE 1"= 20'

HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca. 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

WO # 0R651P1

CONSTRUCTION RECORD	REFERENCES
Contractor	C.V. DWG. NO. 14011, 14012
Inspector	
Date Completed	

App'd	BENCH MARK
	DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
	DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1"=20'
Vertical 1"=5'

Designed By	Drawn By	Checked By
Y.C./D.M.	D.M.	Y.C.

Plans Prepared Under Supervision Of: YOLANDA CALVO
Date 1/3/2023
R.C.E. No. 61827

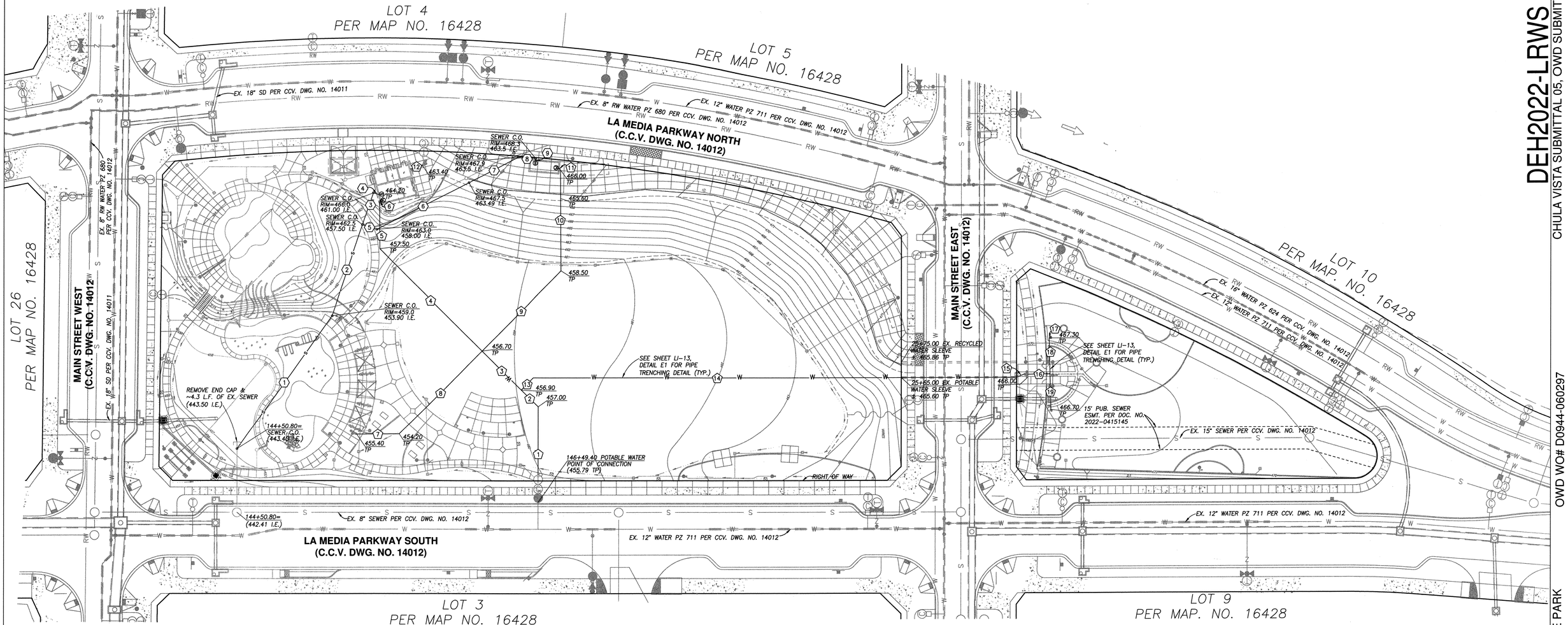
Submitted 1/4/2023 By
PLANNING LANDSCAPE

Approved 1/4/2023 By
Principal Civil Engineer

CITY OF CHULA VISTA
VILLAGE 8 - CENTRAL SQUARE PARK
PRECISE GRADING
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DRAWING NO. 22006
C-4
SHEET 6 OF 107

R:\1681\dEng\Precise Grading\1681PG04



WATER DATA

	BEARING/DELTA	RADIUS	LENGTH	REMARKS
1	N 71°19'30" E	63.18'		1.5" PVC SCH. 80
2	N 26°00'00" E	15.79'		1.5" PVC SCH. 80
3	N 26°00'00" E	36.34'		1.5" PVC SCH. 80
4	N 26°00'00" E	94.87'		1.5" PVC SCH. 80
5	N 71°00'00" E	32.15'		1.5" PVC SCH. 80
6	N 19°00'00" W	0.93'		1.5" PVC SCH. 80
7	N 19°00'00" W	28.24'		1.5" PVC SCH. 80
8	N 64°00'00" W	77.57'		1.5" PVC SCH. 80
9	N 64°00'00" W	73.87'		1.5" PVC SCH. 80
10	N 71°00'00" E	67.25'		1.5" PVC SCH. 80
11	N 26°00'00" E	2.06'		1.5" PVC SCH. 80
12	N 33°22'02" W	8.37'		1.5" PVC SCH. 80
13	N 64°00'00" W	11.18'		1.5" PVC SCH. 80
14	N 18°40'16" W	318.67'		1.5" PVC SCH. 80
15	N 41°10'30" W	5.43'		1.5" PVC SCH. 80
16	N 20°05'05" W	14.56'		1.5" PVC SCH. 80
17	N 20°05'05" W	0.54'		1.5" PVC SCH. 80
18	N 69°54'55" E	23.49'		1.5" PVC SCH. 80
19	N 69°54'55" E	23.71'		1.5" PVC SCH. 80

SEWER DATA

	BEARING/DELTA	RADIUS	LENGTH	REMARKS
1	N 73°14'47" W		108.12'	4" PVC SDR-35
2	N 89°44'55" E		62.78'	4" PVC SDR-35
3	N 89°44'55" E		22.80'	4" PVC SDR-35
4	N 0°15'05" W		4.16'	4" PVC SDR-35
5	N 0°15'05" W		10.01'	4" PVC SDR-35
6	N 46°13'47" W		68.52'	4" PVC SDR-35
7	N 46°13'47" W		36.92'	4" PVC SDR-35
8	N 13°43'08" W		11.21'	4" PVC SDR-35
9	N 77°05'37" E		1.57'	4" PVC SDR-35

SEE SHEET C-3 & C-4 FOR AREA DRAINS ELEVATIONS AND DATA

PRIVATE FACILITIES LOCATED IN CITY'S ROW PER ENCROACHMENT AGREEMENT PE22-0078

REGISTERED PROFESSIONAL ENGINEER YOLANDA CALVO No. 61827 CIVIL STATE OF CALIFORNIA

30 0 30 60 90
SCALE 1"= 30'

WO # 0RG51P1

HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca. 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

CITY "AS-BUILT"

(SIGNATURE) DATE

YOLANDA CALVO (PRINTED NAME) P.E. NO.: 61827

MY REGISTRATION EXPIRES: DISCIPLINE CIVIL

UTILITY NOTE

ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE PLOTTED FROM RECORD DATA AT THEIR APPROXIMATE LOCATIONS. UNDERGROUND FACILITIES MAY EXIST WHICH HAVE NOT BEEN REPORTED OR ARE NOT OF RECORD. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PERTINENT UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION RECORD	REFERENCES
Contractor	C.V. DWG. NO. 14011, 14012
Inspector	
Date Completed	

App'd	BENCH MARK
	DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
	DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1"=20'
Vertical 1"=8'

Designed By Y.C./D.M. | Drawn By D.M. | Checked By Y.C.

Plans Prepared Under Supervision Of YOLANDA CALVO
Date 1/3/2023
R.C.E. No. 61827

Submitted By
PLANNING LANDSCAPE

Approved FOR REFERENCE ONLY SEE SEPARATE ENGINEERING PERMIT
By Principal Civil Engineer

CITY OF CHULA VISTA
VILLAGE 8 - CENTRAL SQUARE PARK
UTILITY PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DRAWING NO. 22006
C-5
SHEET 7 OF 107

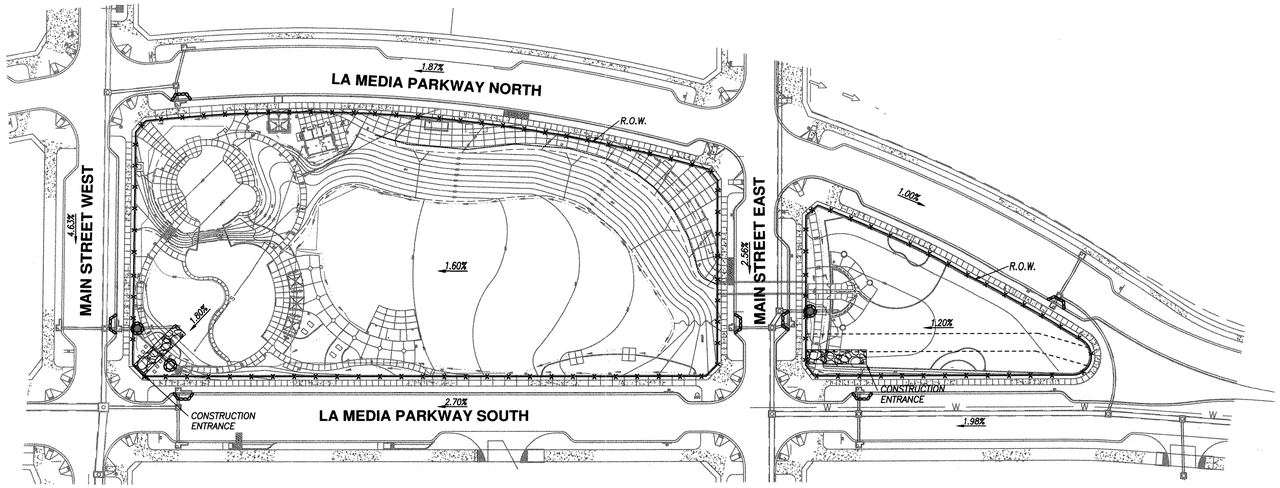
R:\1681\dcEng\Precise Grading\1681#PG05

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06- 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST- CENTRAL SQUARE PARK

EROSION CONTROL NOTES

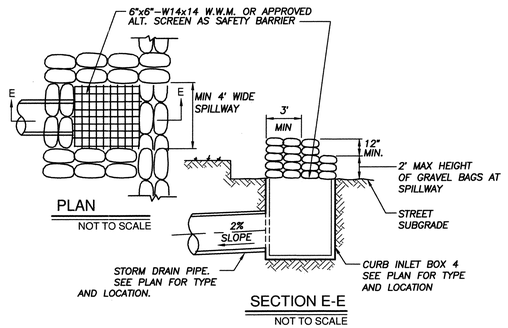
PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, TEMPORARY EROSION CONTROL SHALL BE PREFORMED AND INSTALLED BY THE CONTRACTOR AS INDICATED BELOW:

1. THE EROSION CONTROL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND MODIFICATION OF THE EROSION CONTROL BEST MANAGEMENT PRACTICES DURING THE RAINY SEASON. THE CONTRACTOR, PERMITTEE OR OWNER SHALL BE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF THE EROSION CONTROL BEST MANAGEMENT PRACTICES DURING THE RAINY SEASON. IN THE EVENT OF FAILURE OR REFUSAL TO PROPERLY MAINTAIN SAID BEST MANAGEMENT PRACTICES, THE CITY ENGINEER OR MITIGATION MONITOR MAY CAUSE EMERGENCY MAINTENANCE WORK TO BE DONE TO PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY, THE COST (INCLUDING AN INITIAL MOBILIZATION AMOUNT) OF WHICH SHALL BE CHARGED TO THE OWNER.
2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER AND MITIGATION MONITOR.
3. TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES, WHICH INTERFERE WITH THE WORK, SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES, AS RECOMMENDED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY ENGINEER AND MITIGATION MONITOR.
4. ALL REMOVABLE PROTECTION BEST MANAGEMENT PRACTICE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON FROM (OCT 1ST TO APRIL 30TH). AFTER EACH RAINSTORM EXCEEDING 1/4 INCH IN A 12-HOUR PERIOD, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DESILTING BASINS AND BASINS SHALL BE PUMPED DRY AS DEEMED NECESSARY BY THE CITY ENGINEER AND MITIGATION MONITOR.
5. EFFECTIVE PLANTING SHALL BE INSTALLED, FULLY GERMINATED, AND SHALL EFFECTIVELY COVER THE REQUIRED SLOPES PRIOR TO FINAL APPROVAL. THE PLANTING MIX SHALL BE APPROVED, BY THE DIRECTOR OF DEVELOPMENT SERVICES AND BUILDING AND/OR THE OFFICE OF BUILDING AND PARK CONSTRUCTION PRIOR TO INSTALLATION. SPRINKLER SYSTEMS ARE REQUIRED ON ALL SLOPES OVER FIVE FEET IN HEIGHT.
6. A 12 INCH HIGH BY 3 FEET WIDE BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS. CONCENTRATED WATER SHALL NOT BE CARRIED CLOSER THAN 10 FEET FROM THE TOP OF SLOPES.
7. DESILT BASINS, SEDIMENT TRAPS AND/OR SANDBAGS SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
8. FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPE, THE CONTRACTOR SHALL INSURE THAT WATER DRAINING TO THE SUMPS IS DIRECTED INTO THE INLET, AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. SANDBAGS OR DIKES.
9. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREETS DUE TO CONSTRUCTION ACTIVITY.
10. THE CONTRACTOR SHALL CHECK AND MAINTAIN LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
11. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH RAINFALL EXCEEDING 1/4" IN A 12-HOUR PERIOD AND WHEN SILT REACHES A DEPTH OF 1.0'
12. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
13. DEVICES FOR BEST MANAGEMENT PRACTICE SHOWN ON THESE PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR AND MITIGATION MONITOR.
14. THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL BEST MANAGEMENT PRACTICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER AND MITIGATION MONITOR AFTER EACH RAINFALL WHICH PRODUCES RUNOFF.
15. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES AS MAY BE REQUIRED BY THE CITY ENGINEER OR MITIGATION MONITOR DUE TO INCOMPLETE GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCE WHICH MAY ARISE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
17. ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON.
18. GRADED AREA AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY.
19. IN CASE EMERGENCY WORK IS REQUIRED, CONTACT HOME FED CORP. (760) 918 82 00
20. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT MAY RESULT FROM GRADING OPERATIONS BY APPROPRIATE MEANS (GRAVEL, FIBER ROLLS, TEMPORARY DESILTING BASINS, SILT FENCES, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE TOTAL PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY OWNER.



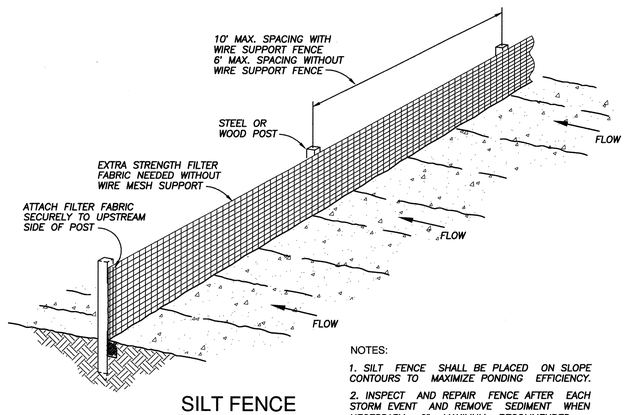
LEGEND:

SUBDIVISION BOUNDARY.....
PROPERTY LINE.....
CURB.....
STORM DRAIN.....
CURB INLET.....
CLEANOUT.....
DIRECTION OF FLOW..... 2.00%
GRAVEL BAGS.....
SILT FENCE.....
CONSTRUCTION ENTRANCE.....



TEMPORARY DRAINAGE INLET

NOT TO SCALE

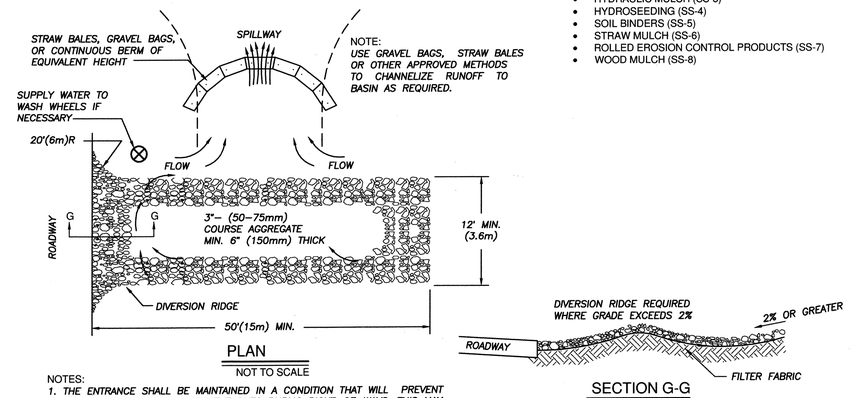


NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.

SILT FENCE

NOT TO SCALE



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

NOT TO SCALE

HYDROSEED NOTES

1. ALL SLOPES 3 FEET IN VERTICAL HEIGHT OR GREATER, AND PADS STEEPER THAN 2 % SHALL BE HYDROSEEDED WITH THE FOLLOWING IRRIGATED SEED MIX, MULCH AND BINDING AGENT LISTED IN NOTE 6 BELOW.
2. IRRIGATION SYSTEMS ARE NOT REQUIRED FOR AREAS HYDROSEEDED ON (OR WITHIN ONE WEEK OF)NOVEMBER 1ST. GERMINATION WILL BE DEPENDENT ON SEASONAL RAINFALL.
3. HOSE BIBS AND/OR TEMPORARY IRRIGATION SYSTEMS ARE REQUIRED FOR ALL AREAS HYDROSEEDED BETWEEN NOVEMBER 7TH AND MARCH 1ST. IMMEDIATELY FOLLOWING HYDROSEED APPLICATION, AND FOR A PERIOD OF LESS THAN 90 DAYS, ADEQUATE SOIL MOISTURE SHALL BE MAINTAINED IN THE UPPER ONE-HALF INCH OF SOIL TO ASSURE MAXIMUM RATES OF SEED GERMINATION AND PLANT ESTABLISHMENT. IRRIGATION SHALL BE MAINTAINED BEYOND 90 DAYS WHEN DEEMED NECESSARY BY THE CITY ENGINEER AND DIRECTOR OF DEVELOPMENT SERVICES.
4. NO HYDROSEED APPLICATIONS WILL BE PERMITTED BETWEEN MARCH 2ND AND OCTOBER 31ST.
5. PRIOR TO ACCEPTANCE OF HYDROSEED AREAS, A CERTIFIED REPORT MUST BE SUBMITTED BY A REGISTERED LANDSCAPE ARCHITECT STATING THAT HYDROSEEDING WAS DONE ACCORDING TO THE PROJECT SPECIFICATIONS.
6. HYDROSEED MIX: SEE NOTE BELOW

SPECIES	POUNDS/ACRE
DESERT PLANTAIN (PLANTAGO OVATA)	20
CALIFORNIA POPPY (ESCHSCHOLZIA CALIFORNICA)	5
YARROW (ACHILEA MILLEFOLIUM)	5

HYDROSEED COMPONENTS

2000 LBS CELLULOSE FIBER MULCH
140 LBS M-BINDER TRIPLE 15
200 LBS FERTILIZER

7. ALTERNATIVE TO GRAVEL BAGS ON MASS GRADED PADS:

A. SFM-STABILIZED FIBER MATRIX, USE ON SLOPES AND AREAS WHERE MAXIMUM PROTECTION IS DESIRED FOR ONE WINTER SEASON. RATES ARE - 3000#/ACRE WOOD FIBER MULCH 10 GALLONS PER ACRE EARTH GUARD. OR

B. SFM-SAME AS ABOVE BUT LESS EFFECTIVE. USE ON SLOPES OR AREAS WHERE MODERATE TO TEMPORARY PROTECTION IS DESIRED. 2000#/ACRE WOOD FIBER. OR

C. MULCH AND TACKIFIER, USE ON FLAT PADS AND AREAS WHERE TEMPORARY PROTECTION IS DESIRED. MAY HAVE TO REAPPLIED WITHIN ONE SEASON IF RAINS ARE HEAVY. RATES-2000#/ACRE WOOD FIBER 5#/ACRE ULTRA BINDER. OR

D. PLANTAGO INSULARIS MAY BE ADDED TO ANY OF THE ABOVE MIXTURES TO HELP INCREASE THE LONGEVITY OF THE PRODUCT. WILL GERMINATE WITH ADEQUATE RAIN FALL AND DIE OUT IN SUMMER. RATE-40#/ACRE PLANTAGO.

E. EARTHGUARD - USE ON FLAT PADS AND AREAS WHERE TEMPORARY PROTECTION IS DESIRED INCLUDING TEMPORARY DESILTING BASINS.

NOTE: EROSION CONTROL FOR INACTIVE AREAS OF CONSTRUCTION

CONTRACTOR SHALL PROVIDE SOIL STABILIZATION BMPS TO ANY AREAS OF CONSTRUCTION THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.

SOME OF THE SOIL STABILIZATION BMPS THAT CAN BE UTILIZED, AND CAN BE USED IN CONJUNCTION WITH EACH OTHER, OR USED WITH OTHER SOIL STABILIZATION AND SEDIMENT CONTROL BMPS TO REDUCE EROSION AND SEDIMENT AND POLLUTION TRANSPORT ARE:

- HYDRAULIC MULCH (SS-3)
- HYDROSEEDING (SS-4)
- SOIL BINDERS (SS-5)
- STRAW MULCH (SS-6)
- ROLLED EROSION CONTROL PRODUCTS (SS-7)
- WOOD MULCH (SS-8)

REGISTERED PROFESSIONAL ENGINEER — YOLANDA CALVO — No. 61827 — CIVIL — STATE OF CALIFORNIA

HUNSAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca. 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

WO# ORG51P1

CITY "AS-BUILT"

_____ DATE _____
(SIGNATURE)
YOLANDA CALVO P.E. NO.: 61827
(PRINTED NAME)
MY REGISTRATION EXPIRES: _____ DISCIPLINE CIVIL

UTILITY NOTE

ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE PLOTTED FROM RECORD DATA AT THEIR APPROXIMATE LOCATIONS. UNDERGROUND FACILITIES MAY EXIST WHICH HAVE NOT BEEN REPORTED OR ARE NOT OF RECORD. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PERTINENT UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION RECORD	REFERENCES	App'd	BENCH MARK
Contractor	C.V. DWG. NO. 14011, 14012		DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
Inspector			
Date Completed			DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON ⊕ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE	Designed By	Drawn By	Checked By
Horizontal 1"=20'	Y.C./D.M.	D.M.	Y.C.
Vertical 1"=5'	Plans Prepared Under Supervision Of YOLANDA CALVO Date 1/3/2023 R.C.E. No. 61827		

Submitted 1/4/2023 By _____ PLANNING _____ LANDSCAPE

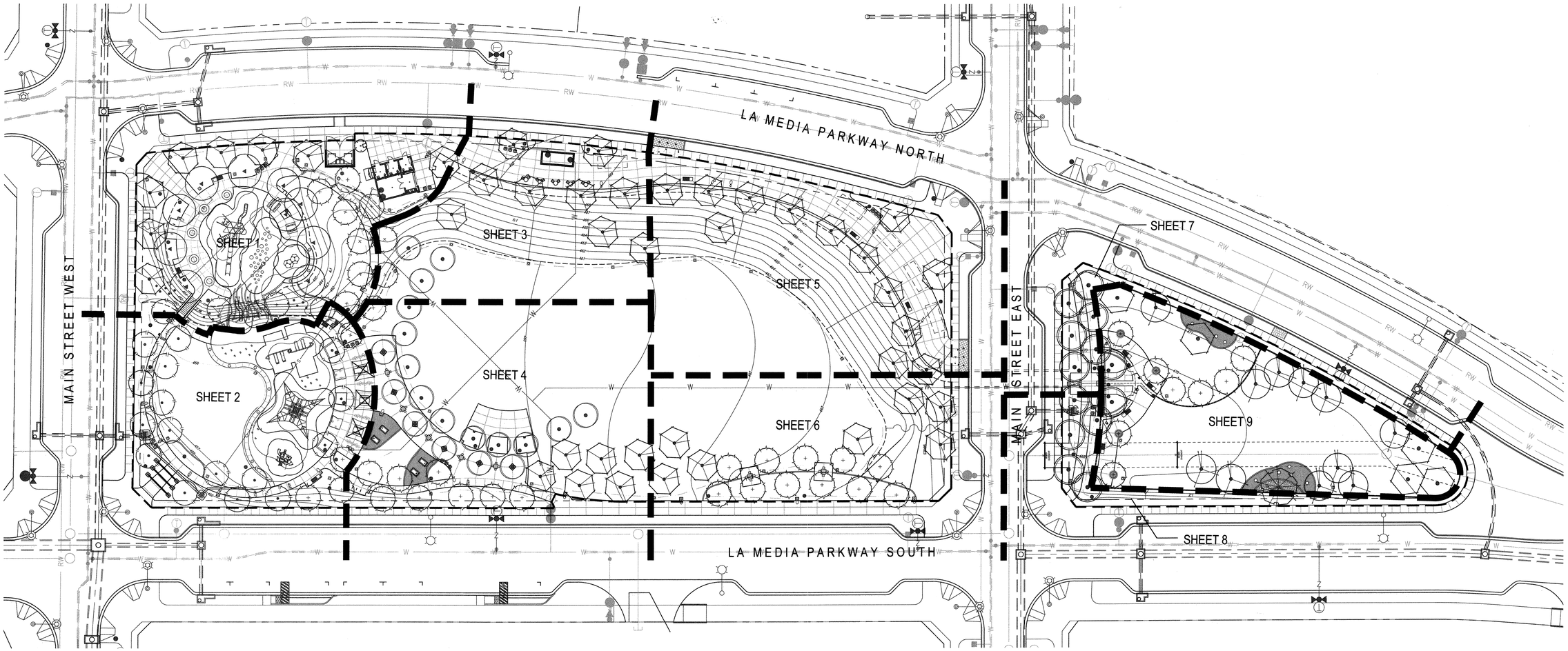
Approved 1/4/2023 By _____ Principal Civil Engineer

CITY OF CHULA VISTA
VILLAGE 8 - CENTRAL SQUARE PARK
EROSION CONTROL PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DRAWING NO. 22006
C-6
SHEET 8 OF 107

R:\1681\&Eng\Precise Grading\1681PG08

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06- 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST- CENTRAL SQUARE PARK



0 15 30 60

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA

Signature
30 Sep 23
Renewal Date
02 Dec 22
Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE: 02 Dec 22
SCALE:
JOB NO. 19.027
DRAWN BY: KK
W.O. NO. OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.351 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal
Vertical
Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

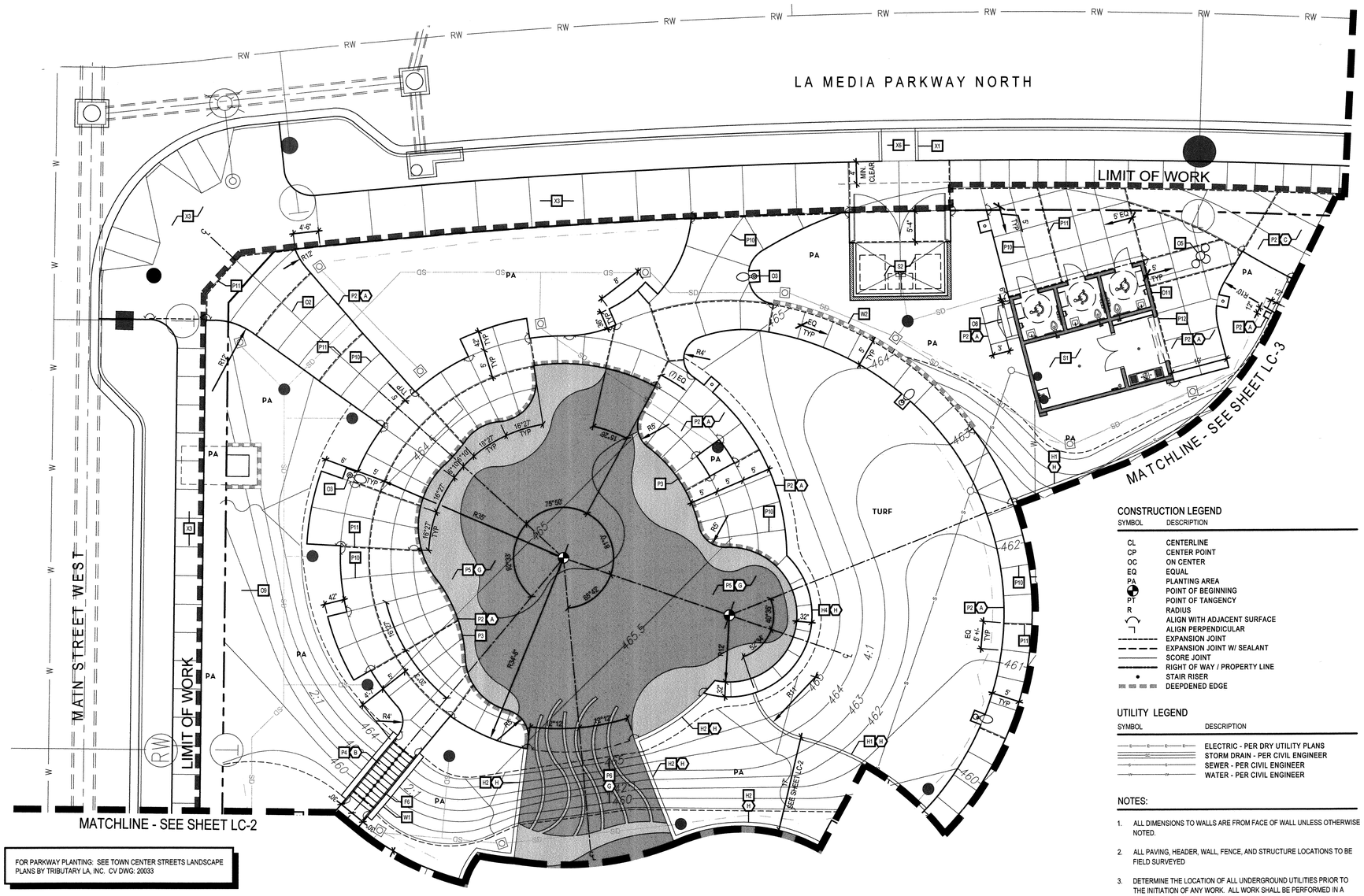
Approved: Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE OVERALL SITE PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LS-1
Sheet 009 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\SITE.dwg\LS-1\7 Dec 2022 4:52 PM by: Kari



FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

CONSTRUCTION NOTES

STRUCTURES

- S1 COMFORT STATION - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-18, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S2 TRASH ENCLOSURE - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-17 (FOR IMPROVEMENT PLANS IN THE R.O.W., SEE STREET IMPROVEMENT PLANS BY HALE ENGINEERING), EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S3 PRE-FABRICATED POP-UP RETAIL STRUCTURE (PER SEPARATE PERMIT), SEE DETAIL F/ SHEET LC-19

PAVING

- P1 CONCRETE PAVING (VEHICULAR) - SEE DETAIL A/ SHEET LC-10
- P2 CONCRETE PAVING (PEDESTRIAN) - SEE DETAIL A/ SHEET LC-10
- P3 DEEPENED EDGE AT PLAY SURFACING - SEE DETAIL G/ SHEET LC-14
- P4 CONCRETE STAIRS - SEE DETAIL B/ SHEET LC-11
- P5 P.I.P. PLAY SURFACING - SEE DETAIL D + J/ SHEET LC-14
- P6 P.I.P. PLAY SURFACING ON ENBANKMENT - SEE DETAIL D + J/ SHEET LC-14
- P7 RIVER ROCK - SEE DETAIL F/ SHEET LC-10
- P8 DECOMPOSED GRANITE PAVING - SEE DETAIL E/ SHEET LC-10
- P9 HAND TOOLED SCORE JOINT - SEE DETAIL B/ SHEET LC-10
- P10 SAW CUT SCORE JOINT - SEE DETAIL C/ SHEET LC-10
- P11 EXPANSION JOINT - SEE DETAIL D/ SHEET LC-10
- P12 EXPANSION JOINT AT VERTICAL SURFACE - SEE DETAIL H/ SHEET LC-10

WALLS

- W1 P.I.P. CONCRETE CHEEK WALL - SEE DETAIL I/ SHEET LC-11
- W2 CMU RETAINING WALL - SEE DETAIL A/ SHEET LC-11, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W3 MONUMENT WALL (MAIN PARK) - PER SEPARATE PERMIT - SEE DETAIL H/ SHEET LC-16, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W4 OMIT

MOW CURBS + HEADERS

- H1 6" CONCRETE MOW CURB - SEE DETAIL G/ SHEET LC-10
- H2 8" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14
- H3 OMIT
- H4 32" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14

FENCING + GATES + HANDRAILS

- F1 OMIT
- F2 DOG PARK FENCE - SEE DETAIL H/ SHEET LC-15
- F3 DOG PARK GATE - SEE DETAIL J/ SHEET LC-12
- F4 OMIT
- F5 OMIT
- F6 HANDRAIL - SEE DETAIL J/ SHEET LC-11

OTHER

- O1 OMIT
- O2 OMIT
- O3 PEDESTRIAN POLE LIGHT - SEE ELECTRICAL PLANS BY RTM, SEE DETAIL I/ SHEET LC-16 FOR CONCRETE PAD
- O4 POWER PEDESTAL PAD - SEE SITE FURNISHINGS PLANS, SEE DETAIL J/ SHEET LC-16 FOR CONCRETE PAD
- O5 DRINKING FOUNTAIN - SEE SITE FURNISHINGS PLAN
- O6 OMIT
- O7 FOOD TRUCK LOCATION
- O8 UTILITIES - PER PLANS BY HUNSAKER AND ASSOCIATES
- O9 TRANSFORMER LOCATION - PER PLANS BY EPI AND RTM
- O10 DOG PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT, SEE DETAILS J + K/ SHEET LC-12
- O11 PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT

OFFSITE IMPROVEMENTS (NOT IN SCOPE - PER SEPARATE PERMIT)

- X1 CURB + GUTTER (NOT A PART) - PER STREET IMPROVEMENT PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X2 TURF PAVERS (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X3 CONCRETE PAVING (PEDESTRIAN) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X4 CONCRETE PAVING (VEHICULAR) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X5 6" CONCRETE MOW CURB (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X6 CONCRETE PAVING (FOR DUMPSTER ACCESS) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X7 REMOVEABLE BOLLARDS AT FOOD TRUC ACCESS PADS - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
CL	CENTERLINE
CP	CENTER POINT
OC	ON CENTER
EQ	EQUAL
PA	PLANTING AREA
	POINT OF BEGINNING
PT	POINT OF TANGENCY
R	RADIUS
	ALIGN WITH ADJACENT SURFACE
	ALIGN PERPENDICULAR
	EXPANSION JOINT
	EXPANSION JOINT W/ SEALANT
	SCORE JOINT
	RIGHT OF WAY / PROPERTY LINE
	STAIR RISER
	DEEPDENED EDGE

UTILITY LEGEND

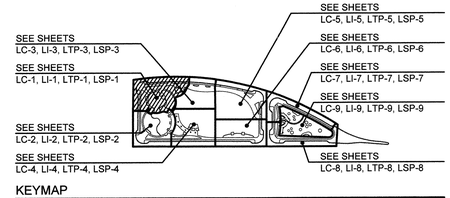
SYMBOL	DESCRIPTION
E E E E	ELECTRIC - PER DRY UTILITY PLANS
SD SD	STORM DRAIN - PER CIVIL ENGINEER
S S	SEWER - PER CIVIL ENGINEER
W W	WATER - PER CIVIL ENGINEER

NOTES:

1. ALL DIMENSIONS TO WALLS ARE FROM FACE OF WALL UNLESS OTHERWISE NOTED.
2. ALL PAVING, HEADER, WALL, FENCE, AND STRUCTURE LOCATIONS TO BE FIELD SURVEYED
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES - SEE TREE PLANTING PLANS, LTP-1 THRU LTP-9
5. PRIVATE FACILITES LOCATED IN CITY'S ROW PER ENCROACHMENT AGREEMENT PE22-0078

FINISH SCHEDULE

- A CONCRETE PAVING + AMENITY PADS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- B CONCRETE STAIRS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- C LINEAR PLAZA - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH + SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN AS NOTED IN DETAIL. SEE DETAIL H/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- D STAGE - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. COLOR TO BE: 'ANTIQUE AMBER' (NO. CS-15). SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE
- E HOP-SCOTCH - W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. SEE DETAIL K/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- F OMIT
- G P.I.P. PLAY SURFACING BY SURFACE AMERICA - SEE DETAIL J/ SHEET LC-14 FOR COLORS + PATTERN. AVAILABLE THROUGH COAST RECREATION. CONTACT: MIKE EISERT (949) 697-4462, MEISERT@COASTRECREATION.NET
- H CONCRETE MOW CURBS (6" AND 8") - NATURAL GRAY CONCRETE W/ A TROWEL FINISH
- I RIVER ROCK - 3"-8" 'ARIZONA' RIVER ROCK BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036
- J STABILIZED DECOMPOSED GRANITE - 'DESERT GOLD' BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036



KEYMAP NTS

SEE SHEETS LC-10 THRU LC-19 FOR CONSTRUCTION DETAILS
SEE SHEET LC-20 THRU LC-21 FOR CONSTRUCTION SPECIFICATIONS
SEE SHEET LSF-1 THRU LC-9 FOR SITE FURNISHINGS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Signature 30 Sep 23 Renewal Date 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4204) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal 1" = 10' / Vertical N / A

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

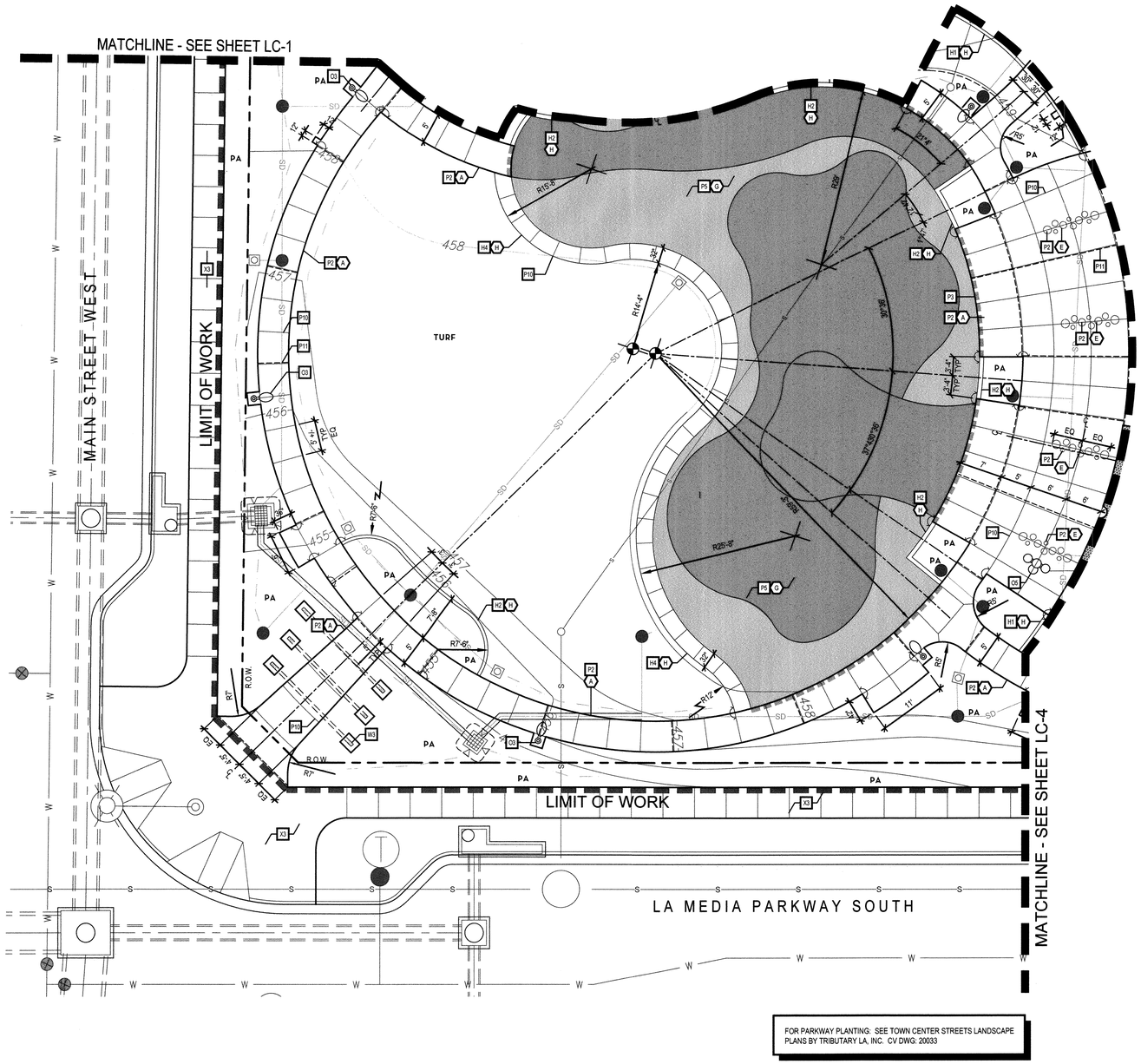
CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LC-1
Sheet 010 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\CONST.dwg\LC-1\7 Dec 2022 4:52 PM by: Kari



FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

CONSTRUCTION NOTES

STRUCTURES

- S1 COMFORT STATION - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-18, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S2 TRASH ENCLOSURE - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-17 (FOR IMPROVEMENT PLANS IN THE R.O.W., SEE STREET IMPROVEMENT PLANS BY HALE ENGINEERING), EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S3 PRE-FABRICATED POP-UP RETAIL STRUCTURE (PER SEPARATE PERMIT), SEE DETAIL F/ SHEET LC-19

PAVING

- P1 CONCRETE PAVING (VEHICULAR) - SEE DETAIL A/ SHEET LC-10
- P2 CONCRETE PAVING (PEDESTRIAN) - SEE DETAIL A/ SHEET LC-10
- P3 DEEPENED EDGE AT PLAY SURFACING - SEE DETAIL G/ SHEET LC-14
- P4 CONCRETE STAIRS - SEE DETAIL B/ SHEET LC-11
- P5 P.I.P. PLAY SURFACING - SEE DETAIL D + J/ SHEET LC-14
- P6 P.I.P. PLAY SURFACING ON ENBANKMENT - SEE DETAIL D + J/ SHEET LC-14
- P7 RIVER ROCK - SEE DETAIL F/ SHEET LC-10
- P8 DECOMPOSED GRANITE PAVING - SEE DETAIL E/ SHEET LC-10
- P9 HAND TOOLED SCORE JOINT - SEE DETAIL B/ SHEET LC-10
- P10 SAW CUT SCORE JOINT - SEE DETAIL C/ SHEET LC-10
- P11 EXPANSION JOINT - SEE DETAIL D/ SHEET LC-10
- P12 EXPANSION JOINT AT VERTICAL SURFACE - SEE DETAIL H/ SHEET LC-10

WALLS

- W1 P.I.P. CONCRETE CHEEK WALL - SEE DETAIL I/ SHEET LC-11
- W2 CMU RETAINING WALL - SEE DETAIL A/ SHEET LC-11, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W3 MONUMENT WALL (MAIN PARK) - PER SEPARATE PERMIT - SEE DETAIL H/ SHEET LC-16, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W4 OMIT

MOW CURBS + HEADERS

- H1 6" CONCRETE MOW CURB - SEE DETAIL G/ SHEET LC-10
- H2 8" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14
- H3 OMIT
- H4 32" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14

FENCING + GATES + HANDRAILS

- F1 OMIT
- F2 DOG PARK FENCE - SEE DETAIL H/ SHEET LC-15
- F3 DOG PARK GATE - SEE DETAIL J/ SHEET LC-12
- F4 OMIT
- F5 OMIT
- F6 HANDRAIL - SEE DETAIL J/ SHEET LC-11

OTHER

- O1 OMIT
- O2 OMIT
- O3 PEDESTRIAN POLE LIGHT - SEE ELECTRICAL PLANS BY RTM, SEE DETAIL I/ SHEET LC-16 FOR CONCRETE PAD
- O4 POWER PEDESTAL PAD - SEE SITE FURNISHINGS PLANS, SEE DETAIL J/ SHEET LC-16 FOR CONCRETE PAD
- O5 DRINKING FOUNTAIN - SEE SITE FURNISHINGS PLAN
- O6 OMIT
- O7 FOOD TRUCK LOCATION
- O8 UTILITIES - PER PLANS BY HUNSAKER AND ASSOCIATES
- O9 TRANSFORMER LOCATION - PER PLANS BY EPI AND RTM
- O10 DOG PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT, SEE DETAILS J + K/ SHEET LC-12
- O11 PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT

OFFSITE IMPROVEMENTS (NOT IN SCOPE - PER SEPARATE PERMIT)

- X1 CURB + GUTTER (NOT A PART) - PER STREET IMPROVEMENT PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X2 TURF PAVERS (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X3 CONCRETE PAVING (PEDESTRIAN) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X4 CONCRETE PAVING (VEHICULAR) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X5 6" CONCRETE MOW CURB (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X6 CONCRETE PAVING (FOR DUMPSTER ACCESS) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X7 REMOVEABLE BOLLARDS AT FOOD TRUC ACCESS PADS - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
CL	CENTERLINE
CP	CENTER POINT
OC	ON CENTER
EQ	EQUAL
PA	PLANTING AREA
	POINT OF BEGINNING
PT	POINT OF TANGENCY
R	RADIUS
	ALIGN WITH ADJACENT SURFACE
	ALIGN PERPENDICULAR
	EXPANSION JOINT
	EXPANSION JOINT W/ SEALANT
	SCORE JOINT
	RIGHT OF WAY / PROPERTY LINE
	STAIR RISER
	DEEPDENED EDGE

UTILITY LEGEND

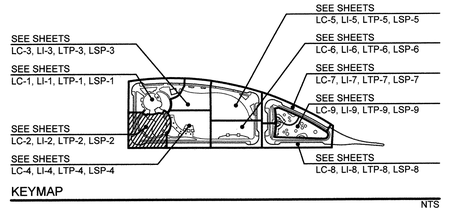
SYMBOL	DESCRIPTION
E	ELECTRIC - PER DRY UTILITY PLANS
SD	STORM DRAIN - PER CIVIL ENGINEER
S	SEWER - PER CIVIL ENGINEER
W	WATER - PER CIVIL ENGINEER

NOTES:

1. ALL DIMENSIONS TO WALLS ARE FROM FACE OF WALL UNLESS OTHERWISE NOTED.
2. ALL PAVING, HEADER, WALL, FENCE, AND STRUCTURE LOCATIONS TO BE FIELD SURVEYED
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES - SEE TREE PLANTING PLANS, LTP-1 THRU LTP-9
5. PRIVATE FACILITES LOCATED IN CITY'S ROW PER ENCROACHMENT AGREEMENT PE22-0078

FINISH SCHEDULE

- A CONCRETE PAVING + AMENITY PADS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- B CONCRETE STAIRS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- C LINEAR PLAZA - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH + SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN AS NOTED IN DETAIL. SEE DETAIL H/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- D STAGE - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. COLOR TO BE: 'ANTIQUE AMBER' (NO. CS-15). SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE
- E HOP-SCOTCH - W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. SEE DETAIL K/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- F OMIT
- G P.I.P. PLAY SURFACING BY SURFACE AMERICA - SEE DETAIL J/ SHEET LC-14 FOR COLORS + PATTERN. AVAILABLE THROUGH COAST RECREATION. CONTACT: MIKE EISERT (949) 697-4462, MEISERT@COASTRECREATION.NET
- H CONCRETE MOW CURBS (6" AND 8") - NATURAL GRAY CONCRETE W/ A TROWEL FINISH
- I RIVER ROCK - 3"-8" 'ARIZONA' RIVER ROCK BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036
- J STABILIZED DECOMPOSED GRANITE - 'DESERT GOLD' BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036



KEYMAP

NTS

SEE SHEETS LC-10 THRU LC-19 FOR CONSTRUCTION DETAILS
SEE SHEET LC-20 THRU LC-21 FOR CONSTRUCTION SPECIFICATIONS
SEE SHEET LSF-1 THRU LC-9 FOR SITE FURNISHINGS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Signature 30 Sep 23 Renewal Date 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal 1" = 10' / Vertical N / A

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date 12/2/22 — R.L.A. No. 4001

Approved: Mark A. Carr Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

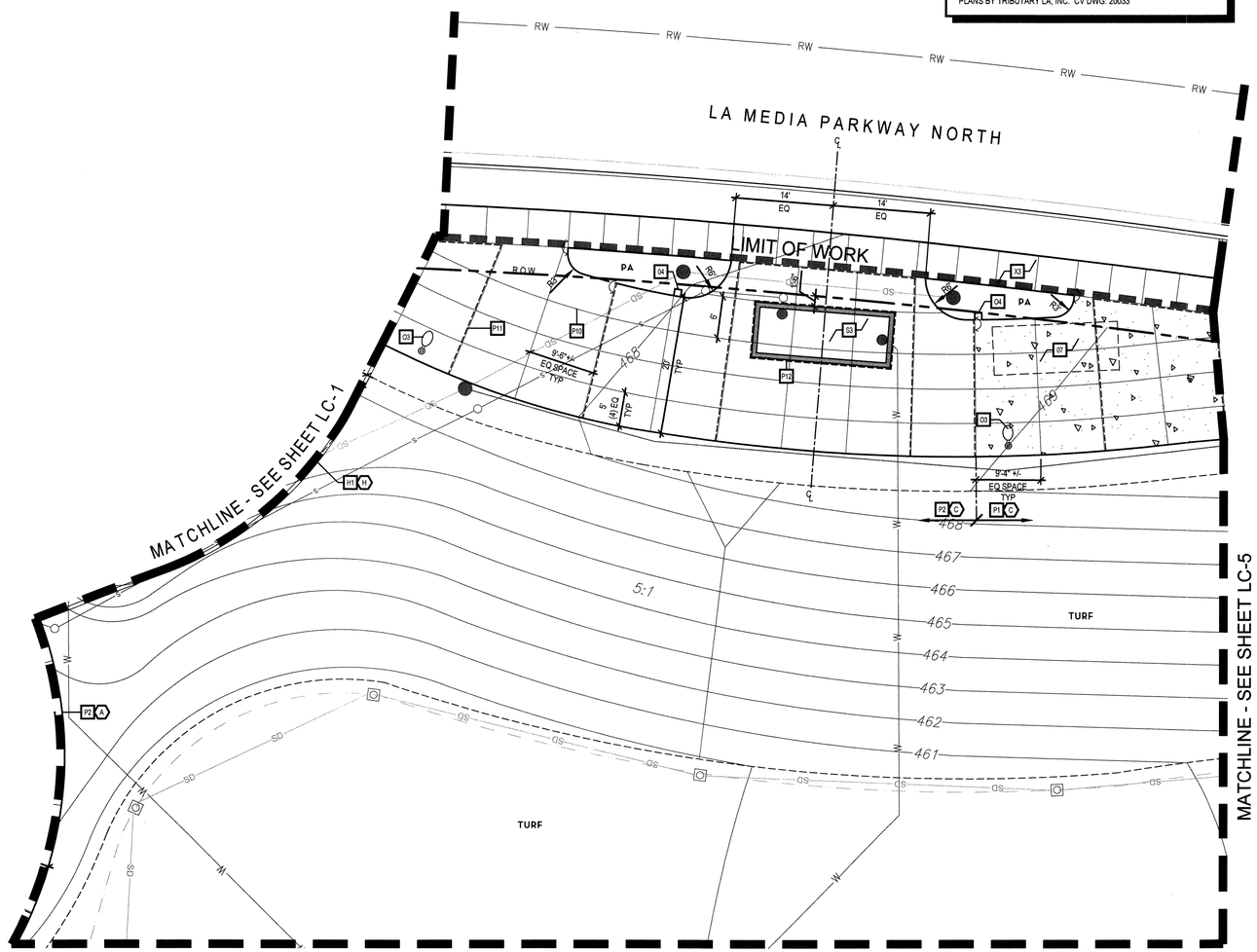
DWG NO. 22006
LC-2
Sheet 011 of 107

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

S:\2019 Projects\19027 V8 Town Square Park\CD\CONST.dwg\LC-2\7 Dec 2022 4:52 PM by: Kari

FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033



CONSTRUCTION NOTES

STRUCTURES

- S1 COMFORT STATION - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-18, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S2 TRASH ENCLOSURE - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-17 (FOR IMPROVEMENT PLANS IN THE R.O.W., SEE STREET IMPROVEMENT PLANS BY HALE ENGINEERING), EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S3 PRE-FABRICATED POP-UP RETAIL STRUCTURE (PER SEPARATE PERMIT), SEE DETAIL F/ SHEET LC-19

PAVING

- P1 CONCRETE PAVING (VEHICULAR) - SEE DETAIL A/ SHEET LC-10
- P2 CONCRETE PAVING (PEDESTRIAN) - SEE DETAIL A/ SHEET LC-10
- P3 DEEPENED EDGE AT PLAY SURFACING - SEE DETAIL G/ SHEET LC-14
- P4 CONCRETE STAIRS - SEE DETAIL B/ SHEET LC-11
- P5 P.I.P. PLAY SURFACING - SEE DETAIL D + J/ SHEET LC-14
- P6 P.I.P. PLAY SURFACING ON ENBANKMENT - SEE DETAIL D + J/ SHEET LC-14
- P7 RIVER ROCK - SEE DETAIL F/ SHEET LC-10
- P8 DECOMPOSED GRANITE PAVING - SEE DETAIL E/ SHEET LC-10
- P9 HAND TOOLED SCORE JOINT - SEE DETAIL B/ SHEET LC-10
- P10 SAW CUT SCORE JOINT - SEE DETAIL C/ SHEET LC-10
- P11 EXPANSION JOINT - SEE DETAIL D/ SHEET LC-10
- P12 EXPANSION JOINT AT VERTICAL SURFACE - SEE DETAIL H/ SHEET LC-10

WALLS

- W1 P.I.P. CONCRETE CHEEK WALL - SEE DETAIL I/ SHEET LC-11
- W2 CMU RETAINING WALL - SEE DETAIL A/ SHEET LC-11, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W3 MONUMENT WALL (MAIN PARK) - PER SEPARATE PERMIT - SEE DETAIL H/ SHEET LC-16, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W4 OMIT

MOW CURBS + HEADERS

- H1 6" CONCRETE MOW CURB - SEE DETAIL G/ SHEET LC-10
- H2 8" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14
- H3 OMIT
- H4 32" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14

FENCING + GATES + HANDRAILS

- F1 OMIT
- F2 DOG PARK FENCE - SEE DETAIL H/ SHEET LC-15
- F3 DOG PARK GATE - SEE DETAIL J/ SHEET LC-12
- F4 OMIT
- F5 OMIT
- F6 HANDRAIL - SEE DETAIL J/ SHEET LC-11

OTHER

- O1 OMIT
- O2 OMIT
- O3 PEDESTRIAN POLE LIGHT - SEE ELECTRICAL PLANS BY RTM, SEE DETAIL I/ SHEET LC-16 FOR CONCRETE PAD
- O4 POWER PEDESTAL PAD - SEE SITE FURNISHINGS PLANS, SEE DETAIL J/ SHEET LC-16 FOR CONCRETE PAD
- O5 DRINKING FOUNTAIN - SEE SITE FURNISHINGS PLAN
- O6 OMIT
- O7 FOOD TRUCK LOCATION
- O8 UTILITIES - PER PLANS BY HUNSAKER AND ASSOCIATES
- O9 TRANSFORMER LOCATION - PER PLANS BY EPI AND RTM
- O10 DOG PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT, SEE DETAILS J + K/ SHEET LC-12
- O11 PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT

OFFSITE IMPROVEMENTS (NOT IN SCOPE - PER SEPARATE PERMIT)

- X1 CURB + GUTTER (NOT A PART) - PER STREET IMPROVEMENT PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X2 TURF PAVERS (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X3 CONCRETE PAVING (PEDESTRIAN) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X4 CONCRETE PAVING (VEHICULAR) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X5 6" CONCRETE MOW CURB (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X6 CONCRETE PAVING (FOR DUMPSTER ACCESS) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X7 REMOVEABLE BOLLARDS AT FOOD TRUC ACCESS PADS - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
CL	CENTERLINE
CP	CENTER POINT
OC	ON CENTER
EQ	EQUAL
PA	PLANTING AREA
POB	POINT OF BEGINNING
PT	POINT OF TANGENCY
R	RADIUS
	ALIGN WITH ADJACENT SURFACE
	ALIGN PERPENDICULAR
	EXPANSION JOINT
	EXPANSION JOINT W/ SEALANT
	SCORE JOINT
	RIGHT OF WAY / PROPERTY LINE
	STAIR RISER
	DEEPDENED EDGE

UTILITY LEGEND

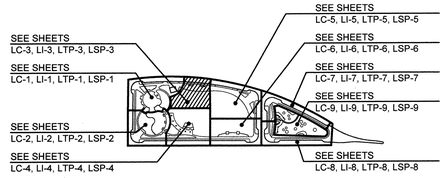
SYMBOL	DESCRIPTION
	ELECTRIC - PER DRY UTILITY PLANS
SD	STORM DRAIN - PER CIVIL ENGINEER
S	SEWER - PER CIVIL ENGINEER
W	WATER - PER CIVIL ENGINEER

NOTES:

1. ALL DIMENSIONS TO WALLS ARE FROM FACE OF WALL UNLESS OTHERWISE NOTED.
2. ALL PAVING, HEADER, WALL, FENCE, AND STRUCTURE LOCATIONS TO BE FIELD SURVEYED
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES - SEE TREE PLANTING PLANS, LTP-1 THRU LTP-9
5. PRIVATE FACILITES LOCATED IN CITY'S ROW PER ENCROACHMENT AGREEMENT PE22-0078

FINISH SCHEDULE

- A CONCRETE PAVING + AMENITY PADS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- B CONCRETE STAIRS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- C LINEAR PLAZA - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH + SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN AS NOTED IN DETAIL. SEE DETAIL H/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- D STAGE - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. COLOR TO BE: 'ANTIQUE AMBER' (NO. CS-15). SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE
- E HOP-SCOTCH - W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. SEE DETAIL K/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- F OMIT
- G P.I.P. PLAY SURFACING BY SURFACE AMERICA - SEE DETAIL J/ SHEET LC-14 FOR COLORS + PATTERN. AVAILABLE THROUGH COAST RECREATION. CONTACT: MIKE EISERT (949) 697-4462, MEISERT@COASTRECREATION.NET
- H CONCRETE MOW CURBS (6" AND 8") - NATURAL GRAY CONCRETE W/ A TROWEL FINISH
- I RIVER ROCK - 3"-8" 'ARIZONA' RIVER ROCK BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036
- J STABILIZED DECOMPOSED GRANITE - 'DESERT GOLD' BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036



KEYMAP

NTS

SEE SHEETS LC-10 THRU LC-19 FOR CONSTRUCTION DETAILS
SEE SHEET LC-20 THRU LC-21 FOR CONSTRUCTION SPECIFICATIONS
SEE SHEET LSF-1 THRU LC-9 FOR SITE FURNISHINGS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — 30 Sep 23 Renewal Date — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072. ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1" = 10'
Vertical N / A

Office
Field
Traffic

Designed By KK/TP
Drawn By KK/KF
Checked By TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

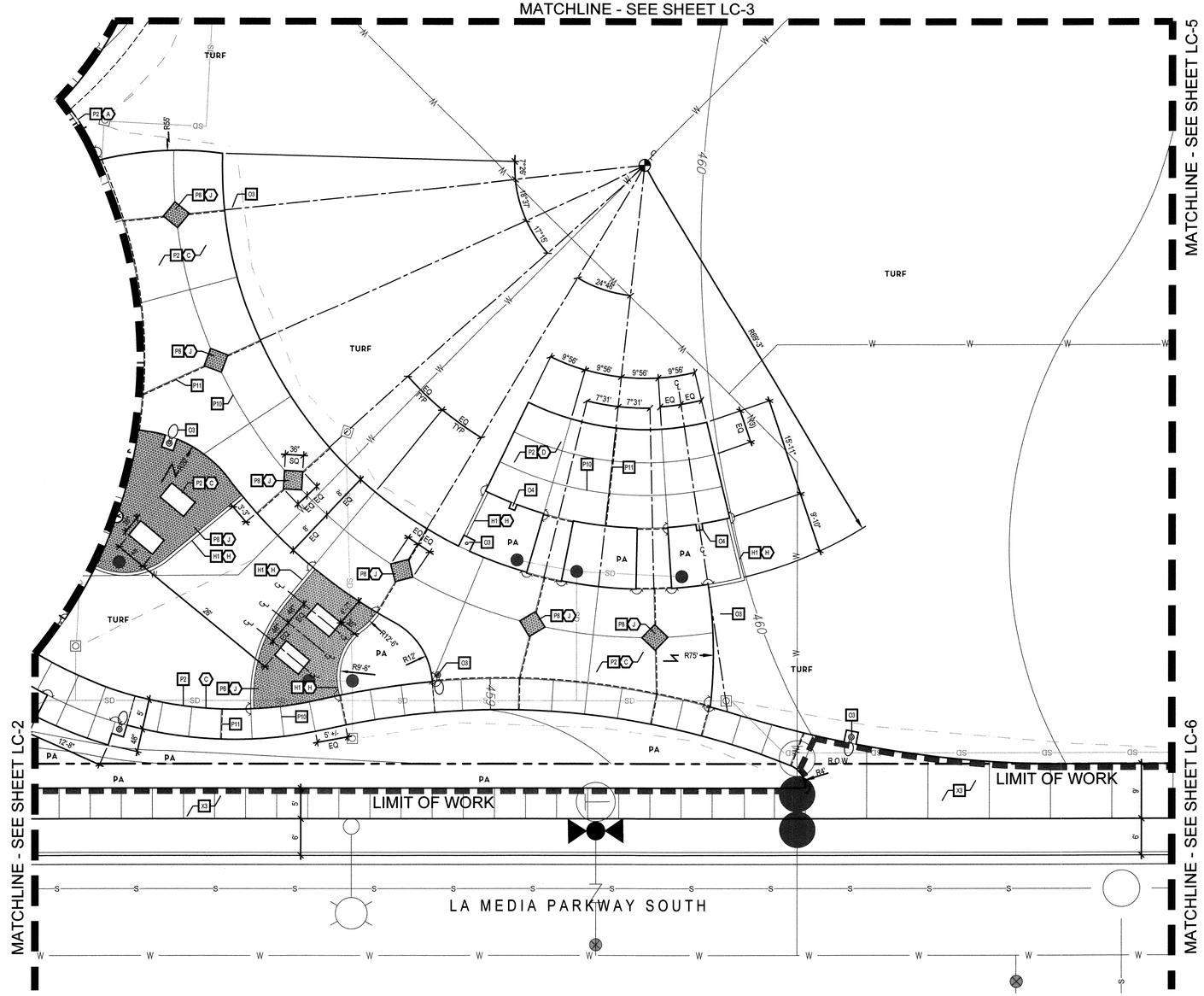
CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LC-3
Sheet 012 of 107

S:\2019 Projects\19027 V8 Town Square Park\ICD\CONST.dwg\LC-3\7 Dec 2022 4:52 PM by: Kari

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22



FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

CONSTRUCTION NOTES

STRUCTURES

- S1 COMFORT STATION - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-18, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S2 TRASH ENCLOSURE - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-17 (FOR IMPROVEMENT PLANS IN THE R.O.W., SEE STREET IMPROVEMENT PLANS BY HALE ENGINEERING), EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S3 PRE-FABRICATED POP-UP RETAIL STRUCTURE (PER SEPARATE PERMIT), SEE DETAIL F/ SHEET LC-19

PAVING

- P1 CONCRETE PAVING (VEHICULAR) - SEE DETAIL A/ SHEET LC-10
- P2 CONCRETE PAVING (PEDESTRIAN) - SEE DETAIL A/ SHEET LC-10
- P3 DEEPENED EDGE AT PLAY SURFACING - SEE DETAIL G/ SHEET LC-14
- P4 CONCRETE STAIRS - SEE DETAIL B/ SHEET LC-11
- P5 P.I.P. PLAY SURFACING - SEE DETAIL D + J/ SHEET LC-14
- P6 P.I.P. PLAY SURFACING ON ENBANKMENT - SEE DETAIL D + J/ SHEET LC-14
- P7 RIVER ROCK - SEE DETAIL F/ SHEET LC-10
- P8 DECOMPOSED GRANITE PAVING - SEE DETAIL E/ SHEET LC-10
- P9 HAND TOOLED SCORE JOINT - SEE DETAIL B/ SHEET LC-10
- P10 SAW CUT SCORE JOINT - SEE DETAIL C/ SHEET LC-10
- P11 EXPANSION JOINT - SEE DETAIL D/ SHEET LC-10
- P12 EXPANSION JOINT AT VERTICAL SURFACE - SEE DETAIL H/ SHEET LC-10

WALLS

- W1 P.I.P. CONCRETE CHEEK WALL - SEE DETAIL I/ SHEET LC-11
- W2 CMU RETAINING WALL - SEE DETAIL A/ SHEET LC-11, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W3 MONUMENT WALL (MAIN PARK) - PER SEPARATE PERMIT - SEE DETAIL H/ SHEET LC-16, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W4 OMIT

MOW CURBS + HEADERS

- H1 6" CONCRETE MOW CURB - SEE DETAIL G/ SHEET LC-10
- H2 8" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14
- H3 OMIT
- H4 32" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14

FENCING + GATES + HANDRAILS

- F1 OMIT
- F2 DOG PARK FENCE - SEE DETAIL H/ SHEET LC-15
- F3 DOG PARK GATE - SEE DETAIL J/ SHEET LC-12
- F4 OMIT
- F5 OMIT
- F6 HANDRAIL - SEE DETAIL J/ SHEET LC-11

OTHER

- O1 OMIT
- O2 OMIT
- O3 PEDESTRIAN POLE LIGHT - SEE ELECTRICAL PLANS BY RTM, SEE DETAIL I/ SHEET LC-16 FOR CONCRETE PAD
- O4 POWER PEDESTAL PAD - SEE SITE FURNISHINGS PLANS, SEE DETAIL J/ SHEET LC-16 FOR CONCRETE PAD
- O5 DRINKING FOUNTAIN - SEE SITE FURNISHINGS PLAN
- O6 OMIT
- O7 FOOD TRUCK LOCATION
- O8 UTILITIES - PER PLANS BY HUNSAKER AND ASSOCIATES
- O9 TRANSFORMER LOCATION - PER PLANS BY EPI AND RTM
- O10 DOG PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT, SEE DETAILS J + K/ SHEET LC-12
- O11 PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT

OFFSITE IMPROVEMENTS (NOT IN SCOPE - PER SEPARATE PERMIT)

- X1 CURB + GUTTER (NOT A PART) - PER STREET IMPROVEMENT PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X2 TURF PAVERS (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X3 CONCRETE PAVING (PEDESTRIAN) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X4 CONCRETE PAVING (VEHICULAR) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X5 6" CONCRETE MOW CURB (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X6 CONCRETE PAVING (FOR DUMPSTER ACCESS) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X7 REMOVEABLE BOLLARDS AT FOOD TRUC ACCESS PADS - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
CL	CENTERLINE
CP	CENTER POINT
OC	ON CENTER
EQ	EQUAL
PA	PLANTING AREA
	POINT OF BEGINNING
PT	POINT OF TANGENCY
R	RADIUS
	ALIGN WITH ADJACENT SURFACE
	ALIGN PERPENDICULAR
	EXPANSION JOINT
	EXPANSION JOINT W/ SEALANT
	SCORE JOINT
	RIGHT OF WAY / PROPERTY LINE
	STAIR RISER
	DEEPDENED EDGE

UTILITY LEGEND

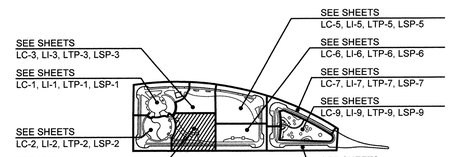
SYMBOL	DESCRIPTION
	ELECTRIC - PER DRY UTILITY PLANS
	STORM DRAIN - PER CIVIL ENGINEER
	SEWER - PER CIVIL ENGINEER
	WATER - PER CIVIL ENGINEER

NOTES:

1. ALL DIMENSIONS TO WALLS ARE FROM FACE OF WALL UNLESS OTHERWISE NOTED.
2. ALL PAVING, HEADER, WALL, FENCE, AND STRUCTURE LOCATIONS TO BE FIELD SURVEYED
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES - SEE TREE PLANTING PLANS, LTP-1 THRU LTP-9
5. PRIVATE FACILITES LOCATED IN CITY'S ROW PER ENCROACHMENT AGREEMENT PE22-0078

FINISH SCHEDULE

- A CONCRETE PAVING + AMENITY PADS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- B CONCRETE STAIRS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- C LINEAR PLAZA - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH + SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN AS NOTED IN DETAIL. SEE DETAIL H/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- D STAGE - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. COLOR TO BE: 'ANTIQUE AMBER' (NO. CS-15). SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE
- E HOP-SCOTCH - W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. SEE DETAIL K/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- F OMIT
- G P.I.P. PLAY SURFACING BY SURFACE AMERICA - SEE DETAIL J/ SHEET LC-14 FOR COLORS + PATTERN. AVAILABLE THROUGH COAST RECREATION. CONTACT: MIKE EISERT (949) 697-4462, MEISERT@COASTRECREATION.NET
- H CONCRETE MOW CURBS (6" AND 8") - NATURAL GRAY CONCRETE W/ A TROWEL FINISH
- I RIVER ROCK - 3"-8" 'ARIZONA' RIVER ROCK BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036
- J STABILIZED DECOMPOSED GRANITE - 'DESERT GOLD' BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036



KEYMAP NTS

SEE SHEETS LC-10 THRU LC-19 FOR CONSTRUCTION DETAILS
SEE SHEET LC-20 THRU LC-21 FOR CONSTRUCTION SPECIFICATIONS
SEE SHEET LSF-1 THRU LC-9 FOR SITE FURNISHINGS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — 30 Sep 23 — 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal 1" = 10' / Vertical N / A
Office — Field — Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date 12/2/22 — R.L.A. No. 4001

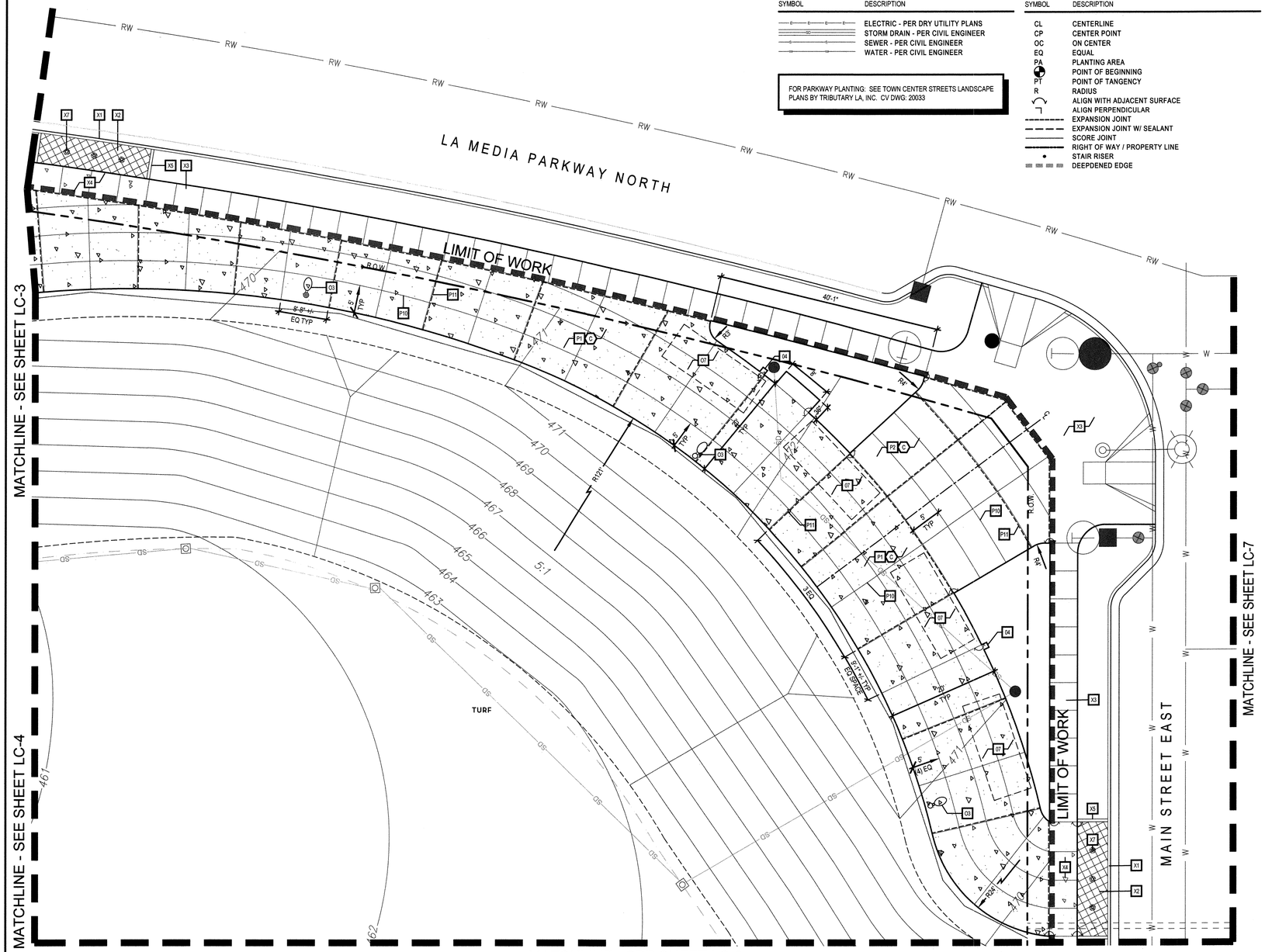
Approved: Mark A. Cano Date: 11/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LC-4
Sheet 013 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\ICD\CONST.dwg/LC-4\7 Dec 2022 4:53 PM by: Karl



UTILITY LEGEND

SYMBOL	DESCRIPTION
E E E	ELECTRIC - PER DRY UTILITY PLANS
SD	STORM DRAIN - PER CIVIL ENGINEER
S	SEWER - PER CIVIL ENGINEER
W	WATER - PER CIVIL ENGINEER

FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
CL	CENTERLINE
CP	CENTER POINT
OC	ON CENTER
EQ	EQUAL
PA	PLANTING AREA
POB	POINT OF BEGINNING
PT	POINT OF TANGENCY
R	RADIUS
	ALIGN WITH ADJACENT SURFACE
	ALIGN PERPENDICULAR
	EXPANSION JOINT
	EXPANSION JOINT W/ SEALANT
	SCORE JOINT
	RIGHT OF WAY / PROPERTY LINE
	STAIR RISER
	DEEPDENED EDGE

CONSTRUCTION NOTES

STRUCTURES

- S1 COMFORT STATION - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-18, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S2 TRASH ENCLOSURE - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-17 (FOR IMPROVEMENT PLANS IN THE R.O.W., SEE STREET IMPROVEMENT PLANS BY HALE ENGINEERING), EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S3 PRE-FABRICATED POP-UP RETAIL STRUCTURE (PER SEPARATE PERMIT), SEE DETAIL F/ SHEET LC-19

PAVING

- P1 CONCRETE PAVING (VEHICULAR) - SEE DETAIL A/ SHEET LC-10
- P2 CONCRETE PAVING (PEDESTRIAN) - SEE DETAIL A/ SHEET LC-10
- P3 DEEPENED EDGE AT PLAY SURFACING - SEE DETAIL G/ SHEET LC-14
- P4 CONCRETE STAIRS - SEE DETAIL B/ SHEET LC-11
- P5 P.I.P. PLAY SURFACING - SEE DETAIL D + J/ SHEET LC-14
- P6 P.I.P. PLAY SURFACING ON ENBANKMENT - SEE DETAIL D + J/ SHEET LC-14
- P7 RIVER ROCK - SEE DETAIL F/ SHEET LC-10
- P8 DECOMPOSED GRANITE PAVING - SEE DETAIL E/ SHEET LC-10
- P9 HAND TOOLED SCORE JOINT - SEE DETAIL B/ SHEET LC-10
- P10 SAW CUT SCORE JOINT - SEE DETAIL C/ SHEET LC-10
- P11 EXPANSION JOINT - SEE DETAIL D/ SHEET LC-10
- P12 EXPANSION JOINT AT VERTICAL SURFACE - SEE DETAIL H/ SHEET LC-10

WALLS

- W1 P.I.P. CONCRETE CHEEK WALL - SEE DETAIL I/ SHEET LC-11
- W2 CMU RETAINING WALL - SEE DETAIL A/ SHEET LC-11, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W3 MONUMENT WALL (MAIN PARK) - PER SEPARATE PERMIT - SEE DETAIL H/ SHEET LC-16, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W4 OMIT

MOW CURBS + HEADERS

- H1 6" CONCRETE MOW CURB - SEE DETAIL G/ SHEET LC-10
- H2 8" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14
- H3 OMIT
- H4 32" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14

FENCING + GATES + HANDRAILS

- F1 OMIT
- F2 DOG PARK FENCE - SEE DETAIL H/ SHEET LC-15
- F3 DOG PARK GATE - SEE DETAIL J/ SHEET LC-12
- F4 OMIT
- F5 OMIT
- F6 HANDRAIL - SEE DETAIL J/ SHEET LC-11

OTHER

- Q1 OMIT
- Q2 OMIT
- Q3 PEDESTRIAN POLE LIGHT - SEE ELECTRICAL PLANS BY RTM, SEE DETAIL I/ SHEET LC-16 FOR CONCRETE PAD
- Q4 POWER PEDESTAL PAD - SEE SITE FURNISHINGS PLANS, SEE DETAIL J/ SHEET LC-16 FOR CONCRETE PAD
- Q5 DRINKING FOUNTAIN - SEE SITE FURNISHINGS PLAN
- Q6 OMIT
- Q7 FOOD TRUCK LOCATION
- Q8 UTILITIES - PER PLANS BY HUNSAKER AND ASSOCIATES
- Q9 TRANSFORMER LOCATION - PER PLANS BY EPI AND RTM
- Q10 DOG PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT, SEE DETAILS J + K/ SHEET LC-12
- Q11 PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT

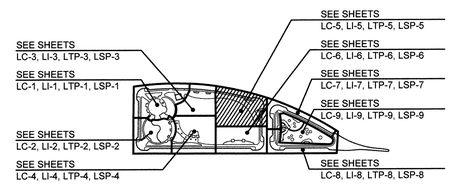
OFFSITE IMPROVEMENTS (NOT IN SCOPE - PER SEPARATE PERMIT)

- X1 CURB + GUTTER (NOT A PART) - PER STREET IMPROVEMENT PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X2 TURF PAVERS (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X3 CONCRETE PAVING (PEDESTRIAN) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X4 CONCRETE PAVING (VEHICULAR) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X5 6" CONCRETE MOW CURB (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X6 CONCRETE PAVING (FOR DUMPSTER ACCESS) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X7 REMOVEABLE BOLLARDS AT FOOD TRUC ACCESS PADS - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)

FINISH SCHEDULE

- A CONCRETE PAVING + AMENITY PADS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- B CONCRETE STAIRS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- C LINEAR PLAZA - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH + SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN AS NOTED IN DETAIL. SEE DETAIL H/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- D STAGE - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. COLOR TO BE: 'ANTIQUE AMBER' (NO. CS-15). SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE
- E HOP-SCOTCH - W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. SEE DETAIL K/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- F OMIT
- G P.I.P. PLAY SURFACING BY SURFACE AMERICA - SEE DETAIL J/ SHEET LC-14 FOR COLORS + PATTERN. AVAILABLE THROUGH COAST RECREATION. CONTACT: MIKE EISERT (949) 697-4462, MEISERT@COASTRECREATION.NET
- H CONCRETE MOW CURBS (6" AND 8") - NATURAL GRAY CONCRETE W/ A TROWEL FINISH
- I RIVER ROCK - 3"-8" 'ARIZONA' RIVER ROCK BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036
- J STABILIZED DECOMPOSED GRANITE - 'DESERT GOLD' BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036

SEE SHEETS LC-10 THRU LC-19 FOR CONSTRUCTION DETAILS
SEE SHEET LC-20 THRU LC-21 FOR CONSTRUCTION SPECIFICATIONS
SEE SHEET LSF-1 THRU LC-9 FOR SITE FURNISHINGS



KEYMAP NTS

0 5 10 20

NOTES:

1. ALL DIMENSIONS TO WALLS ARE FROM FACE OF WALL UNLESS OTHERWISE NOTED.
2. ALL PAVING, HEADER, WALL, FENCE, AND STRUCTURE LOCATIONS TO BE FIELD SURVEYED
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES - SEE TREE PLANTING PLANS, LTP-1 THRU LTP-9
5. PRIVATE FACILITES LOCATED IN CITY'S ROW PER ENCROACHMENT AGREEMENT PE22-0078

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA
Signature 30 Sep 23 Renewal 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd
Contractor		CV DWG:14011, 14012	HALE ENGINEERING			
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed						

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1" = 10'
Vertical N / A
Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

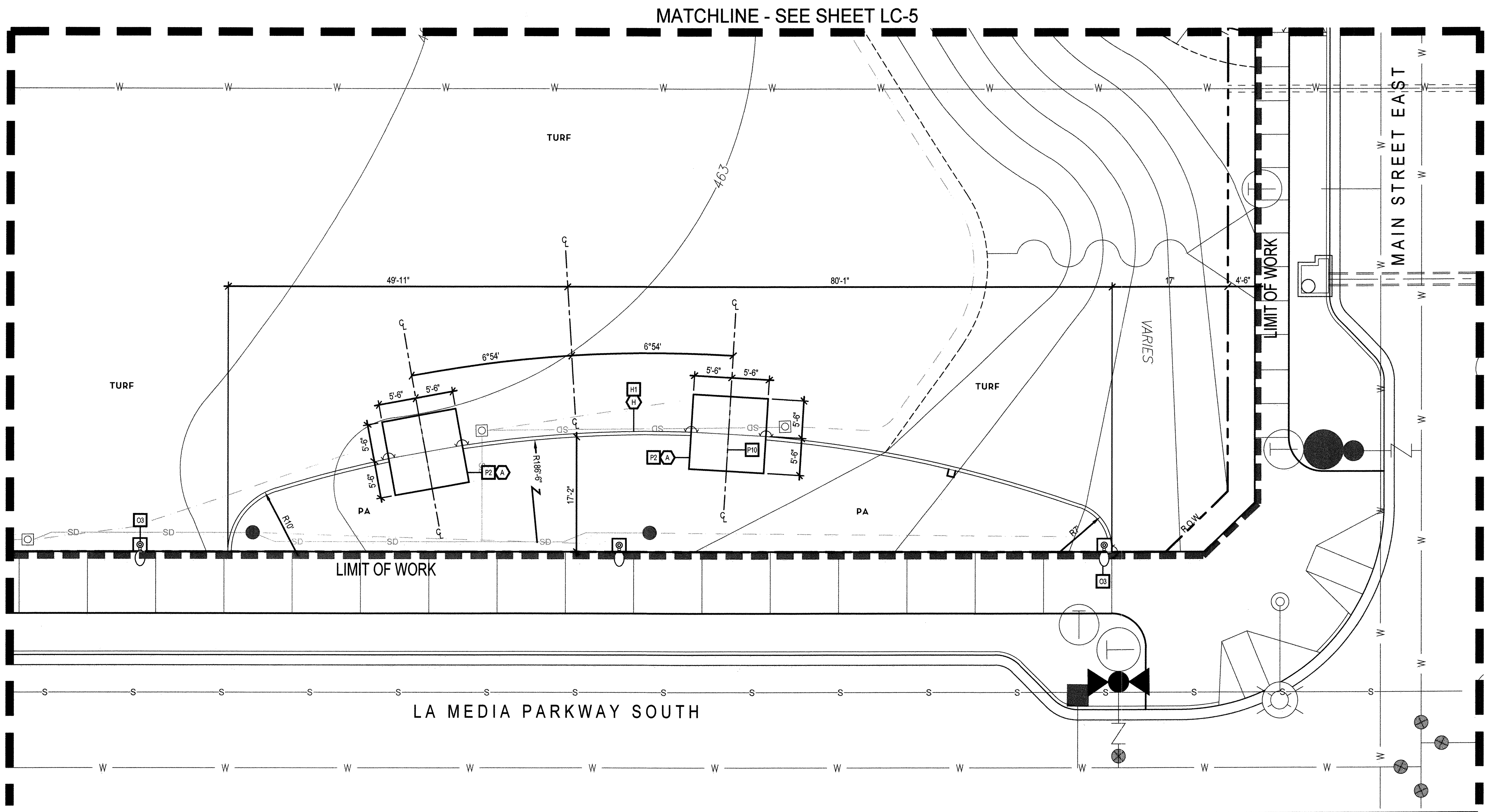
Approved: Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LC-5
Sheet 014 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\CONST.dwg\LC-5\7 Dec 2022 4:53 PM by: Kari

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
CL	CENTERLINE
CP	CENTER POINT
OC	ON CENTER
EQ	EQUAL
PA	PLANTING AREA
	POINT OF BEGINNING
PT	POINT OF TANGENCY
R	RADIUS
	ALIGN WITH ADJACENT SURFACE
	ALIGN PERPENDICULAR
	EXPANSION JOINT
	EXPANSION JOINT W/ SEALANT
	SCORE JOINT
	RIGHT OF WAY / PROPERTY LINE
	STAIR RISER
	DEEPDENED EDGE

UTILITY LEGEND

SYMBOL	DESCRIPTION
E	ELECTRIC - PER DRY UTILITY PLANS
SD	STORM DRAIN - PER CIVIL ENGINEER
S	SEWER - PER CIVIL ENGINEER
W	WATER - PER CIVIL ENGINEER

NOTES:

1. ALL DIMENSIONS TO WALLS ARE FROM FACE OF WALL UNLESS OTHERWISE NOTED.
2. ALL PAVING, HEADER, WALL, FENCE, AND STRUCTURE LOCATIONS TO BE FIELD SURVEYED
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES - SEE TREE PLANTING PLANS, LTP-1 THRU LTP-9
5. PRIVATE FACILITES LOCATED IN CITY'S ROW PER ENCROACHMENT AGREEMENT PE22-0078

FINISH SCHEDULE

- A — CONCRETE PAVING + AMENITY PADS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- B — CONCRETE STAIRS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- C — LINEAR PLAZA - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH + SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN AS NOTED IN DETAIL. SEE DETAIL H/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- D — STAGE - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. COLOR TO BE: 'ANTIQUE AMBER' (NO. CS-15). SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE
- E — HOP-SCOTCH - W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. SEE DETAIL K/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- F — OMIT
- G — P.I.P. PLAY SURFACING BY SURFACE AMERICA - SEE DETAIL J/ SHEET LC-14 FOR COLORS + PATTERN. AVAILABLE THROUGH COAST RECREATION. CONTACT: MIKE EISERT (949) 697-4462, MEISERT@COASTRECREATION.NET
- H — CONCRETE MOW CURBS (6" AND 8") - NATURAL GRAY CONCRETE W/ A TROWEL FINISH
- I — RIVER ROCK - 3"-8" 'ARIZONA' RIVER ROCK BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036
- J — STABILIZED DECOMPOSED GRANITE - 'DESERT GOLD' BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036

CONSTRUCTION NOTES

STRUCTURES

- S1 — COMFORT STATION - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-18, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S2 — TRASH ENCLOSURE - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-17 (FOR IMPROVEMENT PLANS IN THE R.O.W., SEE STREET IMPROVEMENT PLANS BY HALE ENGINEERING), EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S3 — PRE-FABRICATED POP-UP RETAIL STRUCTURE (PER SEPARATE PERMIT), SEE DETAIL F/ SHEET LC-19

PAVING

- P1 — CONCRETE PAVING (VEHICULAR) - SEE DETAIL A/ SHEET LC-10
- P2 — CONCRETE PAVING (PEDESTRIAN) - SEE DETAIL A/ SHEET LC-10
- P3 — DEEPENED EDGE AT PLAY SURFACING - SEE DETAIL G/ SHEET LC-14
- P4 — CONCRETE STAIRS - SEE DETAIL B/ SHEET LC-11
- P5 — P.I.P. PLAY SURFACING - SEE DETAIL D + J/ SHEET LC-14
- P6 — P.I.P. PLAY SURFACING ON ENBANKMENT - SEE DETAIL D + J/ SHEET LC-14
- P7 — RIVER ROCK - SEE DETAIL F/ SHEET LC-10
- P8 — DECOMPOSED GRANITE PAVING - SEE DETAIL E/ SHEET LC-10
- P9 — HAND TOOLED SCORE JOINT - SEE DETAIL B/ SHEET LC-10
- P10 — SAW CUT SCORE JOINT - SEE DETAIL C/ SHEET LC-10
- P11 — EXPANSION JOINT - SEE DETAIL D/ SHEET LC-10
- P12 — EXPANSION JOINT AT VERTICAL SURFACE - SEE DETAIL H/ SHEET LC-10

WALLS

- W1 — P.I.P. CONCRETE CHEEK WALL - SEE DETAIL I/ SHEET LC-11
- W2 — CMU RETAINING WALL - SEE DETAIL A/ SHEET LC-11, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W3 — MONUMENT WALL (MAIN PARK) - PER SEPARATE PERMIT - SEE DETAIL H/ SHEET LC-16, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W4 — OMIT

MOW CURBS + HEADERS

- H1 — 6" CONCRETE MOW CURB - SEE DETAIL G/ SHEET LC-10
- H2 — 8" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14
- H3 — OMIT
- H4 — 32" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14

FENCING + GATES + HANDRAILS

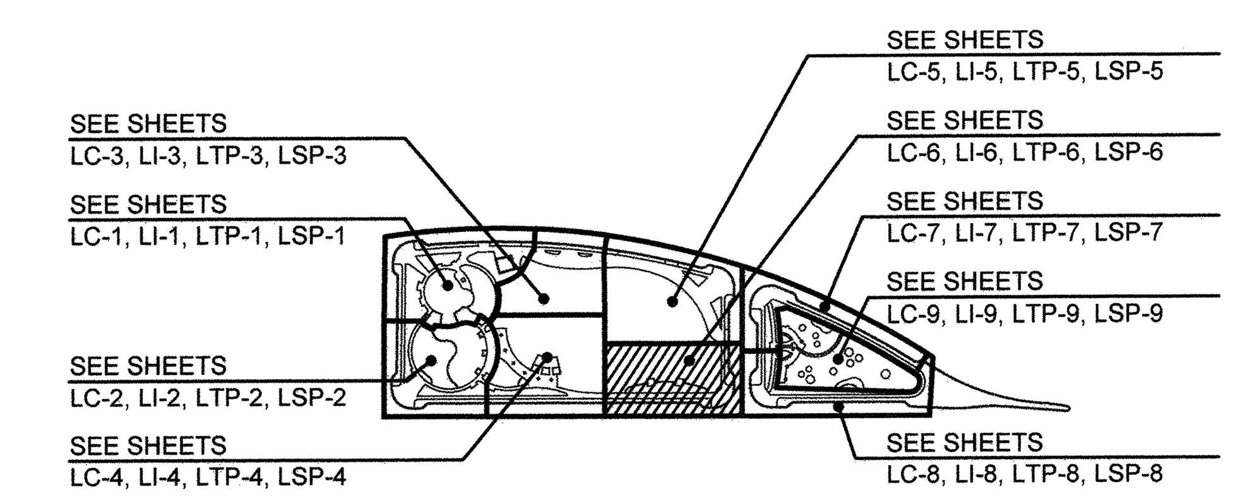
- F1 — OMIT
- F2 — DOG PARK FENCE - SEE DETAIL H/ SHEET LC-15
- F3 — DOG PARK GATE - SEE DETAIL J/ SHEET LC-12
- F4 — OMIT
- F5 — OMIT
- F6 — HANDRAIL - SEE DETAIL J/ SHEET LC-11

OTHER

- O1 — OMIT
- O2 — OMIT
- O3 — PEDESTRIAN POLE LIGHT - SEE ELECTRICAL PLANS BY RTM, SEE DETAIL I/ SHEET LC-16 FOR CONCRETE PAD
- O4 — POWER PEDESTAL PAD - SEE SITE FURNISHINGS PLANS, SEE DETAIL J/ SHEET LC-16 FOR CONCRETE PAD
- O5 — DRINKING FOUNTAIN - SEE SITE FURNISHINGS PLAN
- O6 — OMIT
- O7 — FOOD TRUCK LOCATION
- O8 — UTILITIES - PER PLANS BY HUNSAKER AND ASSOCIATES
- O9 — TRANSFORMER LOCATION - PER PLANS BY EPI AND RTM
- O10 — DOG PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT, SEE DETAILS J + K/ SHEET LC-12
- O11 — PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT

OFFSITE IMPROVEMENTS (NOT IN SCOPE - PER SEPARATE PERMIT)

- X1 — CURB + GUTTER (NOT A PART) - PER STREET IMPROVEMENT PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X2 — TURF PAVERS (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X3 — CONCRETE PAVING (PEDESTRIAN) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X4 — CONCRETE PAVING (VEHICULAR) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X5 — 6" CONCRETE MOW CURB (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X6 — CONCRETE PAVING (FOR DUMPSTER ACCESS) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X7 — REMOVEABLE BOLLARDS AT FOOD TRUC ACCESS PADS - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)



KEYMAP

NTS

SEE SHEETS LC-10 THRU LC-19 FOR CONSTRUCTION DETAILS
SEE SHEET LC-20 THRU LC-21 FOR CONSTRUCTION SPECIFICATIONS
SEE SHEET LSF-1 THRU LC-9 FOR SITE FURNISHINGS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD - 4001 — Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date — CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE — Horizontal 1" = 10' — Vertical N / A
Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date 12/2/22 — R.L.A. No. 4001

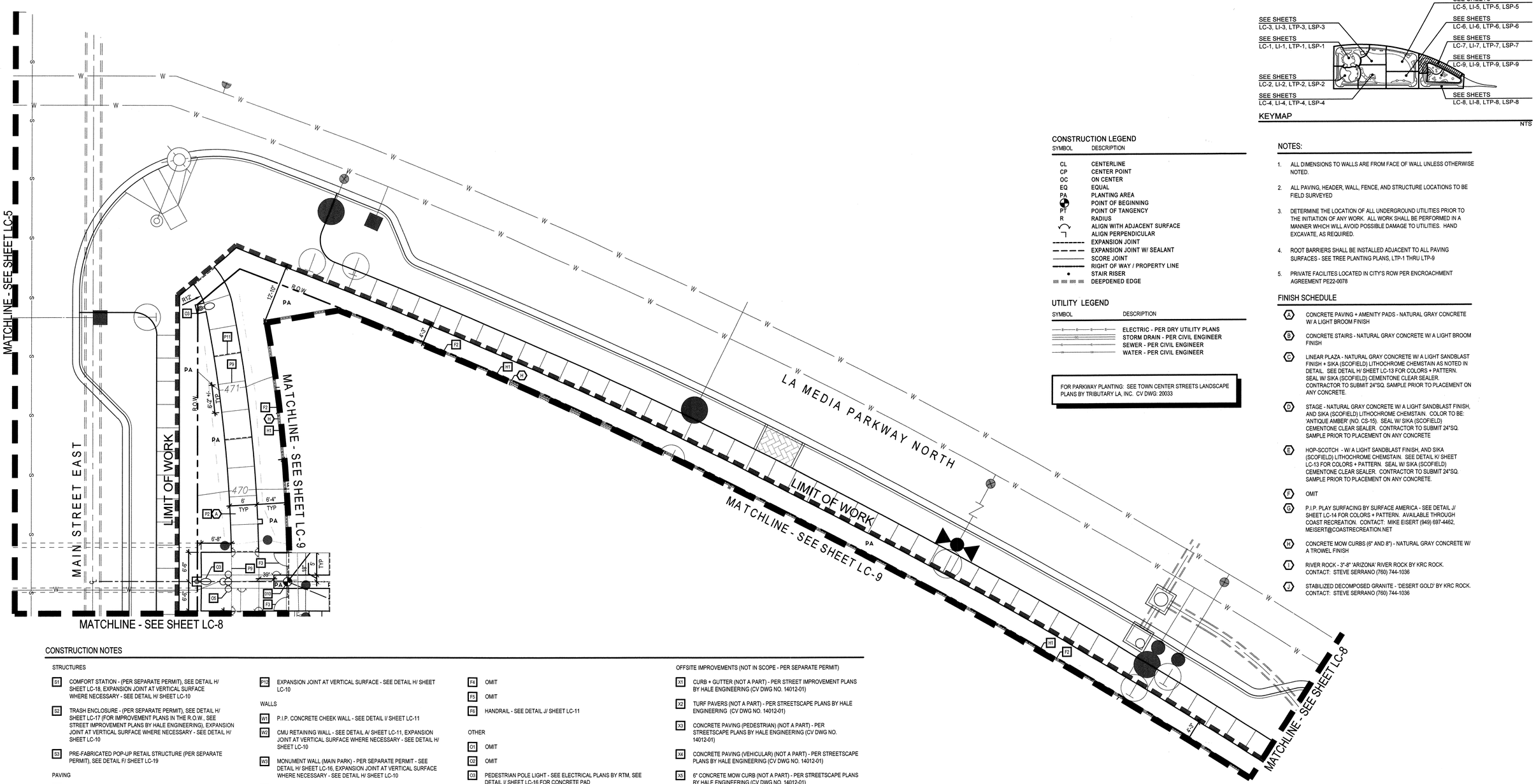
Approved: Mark A. Caro Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LC-6
Sheet 015 of 107

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

S:\2019 Projects\19027 V8 Town Square Park\CD\CONST.dwg\LC-6\7 Dec 2022 4:53 PM by: Kari



KEYMAP

NTS

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
CL	CENTERLINE
CP	CENTER POINT
OC	ON CENTER
EQ	EQUAL
PA	PLANTING AREA
POB	POINT OF BEGINNING
PT	POINT OF TANGENCY
R	RADIUS
	ALIGN WITH ADJACENT SURFACE
	ALIGN PERPENDICULAR
	EXPANSION JOINT
	EXPANSION JOINT W/ SEALANT
	SCORE JOINT
	RIGHT OF WAY / PROPERTY LINE
	STAIR RISER
	DEEPDENED EDGE

UTILITY LEGEND

SYMBOL	DESCRIPTION
	ELECTRIC - PER DRY UTILITY PLANS
	STORM DRAIN - PER CIVIL ENGINEER
	SEWER - PER CIVIL ENGINEER
	WATER - PER CIVIL ENGINEER

FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

NOTES:

1. ALL DIMENSIONS TO WALLS ARE FROM FACE OF WALL UNLESS OTHERWISE NOTED.
2. ALL PAVING, HEADER, WALL, FENCE, AND STRUCTURE LOCATIONS TO BE FIELD SURVEYED
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES - SEE TREE PLANTING PLANS, LTP-1 THRU LTP-9
5. PRIVATE FACILITES LOCATED IN CITY'S ROW PER ENCROACHMENT AGREEMENT PE22-0078

FINISH SCHEDULE

- (A) CONCRETE PAVING + AMENITY PADS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- (B) CONCRETE STAIRS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- (C) LINEAR PLAZA - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH + SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN AS NOTED IN DETAIL. SEE DETAIL H/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- (D) STAGE - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. COLOR TO BE: 'ANTIQUE AMBER' (NO. CS-15). SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE
- (E) HOP-SCOTCH - W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. SEE DETAIL K/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- (F) OMIT
- (G) P.I.P. PLAY SURFACING BY SURFACE AMERICA - SEE DETAIL J/ SHEET LC-14 FOR COLORS + PATTERN. AVAILABLE THROUGH COAST RECREATION. CONTACT: MIKE EISERT (949) 697-4462, MEISERT@COASTRECREATION.NET
- (H) CONCRETE MOW CURBS (6" AND 8") - NATURAL GRAY CONCRETE W/ A TROWEL FINISH
- (I) RIVER ROCK - 3"-8" 'ARIZONA' RIVER ROCK BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036
- (J) STABILIZED DECOMPOSED GRANITE - 'DESERT GOLD' BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036

CONSTRUCTION NOTES

STRUCTURES

- S1 COMFORT STATION - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-18, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S2 TRASH ENCLOSURE - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-17 (FOR IMPROVEMENT PLANS IN THE R.O.W., SEE STREET IMPROVEMENT PLANS BY HALE ENGINEERING), EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S3 PRE-FABRICATED POP-UP RETAIL STRUCTURE (PER SEPARATE PERMIT), SEE DETAIL F/ SHEET LC-19

PAVING

- P1 CONCRETE PAVING (VEHICULAR) - SEE DETAIL A/ SHEET LC-10
- P2 CONCRETE PAVING (PEDESTRIAN) - SEE DETAIL A/ SHEET LC-10
- P3 DEEPENED EDGE AT PLAY SURFACING - SEE DETAIL G/ SHEET LC-14
- P4 CONCRETE STAIRS - SEE DETAIL B/ SHEET LC-11
- P5 P.I.P. PLAY SURFACING - SEE DETAIL D + J/ SHEET LC-14
- P6 P.I.P. PLAY SURFACING ON ENBANKMENT - SEE DETAIL D + J/ SHEET LC-14
- P7 RIVER ROCK - SEE DETAIL F/ SHEET LC-10
- P8 DECOMPOSED GRANITE PAVING - SEE DETAIL E/ SHEET LC-10
- P9 HAND TOOLED SCORE JOINT - SEE DETAIL B/ SHEET LC-10
- P10 SAW CUT SCORE JOINT - SEE DETAIL C/ SHEET LC-10
- P11 EXPANSION JOINT - SEE DETAIL D/ SHEET LC-10
- P12 EXPANSION JOINT AT VERTICAL SURFACE - SEE DETAIL H/ SHEET LC-10

WALLS

- W1 P.I.P. CONCRETE CHEEK WALL - SEE DETAIL I/ SHEET LC-11
- W2 CMU RETAINING WALL - SEE DETAIL A/ SHEET LC-11, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W3 MONUMENT WALL (MAIN PARK) - PER SEPARATE PERMIT - SEE DETAIL H/ SHEET LC-16, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W4 OMIT

MOW CURBS + HEADERS

- H1 6" CONCRETE MOW CURB - SEE DETAIL G/ SHEET LC-10
- H2 8" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14
- H3 OMIT
- H4 32" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14

FENCING + GATES + HANDRAILS

- F1 OMIT
- F2 DOG PARK FENCE - SEE DETAIL H/ SHEET LC-15
- F3 DOG PARK GATE - SEE DETAIL J/ SHEET LC-12
- F4 OMIT
- F5 OMIT
- F6 HANDRAIL - SEE DETAIL J/ SHEET LC-11

OTHER

- O1 OMIT
- O2 OMIT
- O3 PEDESTRIAN POLE LIGHT - SEE ELECTRICAL PLANS BY RTM, SEE DETAIL I/ SHEET LC-16 FOR CONCRETE PAD
- O4 POWER PEDESTAL PAD - SEE SITE FURNISHINGS PLANS, SEE DETAIL J/ SHEET LC-16 FOR CONCRETE PAD
- O5 DRINKING FOUNTAIN - SEE SITE FURNISHINGS PLAN
- O6 OMIT
- O7 FOOD TRUCK LOCATION
- O8 UTILITIES - PER PLANS BY HUNSAKER AND ASSOCIATES
- O9 TRANSFORMER LOCATION - PER PLANS BY EPI AND RTM
- O10 DOG PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT, SEE DETAILS J + K/ SHEET LC-12
- O11 PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT

OFFSITE IMPROVEMENTS (NOT IN SCOPE - PER SEPARATE PERMIT)

- X1 CURB + GUTTER (NOT A PART) - PER STREET IMPROVEMENT PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X2 TURF PAVERS (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X3 CONCRETE PAVING (PEDESTRIAN) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X4 CONCRETE PAVING (VEHICULAR) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X5 6" CONCRETE MOW CURB (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X6 CONCRETE PAVING (FOR DUMPSTER ACCESS) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X7 REMOVEABLE BOLLARDS AT FOOD TRUC ACCESS PADS - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)

SEE SHEETS LC-10 THRU LC-19 FOR CONSTRUCTION DETAILS
SEE SHEET LC-20 THRU LC-21 FOR CONSTRUCTION SPECIFICATIONS
SEE SHEET LSF-1 THRU LC-9 FOR SITE FURNISHINGS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Signature 30 Sep 23 Renewal Date 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal 1" = 10' Vertical N / A
Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LC-7
Sheet 016 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\CONST.dwg\LC-7\7 Dec 2022 4:53 PM by: Kari

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
CL	CENTERLINE
CP	CENTER POINT
OC	ON CENTER
EQ	EQUAL
PA	PLANTING AREA
	POINT OF BEGINNING
PT	POINT OF TANGENCY
R	RADIUS
	ALIGN WITH ADJACENT SURFACE
	ALIGN PERPENDICULAR
	EXPANSION JOINT
	EXPANSION JOINT W/ SEALANT
	SCORE JOINT
	RIGHT OF WAY / PROPERTY LINE
	STAIR RISER
	DEEPDENED EDGE

UTILITY LEGEND

SYMBOL	DESCRIPTION
E	ELECTRIC - PER DRY UTILITY PLANS
SD	STORM DRAIN - PER CIVIL ENGINEER
S	SEWER - PER CIVIL ENGINEER
W	WATER - PER CIVIL ENGINEER

NOTES:

1. ALL DIMENSIONS TO WALLS ARE FROM FACE OF WALL UNLESS OTHERWISE NOTED.
2. ALL PAVING, HEADER, WALL, FENCE, AND STRUCTURE LOCATIONS TO BE FIELD SURVEYED
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES - SEE TREE PLANTING PLANS, LTP-1 THRU LTP-9
5. PRIVATE FACILITES LOCATED IN CITY'S ROW PER ENCROACHMENT AGREEMENT PE22-0078

FINISH SCHEDULE

- A — CONCRETE PAVING + AMENITY PADS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- B — CONCRETE STAIRS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- C — LINEAR PLAZA - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH + SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN AS NOTED IN DETAIL. SEE DETAIL H/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- D — STAGE - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. COLOR TO BE: 'ANTIQUE AMBER' (NO. CS-15). SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE
- E — HOP-SCOTCH - W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. SEE DETAIL K/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- F — OMIT
- G — P.I.P. PLAY SURFACING BY SURFACE AMERICA - SEE DETAIL J/ SHEET LC-14 FOR COLORS + PATTERN. AVAILABLE THROUGH COAST RECREATION. CONTACT: MIKE EISERT (949) 697-4462, MEISERT@COASTRECREATION.NET
- H — CONCRETE MOW CURBS (6" AND 8") - NATURAL GRAY CONCRETE W/ A TROWEL FINISH
- I — RIVER ROCK - 3"-8" 'ARIZONA' RIVER ROCK BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036
- J — STABILIZED DECOMPOSED GRANITE - 'DESERT GOLD' BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036

CONSTRUCTION NOTES

STRUCTURES

- S1 — COMFORT STATION - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-18, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S2 — TRASH ENCLOSURE - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-17 (FOR IMPROVEMENT PLANS IN THE R.O.W., SEE STREET IMPROVEMENT PLANS BY HALE ENGINEERING), EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S3 — PRE-FABRICATED POP-UP RETAIL STRUCTURE (PER SEPARATE PERMIT), SEE DETAIL F/ SHEET LC-19

PAVING

- P1 — CONCRETE PAVING (VEHICULAR) - SEE DETAIL A/ SHEET LC-10
- P2 — CONCRETE PAVING (PEDESTRIAN) - SEE DETAIL A/ SHEET LC-10
- P3 — DEEPENED EDGE AT PLAY SURFACING - SEE DETAIL G/ SHEET LC-14
- P4 — CONCRETE STAIRS - SEE DETAIL B/ SHEET LC-11
- P5 — P.I.P. PLAY SURFACING - SEE DETAIL D + J/ SHEET LC-14
- P6 — P.I.P. PLAY SURFACING ON ENBANKMENT - SEE DETAIL D + J/ SHEET LC-14
- P7 — RIVER ROCK - SEE DETAIL F/ SHEET LC-10
- P8 — DECOMPOSED GRANITE PAVING - SEE DETAIL E/ SHEET LC-10
- P9 — HAND TOOLED SCORE JOINT - SEE DETAIL B/ SHEET LC-10
- P10 — SAW CUT SCORE JOINT - SEE DETAIL C/ SHEET LC-10
- P11 — EXPANSION JOINT - SEE DETAIL D/ SHEET LC-10
- P12 — EXPANSION JOINT AT VERTICAL SURFACE - SEE DETAIL H/ SHEET LC-10

WALLS

- W1 — P.I.P. CONCRETE CHEEK WALL - SEE DETAIL I/ SHEET LC-11
- W2 — CMU RETAINING WALL - SEE DETAIL A/ SHEET LC-11, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W3 — MONUMENT WALL (MAIN PARK) - PER SEPARATE PERMIT - SEE DETAIL H/ SHEET LC-16, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W4 — OMIT

MOW CURBS + HEADERS

- H1 — 6" CONCRETE MOW CURB - SEE DETAIL G/ SHEET LC-10
- H2 — 8" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14
- H3 — OMIT
- H4 — 32" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14

FENCING + GATES + HANDRAILS

- F1 — OMIT
- F2 — DOG PARK FENCE - SEE DETAIL H/ SHEET LC-15
- F3 — DOG PARK GATE - SEE DETAIL J/ SHEET LC-12
- F4 — OMIT
- F5 — OMIT
- F6 — HANDRAIL - SEE DETAIL J/ SHEET LC-11

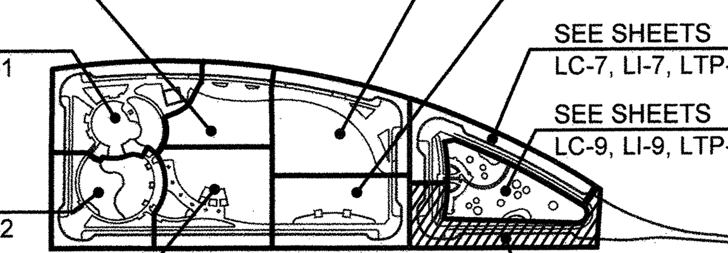
OTHER

- O1 — OMIT
- O2 — OMIT
- O3 — PEDESTRIAN POLE LIGHT - SEE ELECTRICAL PLANS BY RTM, SEE DETAIL I/ SHEET LC-16 FOR CONCRETE PAD
- O4 — POWER PEDESTAL PAD - SEE SITE FURNISHINGS PLANS, SEE DETAIL J/ SHEET LC-16 FOR CONCRETE PAD
- O5 — DRINKING FOUNTAIN - SEE SITE FURNISHINGS PLAN
- O6 — OMIT
- O7 — FOOD TRUCK LOCATION
- O8 — UTILITIES - PER PLANS BY HUNSAKER AND ASSOCIATES
- O9 — TRANSFORMER LOCATION - PER PLANS BY EPI AND RTM
- O10 — DOG PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT, SEE DETAILS J + K/ SHEET LC-12
- O11 — PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT

OFFSITE IMPROVEMENTS (NOT IN SCOPE - PER SEPARATE PERMIT)

- X1 — CURB + GUTTER (NOT A PART) - PER STREET IMPROVEMENT PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X2 — TURF PAVERS (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X3 — CONCRETE PAVING (PEDESTRIAN) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X4 — CONCRETE PAVING (VEHICULAR) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X5 — 6" CONCRETE MOW CURB (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X6 — CONCRETE PAVING (FOR DUMPSTER ACCESS) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X7 — REMOVEABLE BOLLARDS AT FOOD TRUC ACCESS PADS - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)

FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033



KEYMAP

NTS

SEE SHEETS LC-10 THRU LC-19 FOR CONSTRUCTION DETAILS
SEE SHEET LC-20 THRU LC-21 FOR CONSTRUCTION SPECIFICATIONS
SEE SHEET LSF-1 THRU LC-9 FOR SITE FURNISHINGS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date — STATE OF CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor ______	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector ______	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed ______					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal 1" = 10'; Vertical N/A

Office ______ Field ______ Traffic ______

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date 12/2/22 — R.L.A. No. 4001

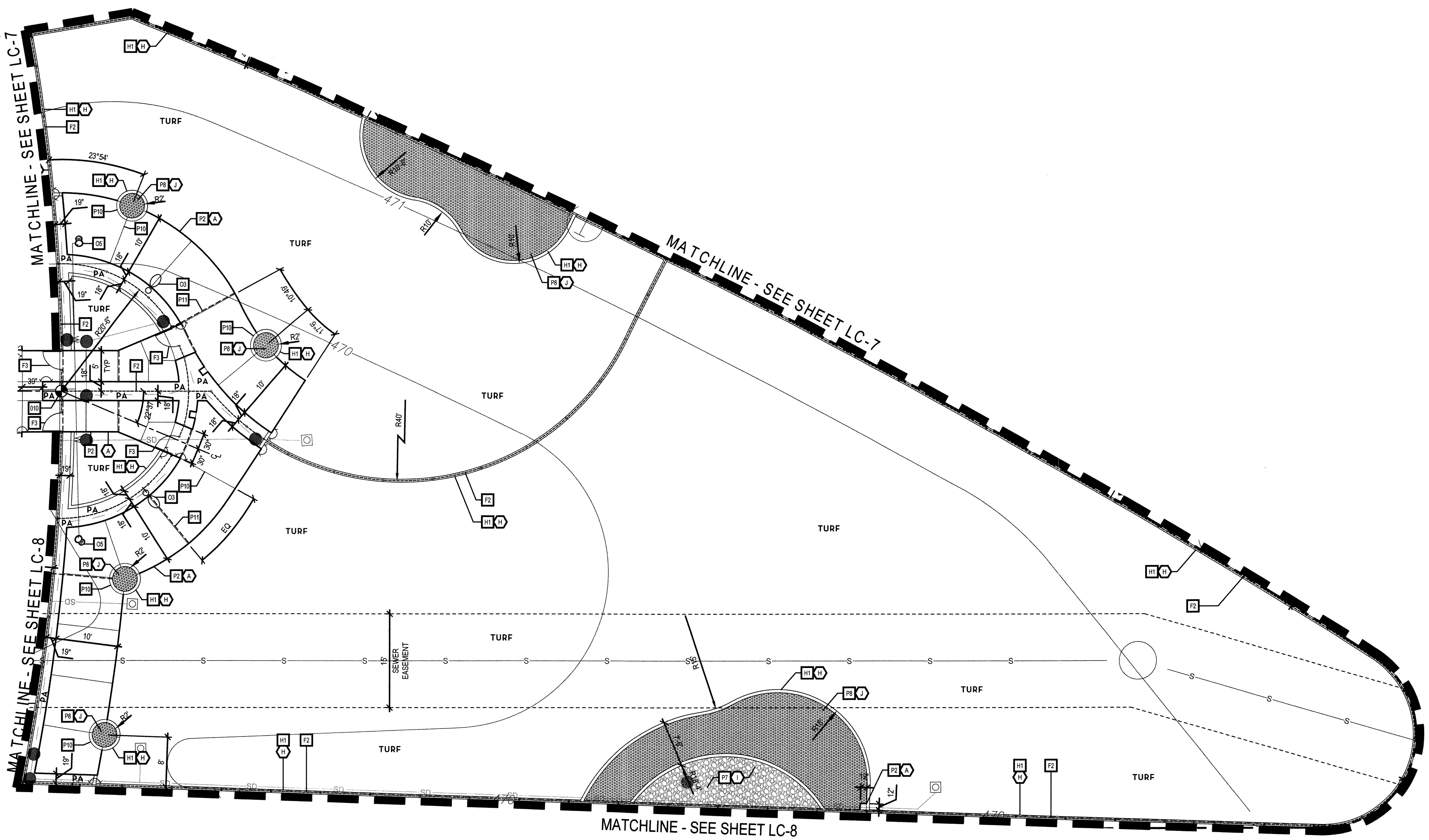
Approved: [signature] Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LC-8

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

S:\2019 Projects\19027 V8 Town Square Park\CD\CONST.dwg\LC-8\7 Dec 2022 4:54 PM by: Kari



CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
CL	CENTERLINE
CP	CENTER POINT
OC	ON CENTER
EQ	EQUAL
PA	PLANTING AREA
	POINT OF BEGINNING
PT	POINT OF TANGENCY
R	RADIUS
	ALIGN WITH ADJACENT SURFACE
	ALIGN PERPENDICULAR
	EXPANSION JOINT
	EXPANSION JOINT W/ SEALANT
	SCORE JOINT
	RIGHT OF WAY / PROPERTY LINE
	STAIR RISER
	DEEPDENED EDGE

UTILITY LEGEND

SYMBOL	DESCRIPTION
E	ELECTRIC - PER DRY UTILITY PLANS
SD	STORM DRAIN - PER CIVIL ENGINEER
S	SEWER - PER CIVIL ENGINEER
W	WATER - PER CIVIL ENGINEER

NOTES:

1. ALL DIMENSIONS TO WALLS ARE FROM FACE OF WALL UNLESS OTHERWISE NOTED.
2. ALL PAVING, HEADER, WALL, FENCE, AND STRUCTURE LOCATIONS TO BE FIELD SURVEYED
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES - SEE TREE PLANTING PLANS, LTP-1 THRU LTP-9
5. PRIVATE FACILITES LOCATED IN CITY'S ROW PER ENCROACHMENT AGREEMENT PE22-0078

FINISH SCHEDULE

- (A) CONCRETE PAVING + AMENITY PADS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- (B) CONCRETE STAIRS - NATURAL GRAY CONCRETE W/ A LIGHT BROOM FINISH
- (C) LINEAR PLAZA - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH + SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN AS NOTED IN DETAIL. SEE DETAIL H/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- (D) STAGE - NATURAL GRAY CONCRETE W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. COLOR TO BE: 'ANTIQUE AMBER' (NO. CS-15). SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE
- (E) HOP-SCOTCH - W/ A LIGHT SANDBLAST FINISH, AND SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN. SEE DETAIL K/ SHEET LC-13 FOR COLORS + PATTERN. SEAL W/ SIKA (SCOFIELD) CEMENTONE CLEAR SEALER. CONTRACTOR TO SUBMIT 24"SQ. SAMPLE PRIOR TO PLACEMENT ON ANY CONCRETE.
- (F) OMIT
- (G) P.I.P. PLAY SURFACING BY SURFACE AMERICA - SEE DETAIL J/ SHEET LC-14 FOR COLORS + PATTERN. AVAILABLE THROUGH COAST RECREATION. CONTACT: MIKE EISERT (949) 697-4462, MEISERT@COASTRECREATION.NET
- (H) CONCRETE MOW CURBS (6" AND 8") - NATURAL GRAY CONCRETE W/ A TROWEL FINISH
- (I) RIVER ROCK - 3"-8" 'ARIZONA' RIVER ROCK BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036
- (J) STABILIZED DECOMPOSED GRANITE - 'DESERT GOLD' BY KRC ROCK. CONTACT: STEVE SERRANO (760) 744-1036

CONSTRUCTION NOTES

STRUCTURES

- S1 COMFORT STATION - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-18, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S2 TRASH ENCLOSURE - (PER SEPARATE PERMIT), SEE DETAIL H/ SHEET LC-17 (FOR IMPROVEMENT PLANS IN THE R.O.W., SEE STREET IMPROVEMENT PLANS BY HALE ENGINEERING), EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- S3 PRE-FABRICATED POP-UP RETAIL STRUCTURE (PER SEPARATE PERMIT), SEE DETAIL F/ SHEET LC-19

PAVING

- P1 CONCRETE PAVING (VEHICULAR) - SEE DETAIL A/ SHEET LC-10
- P2 CONCRETE PAVING (PEDESTRIAN) - SEE DETAIL A/ SHEET LC-10
- P3 DEEPENED EDGE AT PLAY SURFACING - SEE DETAIL G/ SHEET LC-14
- P4 CONCRETE STAIRS - SEE DETAIL B/ SHEET LC-11
- P5 P.I.P. PLAY SURFACING - SEE DETAIL D + J/ SHEET LC-14
- P6 P.I.P. PLAY SURFACING ON ENBANKMENT - SEE DETAIL D + J/ SHEET LC-14
- P7 RIVER ROCK - SEE DETAIL F/ SHEET LC-10
- P8 DECOMPOSED GRANITE PAVING - SEE DETAIL E/ SHEET LC-10
- P9 HAND TOOLED SCORE JOINT - SEE DETAIL B/ SHEET LC-10
- P10 SAW CUT SCORE JOINT - SEE DETAIL C/ SHEET LC-10
- P11 EXPANSION JOINT - SEE DETAIL D/ SHEET LC-10
- P12 EXPANSION JOINT AT VERTICAL SURFACE - SEE DETAIL H/ SHEET LC-10

WALLS

- W1 P.I.P. CONCRETE CHEEK WALL - SEE DETAIL I/ SHEET LC-11
- W2 CMU RETAINING WALL - SEE DETAIL A/ SHEET LC-11, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W3 MONUMENT WALL (MAIN PARK) - PER SEPARATE PERMIT - SEE DETAIL H/ SHEET LC-16, EXPANSION JOINT AT VERTICAL SURFACE WHERE NECESSARY - SEE DETAIL H/ SHEET LC-10
- W4 OMIT

MOW CURBS + HEADERS

- H1 6" CONCRETE MOW CURB - SEE DETAIL G/ SHEET LC-10
- H2 8" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14
- H3 OMIT
- H4 32" CONCRETE EDGE AT PLAY SURFACING AND PLANTING AREA OR LAWN - SEE DETAIL G/ SHEET LC-14

FENCING + GATES + HANDRAILS

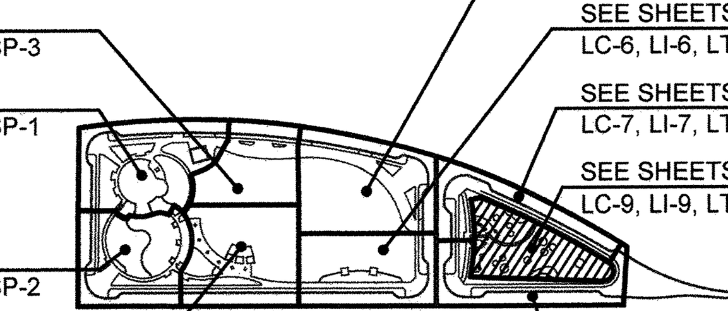
- F1 OMIT
- F2 DOG PARK FENCE - SEE DETAIL H/ SHEET LC-15
- F3 DOG PARK GATE - SEE DETAIL J/ SHEET LC-12
- F4 OMIT
- F5 OMIT
- F6 HANDRAIL - SEE DETAIL J/ SHEET LC-11

OTHER

- O1 OMIT
- O2 OMIT
- O3 PEDESTRIAN POLE LIGHT - SEE ELECTRICAL PLANS BY RTM, SEE DETAIL I/ SHEET LC-16 FOR CONCRETE PAD
- O4 POWER PEDESTAL PAD - SEE SITE FURNISHINGS PLANS, SEE DETAIL J/ SHEET LC-16 FOR CONCRETE PAD
- O5 DRINKING FOUNTAIN - SEE SITE FURNISHINGS PLAN
- O6 OMIT
- O7 FOOD TRUCK LOCATION
- O8 UTILITIES - PER PLANS BY HUNSAKER AND ASSOCIATES
- O9 TRANSFORMER LOCATION - PER PLANS BY EPI AND RTM
- O10 DOG PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT, SEE DETAILS J + K/ SHEET LC-12
- O11 PARK SIGNAGE - PER SEPARATE PERMIT, BY SIGNAGE CONSULTANT

OFFSITE IMPROVEMENTS (NOT IN SCOPE - PER SEPARATE PERMIT)

- X1 CURB + GUTTER (NOT A PART) - PER STREET IMPROVEMENT PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X2 TURF PAVERS (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X3 CONCRETE PAVING (PEDESTRIAN) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X4 CONCRETE PAVING (VEHICULAR) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X5 6" CONCRETE MOW CURB (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X6 CONCRETE PAVING (FOR DUMPSTER ACCESS) (NOT A PART) - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)
- X7 REMOVEABLE BOLLARDS AT FOOD TRUC ACCESS PADS - PER STREETSCAPE PLANS BY HALE ENGINEERING (CV DWG NO. 14012-01)



KEYMAP

NTS

SEE SHEETS LC-10 THRU LC-19 FOR CONSTRUCTION DETAILS
SEE SHEET LC-20 THRU LC-21 FOR CONSTRUCTION SPECIFICATIONS
SEE SHEET LSF-1 THRU LC-9 FOR SITE FURNISHINGS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date — CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal 1" = 10'; Vertical N / A

Office ______ Field ______ Traffic ______

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of [signature] Date 12/2/22
THOMAS A. PICARD R.L.A. No. 4001

Approved: [signature] Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

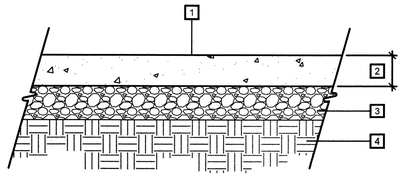
CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LC-9
Sheet 018 of 107

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

S:\2019 Projects\19027 V8 Town Square Park\CD\CONST.dwg\LC-9\7 Dec 2022 4:54 PM by: Kari



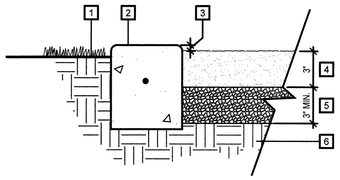
LEGEND

1. CONCRETE PAVING - SEE FINISH SCHEDULE FOR COLOR AND FINISH
2. DEPTH AND REINFORCEMENT PER SOILS REPORT RECOMMENDATIONS
3. COMPACTED SUB-BASE - BY CONTRACTOR (SEE SOILS REPORT FOR RECOMMENDATIONS)
4. COMPACTED SUBGRADE - BY CONTRACTOR (SEE SOILS REPORT FOR RECOMMENDATIONS)

SECTION

CONCRETE PAVING — A

PAV-CON



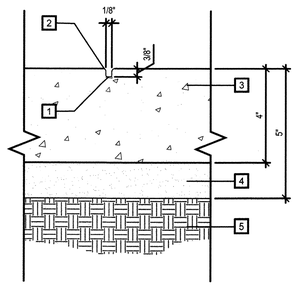
LEGEND

1. FINISH GRADE (SEE GRADING PLANS)
2. 6" X 6" CONCRETE HEADER - SEE DETAIL G/ THIS SHEET
3. ¾" MAX (TYPICAL)
4. 3" MINIMUM DEPTH, 3/4" CLASS 2 AGGREGATE BASE (DEPTH MAY BE INCREASED, PER SOIL ENGINEER'S REPORT)
5. 3" DEPTH, STABILIZED DECOMPOSED GRANITE (SEE FINISH SCHEDULE)
6. COMPACTED SUBGRADE (SEE GEOTECHNICAL REPORT FOR RECOMMENDATIONS)

SECTION

DG PAVING — E

PAV-DG



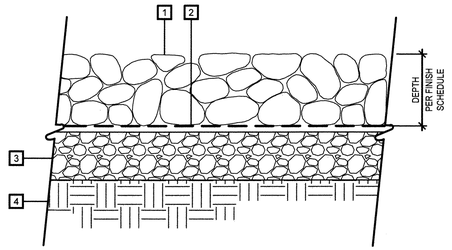
LEGEND

1. TOOLED JOINT
2. 1/8" RADIUS TYPICAL
3. CONCRETE (SEE PLAN AND FINISH SCHEDULE FOR COLOR AND FINISH) (DEPTH AND REINFORCEMENT PER SOILS REPORT RECOMMENDATIONS)
4. COMPACTED SUB-BASE, IF REQUIRED (SEE SOILS REPORT FOR RECOMMENDATIONS)
5. COMPACTED SUBGRADE (SEE SOILS REPORT FOR RECOMMENDATIONS)

SECTION

HAND TOOLED JOINT — B

SCR-HAND



LEGEND

1. COBBLE (SEE FINISH SCHEDULE FOR SPECIFICATION)
2. FILTER FABRIC
3. COMPACTED SUB-BASE - BY CONTRACTOR (SEE GEOTECHNICAL REPORT FOR RECOMMENDATIONS)
4. COMPACTED SUB-GRADE - BY CONTRACTOR (SEE GEOTECHNICAL REPORT FOR RECOMMENDATIONS)

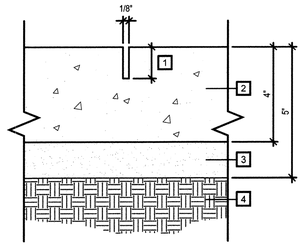
SECTION

COBBLE PAVING — F

PAV-CBL

OMIT

NOT ASSIGNED — J



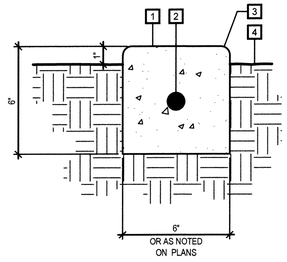
LEGEND

1. 1/8" WIDE SAW CUT JOINT - DEPT THE BE 33% OF PAVING DEPTH FOR CONTROL JOINTS, 1/2" DEEP IN DECORATIVE APPLICATIONS
2. CONCRETE - SEE PLAN AND FINISH SCHEDULE FOR COLOR AND FINISH (DEPTH AND REINFORCEMENT PER SOILS REPORT RECOMMENDATIONS)
3. COMPACTED SUB-BASE, IF REQUIRED (SEE SOILS REPORT FOR RECOMMENDATIONS)
4. COMPACTED SUBGRADE (SEE SOILS REPORT FOR RECOMMENDATIONS)

SECTION

SAW CUT JOINT — C

SCR-SAW



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. ½" RADII (TYPICAL)
4. FINISH GRADE

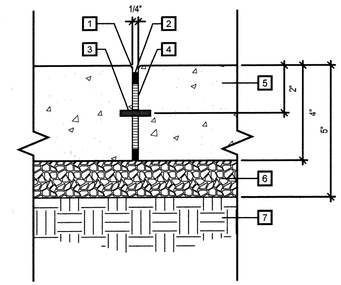
NOTES:

- SCORE JOINTS AT 5' O.C.
- EXPANSION JOINTS AT 20' O.C

SECTION

6" CONCRETE MOW CURB — G

HRD-CON-6



LEGEND

1. 1/8" RADIUS TYPICAL
2. POLYURETHANE SEALANT (SEE SPECIFICATIONS)
3. STEEL ROD WITH SLEEVE, IF REQUIRED PER SOILS REPORT (SEE SOILS REPORT FOR SIZE)
4. EXPANSION JOINT (USE "KOLD SEAL ZIPPER STRIP" OR EQUAL)
5. CONCRETE (SEE PLAN AND FINISH SCHEDULE FOR COLOR AND FINISH) (DEPTH AND REINFORCEMENT PER SOILS REPORT RECOMMENDATIONS)
6. COMPACTED SUB-BASE (SEE SOILS REPORT FOR RECOMMENDATIONS)
7. COMPACTED SUB-GRADE (SEE SOILS REPORT FOR RECOMMENDATIONS)

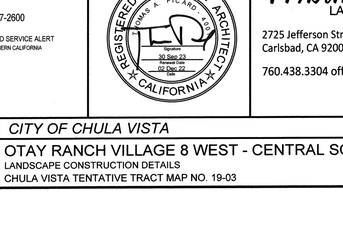
NOTES

- DOWELING T PRIVATE IMPROVEMENTS ONLY
- NO DOWELING BETWEEN PUBLIC AND PARK SIDEWALKS

SECTION

EXPANSION JOINT — D

JNT-EXP



LEGEND

1. ANY VERTICAL SURFACE SUCH AS BUILDING WALL, SITE WALL, CURB, OR PLANTER
2. POLYURETHANE SEALANT (SEE SPECIFICATIONS)
3. EXPANSION JOINT (USE "KOLD SEAL ZIPPER STRIP" OR EQUAL)
4. 1/8" RADIUS TYPICAL
5. CONCRETE (SEE PLAN AND FINISH SCHEDULE FOR COLOR AND FINISH) (DEPTH AND REINFORCEMENT PER SOILS REPORT RECOMMENDATIONS)
6. COMPACTED SUB-BASE (SEE SOILS REPORT FOR RECOMMENDATIONS)
7. COMPACTED SUB-GRADE (SEE SOILS REPORT FOR RECOMMENDATIONS)

SECTION

EXP. JOINT AT VERTICAL SURFACE — H

JNT-EXP-VERT

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Signature 30 Sep 23 Renewal Date 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor	CV DWG:14011, 14012	HALE ENGINEERING				DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.				DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841
Date Completed						

SCALE: Horizontal N / A; Vertical

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: _____ Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

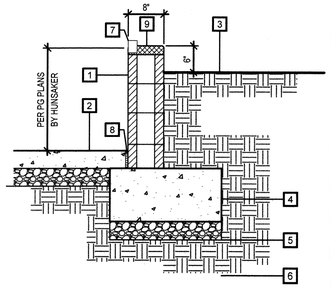
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LC-10
Sheet 019 of 107

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

S:\2019 Projects\19027 V8 Town Square Park\CD\CDETS.dwg\LC-107 Dec 2022 4:54 PM by: Karl



SECTION

LEGEND

1. 8" SPLIT FACE CMU - COLOR TO MATCH COMFORT STATION, GROUT CELLS SOLID, REINFORCEMENT PER PG PLANS BY HUNSAKER + ASSOCIATES
2. ADJACENT PAVING - SEE CONSTRUCTION PLAN
3. FINISH GRADE
4. CONCRETE FOOTING - SIZE + REINFORCEMENT PER PG PLANS BY HUNSAKER + ASSOCIATES
5. COMPACTED SUB-BASE (IF REQUIRED) - PER SOILS REPORT FOR RECOMMENDATIONS)
6. COMPACTED SUBGRADE - PER SOILS REPORT FOR RECOMMENDATIONS
7. SKATE BOARD DETERRENT - SEE DETAIL D/ SHEET LC-15
8. EXPANSION JOINT @ VERTICAL SURFACE - SEE DETAIL H/ SHEET LC-10
9. PRECISION CAP - COLOR TO MATCH SPLIT FACE CMU

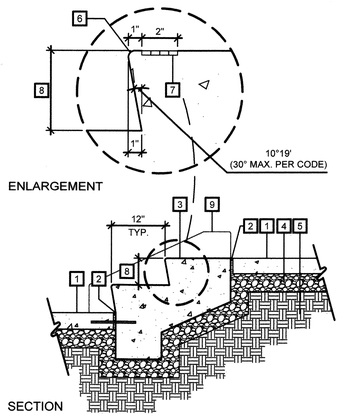
NOTES

- SEE PRECISE GRADING PLANS BY HUNSAKER + ASSOCIATES FOR SPOT ELEVATIONS
- GROUT COLOR + JOINTS TO MATCH COMFORT STATION

LOW RETAINING WALL

WAL-RET

A



SECTION

LEGEND

1. ADJACENT PAVING - SEE PLAN
2. EXPANSION JOINT - SEE DETAIL D/ SHEET LC-10
3. CONCRETE STEPS -DEPTH AND REINFORCEMENT PER GEOTECHNICAL REPORT. SEE FINISH SCHEDULE FOR COLOR AND FINISH
4. COMPACTED SUB-BASE (IF REQUIRED) - BY CONTRACTOR (PER GEOTECHNICAL REPORT FOR RECOMMENDATIONS)
5. COMPACTED SUB-GRADE - BY CONTRACTOR (PER GEOTECHNICAL REPORT FOR RECOMMENDATIONS)
6. ½" RADIUS @ NOSE OF STEP
7. ⅛"x⅛" SAW CUT SAFETY GROOVES W/ HAND-PAINTED CONTRASTING STAIN COLOR (TO BE SELECTED BY LANDSCAPE ARCHITECT)
8. RISER HEIGHT PER PRECISE GRADING PLANS BY HUNSAKER + ASSOCIATES
9. CONCRETE CHEEKWALL - SEE DETAIL I/ THE SHEET

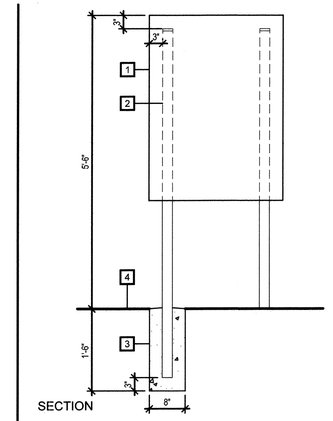
NOTES

- SEE GEOTECHNICAL REPORT
- RISER HEIGHTS TO BE 4"H MIN. - 7"H MAX. PER 11B-504.2 OF CBC

CONCRETE STEPS

STP-CON

B



SECTION

LEGEND

1. 30" x 42" SIGN - SEE SIGN PLAN FOR SIGN TYPE.
2. 3"SQ TUBE STEEL, CAP ENDS
3. CONCRETE FOOTING - BY CONTRACTOR, SLOPE TO DRAIN.
4. FINISH GRADE

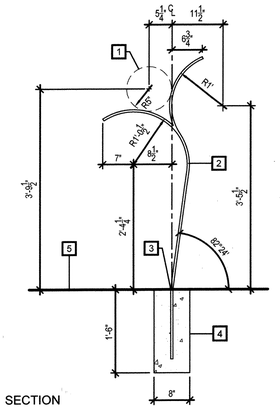
NOTES

- ALL METAL PIECES SHALL BE METALIZED AFTER FABRICATION, PRIMED, AND PAINTED. PAINT FOLLOWING FINAL ASSEMBLY.
  - (1) COAT EPOXY PRIMER
  - (1) COAT OF 2-PART POLYURETHANE
- PAINT COLOR: COTA VERA COOL GRAY: 0C 0M 0Y 60K, CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL
- ALL WELDS TO BE GROUND SMOOTH.
- SIGN ATTACHMENT - BY SIGNAGE CONTRACTOR, ALL HARDWARE SHALL BE GALVANIZED STEEL
- SIGNAGE CONSULTANT SHALL PROVIDE SHOP DRAWINGS.
- SIGN LOCATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION

RULES SIGN - POST MOUNTED

SGN-PARK-GEN

C



SECTION

LEGEND

1. 10" ROUND SIGN - SIGN FACE VARIES, SEE SIGNAGE PLAN,ATTACHMENT BY SIGNAGE CONTRACTOR
2. RECTANGULAR TUBE STEEL (2" x 1 ½"), CAP ENDS
3. ATTACHMENT TO FOOTING - BY SIGNAGE CONTRACTOR
4. CONCRETE FOOTING
5. FINISH GRADE

NOTES

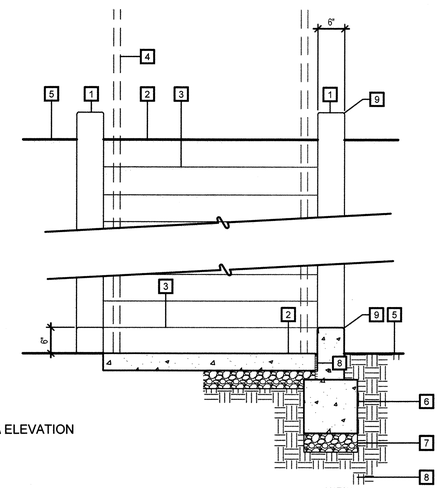
- ALL METAL PIECES SHALL BE METALIZED AFTER FABRICATION, PRIMED, AND PAINTED. PAINT FOLLOWING FINAL ASSEMBLY.
  - (1) COAT EPOXY PRIMER
  - (1) COAT OF 2-PART POLYURETHANE
- PAINT COLOR VARIES: TO MATCH COTA VERA COLORS ORANGE, YELLOW, GREEN, AND BLUE SEE COTA VERA MARKETING BRANDING COLORS FOR ADDITIONAL COLOR INFORMATOIN. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL
- ALL WELDS TO BE GROUND SMOOTH.
- ALL HARDWARE SHALL BE GALVANIZED STEEL
- SIGNAGE CONSULTANT SHALL PROVIDE SHOP DRAWINGS.

PARK SIGNS - 10" ROUND

SGN-PARK-10"RD

D

OMIT



SECTION \ ELEVATION

NOTES

- SEE STRUCTURAL DETAIL
- SEE PRECISE GRADING PLANS BY HUNSAKER + ASSOCIATES

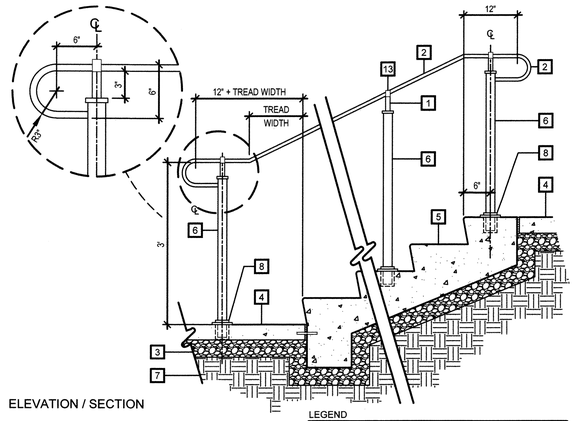
LEGEND

1. P.I.P CONCRETE CHEEK WALL - COLOR TO BE: NATURAL GRAY WITH A GRACE PRODUCTS 'TOPCAST' NO. 05 FINISH. (REINFORCEMENT BY STRUCTURAL ENGINEER)
2. ADJACENT PAVING - SEE CONSTRUCTION PLAN
3. ADJACENT STAIRS - SEE CONSTRUCTION PLAN
4. HANDRAIL - SEE CONSTRUCTION PLAN
5. FINISH GRADE
6. CONCRETE FOOTING - SIZE + REINFORCEMENT PER STRUCTURAL ENGINEER
7. COMPACTED SUB-BASE (IF REQUIRED) - PER SOILS REPORT FOR RECOMMENDATIONS)
8. COMPACTED SUBGRADE - PER SOILS REPORT FOR RECOMMENDATIONS
9. ¼" RADIUS (TYPICAL)
10. EXPANSION JOINT @ VERTICAL SURFACE - SEE DETAIL H/ SHEET LC-10

P.I.P. CONCRETE CHEEK WALL

WAL-CHK

I



LEGEND

1. ¾" SQ. SOLID STEEL HANDRAIL NECK
2. 1 ½"W x¾"T SOLID STEEL STRAP HANDRAIL (MOLD ENDS PER DETAIL)
3. COMPACTED SUB-BASE (IF REQUIRED) - BY CONTRACTOR (SEE SOILS REPORT FOR RECOMMENDATIONS)
4. CONCRETE PAVING - SEE PLAN FOR FINISH TYPE
5. CONCRETE STEPS - SEE DETAIL E/ THIS SHEET
6. 2" SQUARE STEEL, 11 GA TUBULAR POST - CENTER POST ON TREAD. SPACING OF POSTS NOT TO EXCEED 3 STEPS
7. COMPACTED SUB-GRADE - BY CONTRACTOR (SEE SOILS REPORT FOR RECOMMENDATIONS)
8. STEEL COVER SHOE
9. HANDRAIL CONNECTION - CONTRACTOR TO CORE CONCRETE, CORE SIZE NOT TO EXCEED COVER SHOE DIMENSIONS
10. POR-ROCK OR EQUAL
11. 2" SQ. x ½" THICK STEEL POST CAP
12. ADJACENT WALL (SEE PLAN FOR LOCATIONS)
13. SKATEBOARD DETERRENT - 'ROUND ALUMINUM' BY HANDRAIL MINDERS WITH AN IRIDITE CLEAR COATING. LOCATE AT EACH POST + MIDWAY BETWEEN POSTS

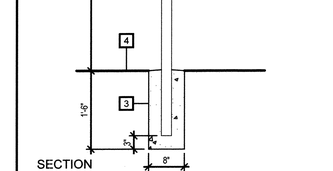
NOTES

- CONTRACTOR TO PROVIDE OWNER W/ SHOP DRAWINGS FOR APPROVAL
- ALL WELDS SHALL BE GROUND SMOOTH
- ALL METAL TO BE METALIZED AND PAINTED PER SPECIFICATIONS. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT
- HANDRAIL MINDERS AVAILABLE THROUGH GRIND TO HALT (630) 365-2375

STEEL HANDRAIL

HAN-ST3

J



SECTION

LEGEND

1. 14" x 22" SIGN - SEE SIGN PLAN FOR SIGN TYPE.
2. 3"SQ TUBE STEEL, CAP ENDS
3. CONCRETE FOOTING - BY CONTRACTOR, SLOPE TO DRAIN.
4. FINISH GRADE

NOTES

- ALL METAL PIECES SHALL BE METALIZED AFTER FABRICATION, PRIMED, AND PAINTED. PAINT FOLLOWING FINAL ASSEMBLY.
  - (1) COAT EPOXY PRIMER
  - (1) COAT OF 2-PART POLYURETHANE
- PAINT COLOR: COTA VERA COOL GRAY: 0C 0M 0Y 60K, CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL
- ALL WELDS TO BE GROUND SMOOTH.
- SIGN ATTACHMENT - BY SIGNAGE CONTRACTOR, ALL HARDWARE SHALL BE GALVANIZED STEEL
- SIGNAGE CONSULTANT SHALL PROVIDE SHOP DRAWINGS.
- SIGN LOCATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION

RULES SIGN - POST MOUNTED

SGN-PARK-GEN

G

NOT ASSIGNED

H

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Expiration 30 Sep 23 — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (L5432A) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A, Vertical

Office | Field | Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of: THOMAS A. PICARD — Date 12/6/22 — R.L.A. No. 4001

Approved: Laura C. Black, Director of Development Services or designee. Date: 1/4/23

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

LANDSCAPE CONSTRUCTION DETAILS

CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006

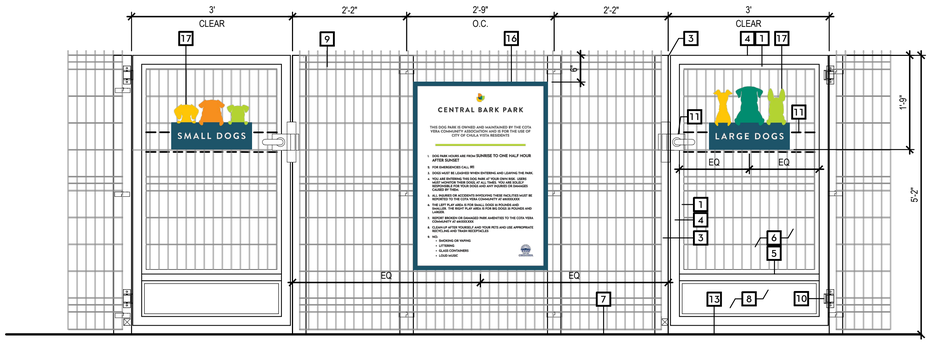
LC-11

Sheet 020 of 107

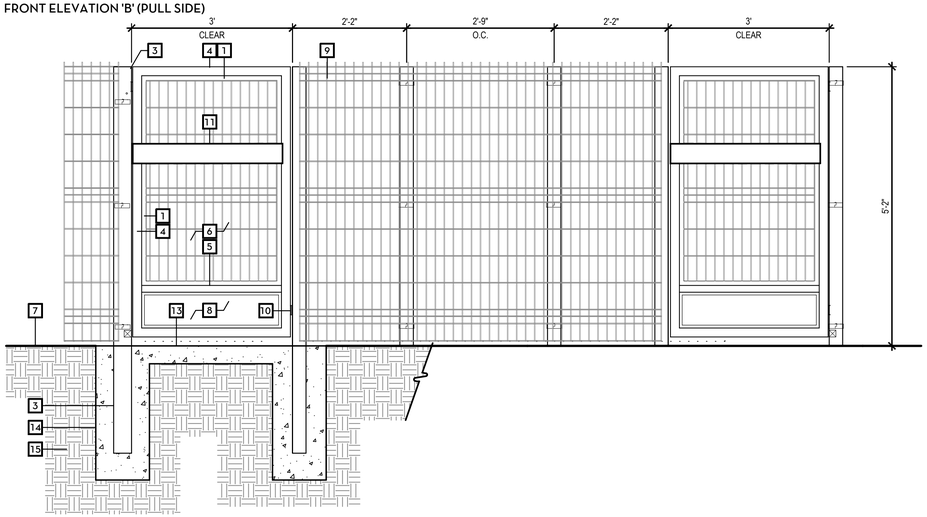
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

S:\2019 Projects\19027 V8 Town Square Park\CD\CDETS.dwg/LC-117 Dec 2022 4:54 PM by: Karl



FRONT ELEVATION 'B' (PULL SIDE)



REAR ELEVATION 'B' (PUSH SIDE)

LEGEND

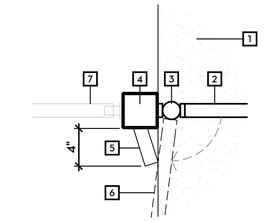
1. 1" x 2", 16 GAUGE STEEL FRAME W/ CHANNEL
2. OMIT
3. 3" SQUARE TUBE STEEL POST
4. 2" SQUARE TUBE STEEL GATE FRAME (ALL 4 SIDES)
5. 2" SQUARE TUBE STEEL BOTTOM RAIL
6. DESIGN MASTER CLASSIC FENCE PANEL (TO MATCH FENCE)
7. FINISH GRADE
8. KICKPLATE - SEE ENLARGEMENT DETAIL D/ THIS SHEET
9. DOG PARK FENCE - SEE DETAIL H/ LC-15
10. HINGES - FLUSH MOUNT SURE CLOSE HINGE FOR STEEL GATES MODEL NO. 75108224 (INSTALL (2) HINGES PER GATE LEAF)
    - ADA COMPLIANT
    - HEAVY DUTY HYDRAULIC CLOSER
    - HINGE W/ FINAL SNAP ACTION
    - DRILL INTO POST AND INSTALL PER MANUFACTURERS SPECIFICATIONS
    - CONTRACTOR TO ENSURE GATE HINGES/GATE SWING DON'T CONFLICT WITH ADJACENT 42"H FENCE.
    - W/ POST MOUNTING BRACKETS FOR SURE CLOSE FLUSH MOUNT HINGE
11. GATE HANDLE + PANIC HARDWARE - SEE DETAIL L/ THIS SHEET (LOCATE 34"MIN. TO 44"MAX. ABOVE FINISH SURFACE)
12. GATE STOP - SEE ENLARGEMENT DETAIL C/ THIS SHEET
13. ADJACENT SURFACE - SEE CONSTRUCTION PLAN
14. CONCRETE FOOTING - BY STRUCTURAL ENGINEER. HOLD FOOTING DOWN FOR CONCRETE OVERPOUR
15. COMPACTED SUB-GRADE - SEE GEOTECNICAL REPORT FOR RECOMMENDATIONS
16. DOG PARK RULES SIGN (CENTER BETWEEN GATES) - BY SIGNAGE CONSULTANT. SEE SIGNAGE PLANS + DETAILS LSG-1 + DETAILS J/ SHEET LSG-2.
17. DOG PARK GATE SIGN - BY SIGNAGE CONSULTANT. SEE SIGNAGE PLANS + DETAILS LSG-1 + DETAIL H/ SHEET LSG-2.

NOTES

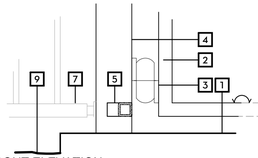
- ALL STEEL PIECES SHALL BE METALIZED AFTER FABRICATION, PRIMED, AND PAINTED PER SPECIFICATIONS.
- PAINT COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT
- GATE SHALL OPEN OUT (SEE PLANS) PANIC HARDWARE TO BE ON INSIDE OF DOG PARK
- ALL WELDS TO BE GROUND SMOOTH
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS
- LOCATION OF GATE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
- GATE SIZE SHALL BE FIELD VERIFIED BY FENCE CONTRACTOR PRIOR TO CONSTRUCTION OF GATE.
- FENCE CONTRACTOR TO COORDINATE FOOTING LOCATIONS W/ CONTRACTORS PRIOR TO INSTALLATION
- GATE HINGES + POST MOUNTING BRACKETS AVAILABLE THROUGH D+D TECHNOLOGIES. (714) 677-1300
- GATE SHALL BE EQUIPPED W/ SELF-CLOSING + SELF-LATCHING DEVICES. SELF LATCHING DEVICE SHALL BE DESIGNED TO KEEP THE SECURELY GATE CLOSED.
- GATE SHALL BE OPENABLE ON BOTH SIDES WITHOUT THE USE OF A KEY DURING TIMES OF USE. GATE SHALL BE LOCKABLE FOR MAINTENANCE PURPOSES.
- SEE STRUCTURAL DETAIL
- DESIGN MASTER PANELS AVAILABLE THROUGH SCOTT FENCE (760) 598-0070
- SIGN ATTACHMENT TO GATE BY SIGNAGE CONTRACTOR. ALL HARDWARE TO BE GALVANIZED STEEL
- SIGNAGE LOCATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION

DOG PARK GATE

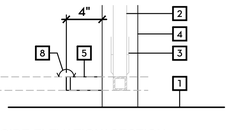
GAT-PED — J



PLAN



FRONT ELEVATION



SIDE ELEVATION/ SECTION

LEGEND

1. ADJACENT PAVING - SEE PLANS
2. GATE FRAME - SEE GATE DETAILS J
3. GATE HINGES - SEE GATE DETAILS J
4. GATE POST (HINGE SIDE) - SEE GATE DETAILS J
5. 1 ½" SQUARE TUBULAR STEEL GATE STOP (ON HINGE-SIDE GATE POST ONLY)
6. OPEN POSITION OF GATE
7. ADJACENT FENCE
8. ALIGN GATE STOP W/ BOTTOM RAIL
9. FINISH GRADE

NOTE

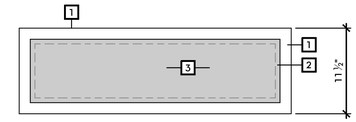
- SEE GATE DETAILS J/ THIS SHEET
- FINISH TO MATCH GATE

GATE STOP

GAT-STOP — C

NOT ASSIGNED

G



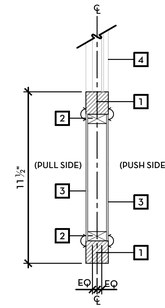
PULL + PUSH SIDE ELEVATION

LEGEND

1. 2" SQ. x 14 GAUGE TUBULAR STEEL GATE FRAME
2. 16 GAUGE TUBULAR STEEL KICKPLATE FRAME
3. ⅛" FLAT IRON STOCK STEEL PANEL, WELD TO KICKPLATE FRAME (FRONT + BACK) - FLAT IRON STOCK TO BE FLUSH WITH FACE OF GATE FRAME
4. GATE - SEE DETAILS J + L/ THIS SHEET

NOTES

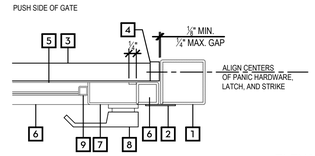
- ALL WELDS TO BE GROUND SMOOTH
- SEE GATE DETAILS J + L/ THIS SHEET



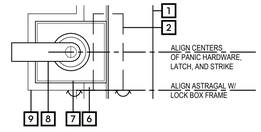
ENLARGED SECTION

KICKPLATE

GAT-KICK — D



PLAN



ELEVATION

LEGEND

1. TUBE STEEL GATE POST - SEE GATE DETAIL L/ THIS SHEET
2. ASTRAGAL (1 ½"W x 5"H x ¼"T)
3. PANIC HARDWARE - SURFACE MOUNTED TO GATE POST (PUSH SIDE ONLY)
4. STRIKE - SURFACE MOUNTED TO GATE POST. (NON-ELECTRIC)
5. ADDITIONAL BRACKETS/BASE PLATES FOR PANIC HARDWARE (AS NEEDED) COORDINATE WITH HARDWARE INSTALLER
6. TUBULAR STEEL GATE - SEE DETAIL L/ THIS SHEET
7. KEEDEX SPECIALTY LOCK BOX FOR PANIC HARDWARE.
8. GATE HANDLE + LOCK - VON DUPRIN 22 SERIES RIM EXIT DEVICE. W/ STANDARD OPERATION TRIM SET + KEYED LOCK. FINISH TO MATCH SATIN CHROME.
9. ⅝" SQ. X 16 GAUGE TUBULAR STEEL FRAME AROUND LOCK BOX

NOTES

- GATES TO BE UNLOCKED DURING OPERATING HOURS.
- GATE SHALL BE CAPABLE OF BEING LOCKED FOR MAINTENANCE ONLY
- ALL GATE HARDWARE TO BE BID, SUPPLIED, + INSTALLED BY CONTRACTOR. (UNLESS INSTRUCTED OTHERWISE BY CLIENT)
- SEE GATE DETAIL L/ THIS SHEET

GATE HANDLE W/ PANIC HARDWARE

GAT-HAND-PNC — L

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA

Signature 30 Sep 23 Renewal Date 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor		CV DWG:14011, 14012	HALE ENGINEERING				DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.				DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14641
Date Completed							

SCALE		Designed By	Drawn By	Checked By
Horizontal	Office	KK/TP	KK/KF	TP
N / A	Field	Plans Prepared Under Supervision Of		
Vertical	Traffic	THOMAS A. PICARD	Date	R.L.A. No. 4001

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

CITY OF CHULA VISTA

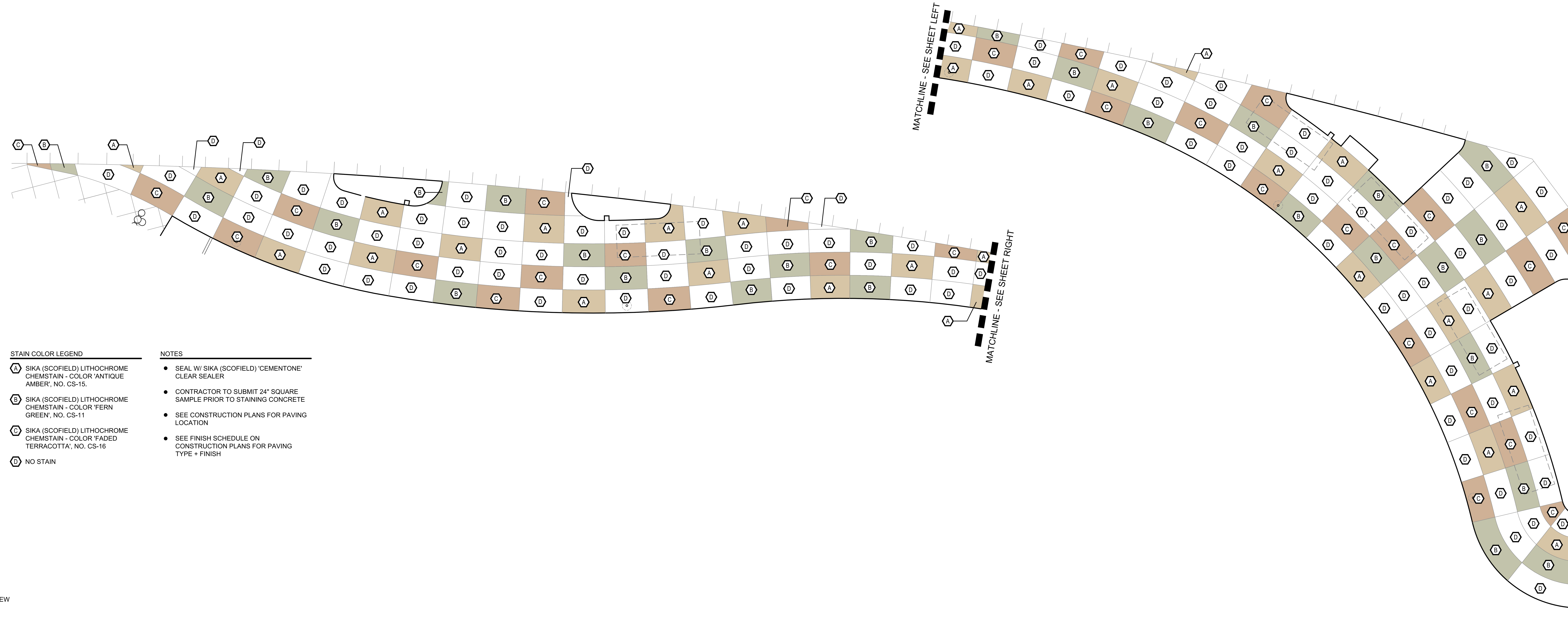
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LC-12
Sheet 021 of 107

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

S:\2019 Projects\19027 V8 Town Square Park\CD\CDETS.dwg/LC-12:7 Dec 2022 4:54 PM by: Kari



STAIN COLOR LEGEND

- (A) SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN - COLOR 'ANTIQUE AMBER', NO. CS-15.
- (B) SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN - COLOR 'FERN GREEN', NO. CS-11
- (C) SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN - COLOR 'FADED TERRACOTTA', NO. CS-16
- (D) NO STAIN

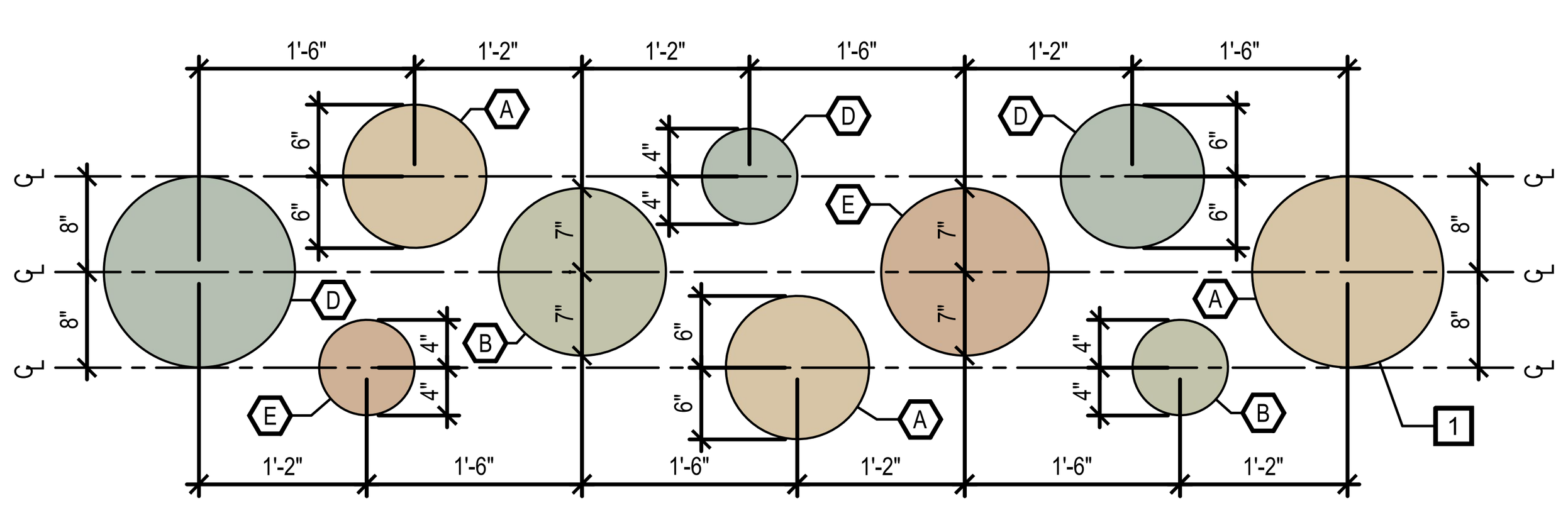
NOTES

- SEAL W/ SIKA (SCOFIELD) 'CEMENTONE' CLEAR SEALER
- CONTRACTOR TO SUBMIT 24" SQUARE SAMPLE PRIOR TO STAINING CONCRETE
- SEE CONSTRUCTION PLANS FOR PAVING LOCATION
- SEE FINISH SCHEDULE ON CONSTRUCTION PLANS FOR PAVING TYPE + FINISH

PLAN VIEW

LINEAR PLAZA CONCRETE STAIN (H)

PAV-CON-STAIN



STAIN COLOR LEGEND

- (A) SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN - COLOR 'ANTIQUE AMBER', NO. CS-15.
- (B) SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN - COLOR 'FERN GREEN', NO. CS-11
- (D) SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN - COLOR 'COPPER PATINA', NO. CS-15
- (E) SIKA (SCOFIELD) LITHOCHROME CHEMSTAIN - COLOR 'FADED TERRACOTTA', NO. CS-16

NOTES

- SEAL W/ SIKA (SCOFIELD) 'CEMENTONE' CLEAR SEALER
- CONTRACTOR TO SUBMIT 24" SQUARE SAMPLE PRIOR TO STAINING CONCRETE
- SEE CONSTRUCTION PLAN FOR LOCATIONS

LEGEND

[1] SAW CUT SCORE JOINT, TYPICAL AT ALL CIRCLES, SEE DETAIL C/ SHEET LC-10

HOP SCOTCH STAIN COLOR (I)

PAV-HOP-SCO

NOT ASSIGNED (J)

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD - 4001 — Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date — CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A; Vertical
Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

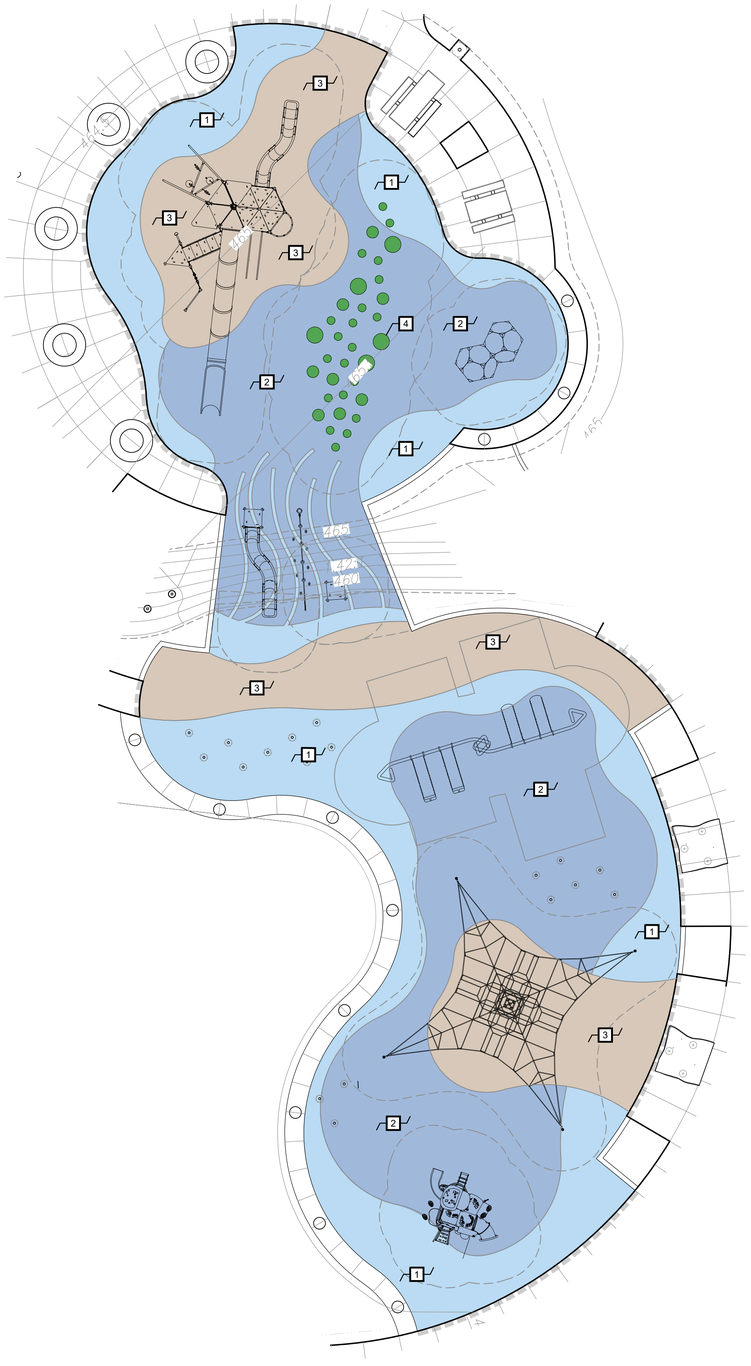
Plans Prepared Under Supervision Of
THOMAS A. PICARD Date ____ R.L.A. No. 4001

Approved: ____ Date: ____
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LC-13
Sheet 022 of 107

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



PLAN

PLAY SURFACING COLORS

PLY-SRF-COL

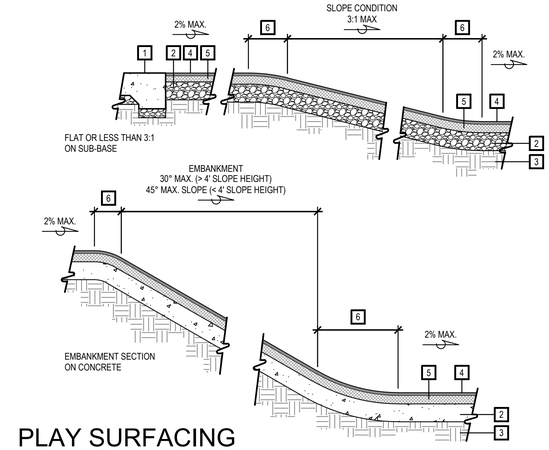
J

LEGEND

1. PLAY-BOUND EPDM BLEND W/ ALIPHATIC BINDER
   - 60% SKY BLUE
   - 40% TEAL
2. PLAY-BOUND EPDM BLEND W/ ALIPHATIC BINDER
   - 60% SKY BLUE
   - 40% ROYAL BLUE
3. PLAY-BOUND EPDM BLEND W/ ALIPHATIC BINDER
   - 60% BEIEGE
   - 40% BROWN
4. GORIC HALF CLIMBING BALLS - SEE SITE FURNISHINGS PLAN

NOTES

- ALL SURFACING BY SURFACE AMERICA. AVAILABLE THROUGH COAST RECREATION - CONTACT: MIKE EISERT (949) 679-4462
- CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL PRIOR TO INSTALLATION



PLAY SURFACING

PLY-SUR

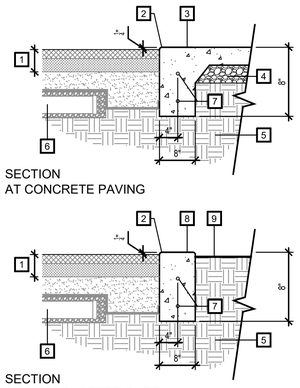
D

LEGEND

1. PLAY SURFACING - SEE DETAIL D/ SHEET LC-14
2. 1/2" RADIUS (TYPICAL)
3. CONCRETE PAVING W/ DEEP POUR EDGE (SEE PLAN FOR LAYOUT)
4. COMPACTED SUB-BASE (IF REQUIRED) (PER SOILS REPORT RECOMMENDATIONS)
5. COMPACTED SUB-GRADE (PER SOILS REPORT RECOMMENDATIONS)
6. PLAY SURFACING DRAINAGE - SEE DETAIL J/ SHEET LC-15 AND PRECISE GRADING PLANS BY HUNSAKER & ASSOCIATES
7. #3 BAR (MIN. 6" LAP @ SEAMS)
8. 8" DEEP POUR CONCRETE CURB (SEE PLAN FOR LOCATION)
   - SCORE JOINTS AT 5' O.C.
   - EXPANSION JOINTS AT 20' O.C
9. FINISH GRADE
   - TURF: 1" BELOW TOP OF CURB
   - SHRUB: 2" BELOW TOP OF CURB

NOTES

- SEE FINISH SCHEDULE FOR PRECISE MATERIAL SPECIFICATIONS



DEEP POUR EDGE AT PLAY SURFACING

PAV-DEP-PLAY

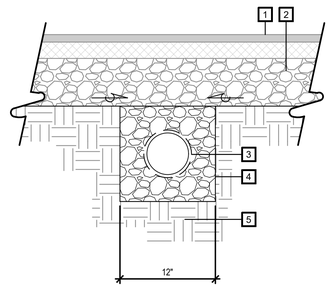
G

LEGEND

1. PLAY SURFACING - SEE DETAIL D + J / THIS SHEET
2. SUB-BASE - PER DETAIL D/ THIS SHEET
3. 4" DIA. PERFORATED PIPE, WRAPPED WITH FILTER FABRIC - SEE PRECISE GRADING PLANS BY HUNSAKER + ASSOCIATES
4. GRAVEL
5. COMPACTED SUB-GRADE (PER SOILS REPORT RECOMMENDATIONS)

NOTES

- SEE GRADING PLANS BY HUNSAKER & ASSOCIATES FOR DRAINAGE LAYOUT
- SEE DETAIL J/ LC-15 FOR DRAINAGE LAYOUT



TRENCH DRAIN - TOT LOT

TOT-DRN

H

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA
Signature 30 Sep 23
Renewal Date 02 Dec 22
Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS	Date	App'd

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14641

SCALE
Horizontal N / A
Vertical

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date
R.L.A. No. 4001

Approved: Date:
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006

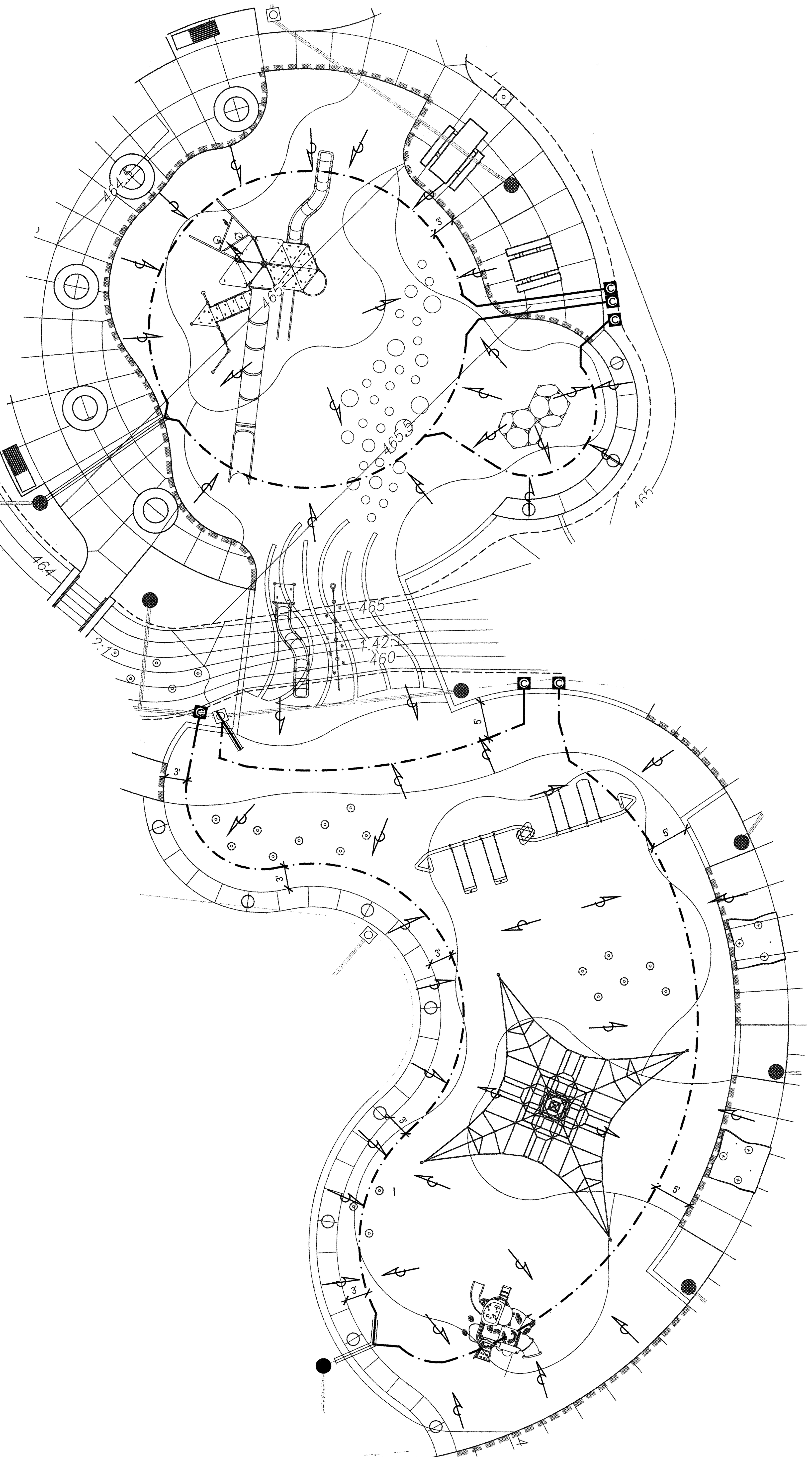
LC-14

Sheet 023 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\CDETS.dwg\LC-14\7 Dec 2022 4:54 PM by: Kari

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



GRADING LEGEND

SYMBOL	DESCRIPTION
(arrow)	DIRECTION OF WATER FLOW ACROSS HARDSCAPE
C	CLEAN-OUT
— · —	PERFORATED DRAIN LINE
——	SOLID DRAIN LINE
═══	POINT OF CONNECTION- SEE PRECISE GRADING PLANS BY HUNSAKER + ASSOCIATES

0 5 10 20

PLAN

PLAY SURFACING DRAINAGE PLAN

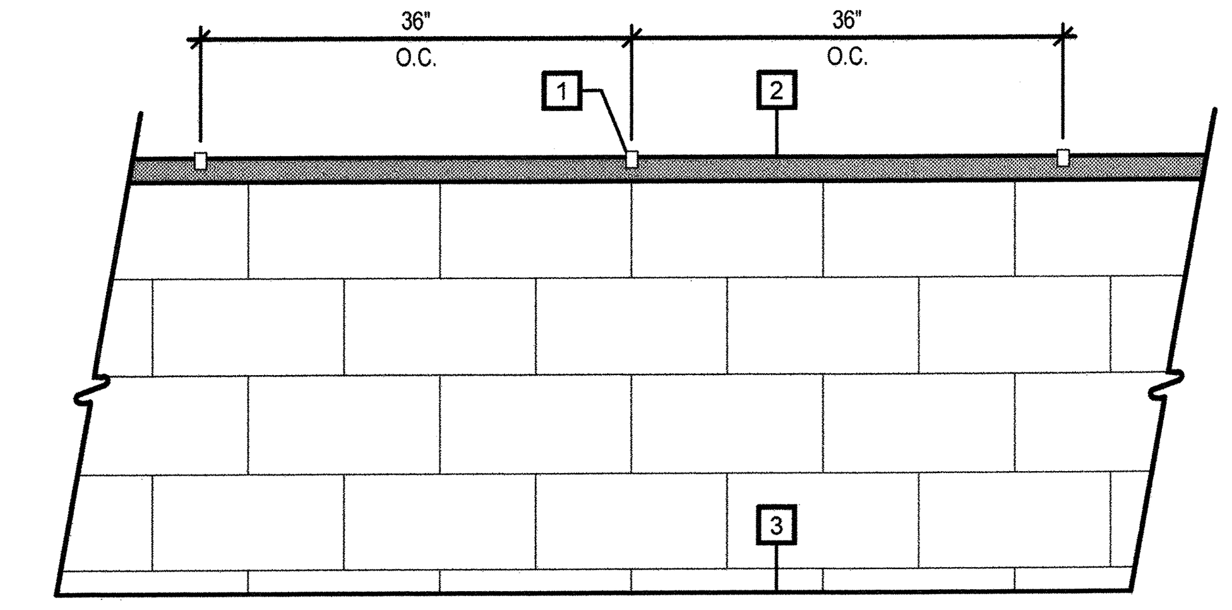
PLY-SRF-DRN-LAY

J

OMIT

NOT ASSIGNED

C



LEGEND

1. SKATE BOARD DETERRENT - STAINLESS STEEL 'DIAMOND INSERT SERIES' - MODEL NO. D90-8, W/ BRUSHED FINISH, BY SKATE STOPPERS.
2. 8" SPLIT FACE CMU WALL WITH CAP- SEE DETAIL A/ SHEET LC-11
3. ADJACENT PAVING - SEE CONSTRUCTION PLAN

NOTES

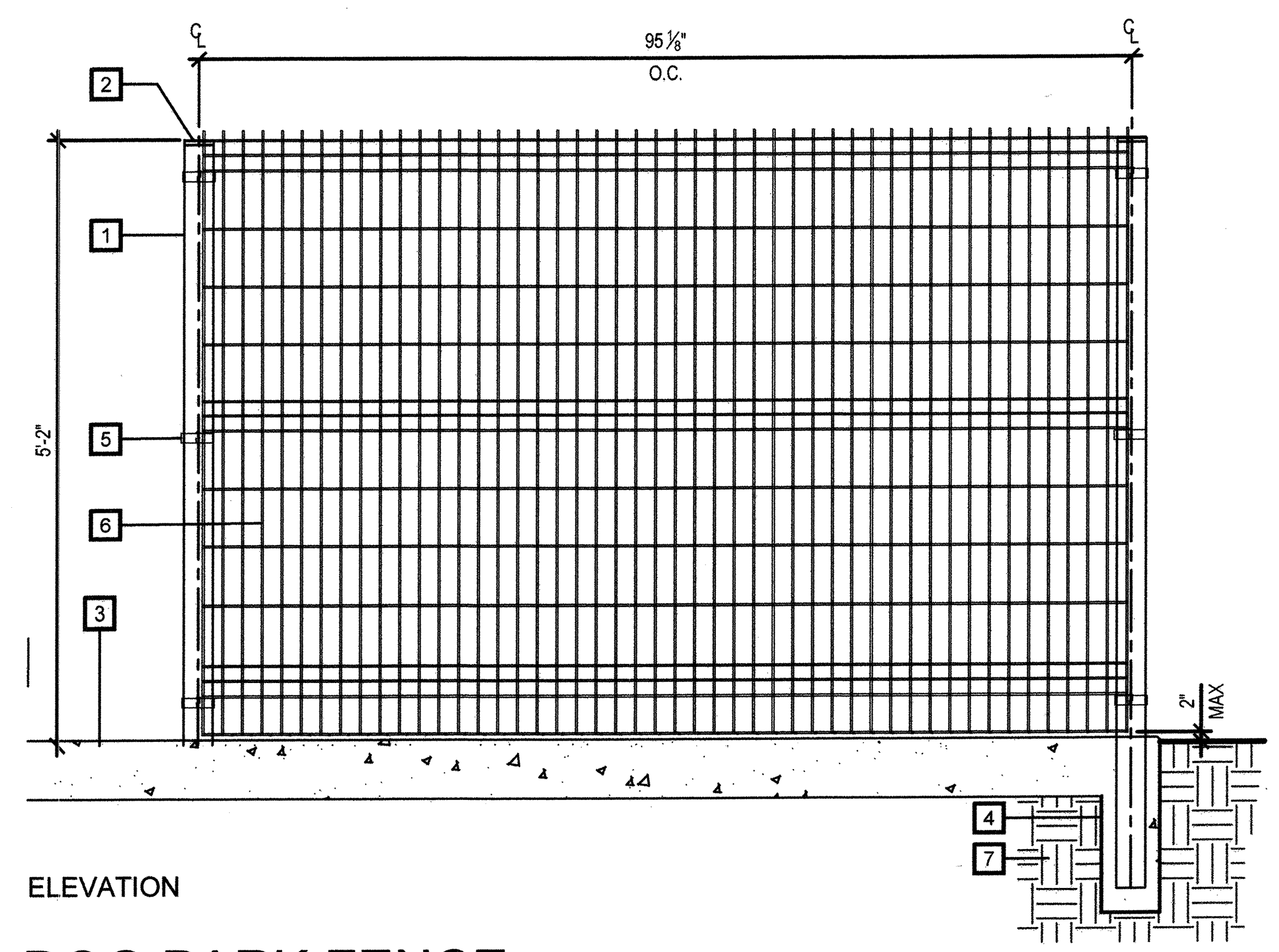
- PLACE AT SAW CUT OR GROUT JOINT LOCATION IN CAP - INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- SKATE STOPPERS - CONTACT: (619) 447-6374, INFO@SKATESTOPPERS.COM

ELEVATION

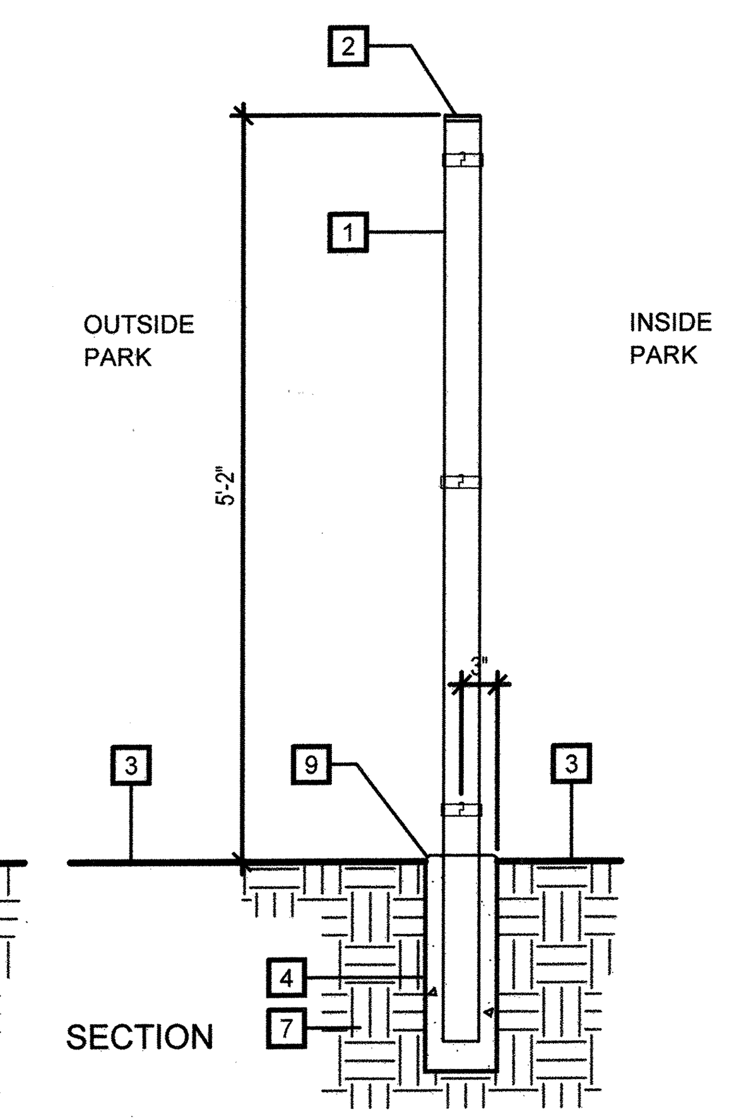
SKATE DETERRENT

SKT-DET

D



ELEVATION



SECTION

LEGEND

1. 4" x 4" TUBULAR STEEL POST
2. POST CAP
3. FINISH GRADE
4. CONCRETE FOOTING - SIZE, DEPTH + REINFORCEMENT BY CONTRACTOR, SLOPE TO DRAIN
5. GALVANIZED STEEL AND POWDER COATED BRACKET
6. DESIGNMASTER 5' TALL FENCE CLASSIC WELDED WIRE FENCE PANEL.
7. COMPACTED SUB-GRADE - SEE GEOTECHNICAL REPORT
8. OMIT
9. CONCRETE MOW CURB - SEE CONSTRUCTION PLAN + DETAIL G/ SHEET LC-10
10. OMIT

NOTES

- CONTRACTOR TO PROVIDE OWNER W/ SHOP DRAWINGS FOR APPROVAL
- ALL WELDS SHALL BE GROUND SMOOTH
- ALL METAL TO BE METALIZED AND PAINTED PER SPECIFICATIONS. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT
- DESIGN MASTER PANELS AVAILABLE THROUGH SCOTT FENCE (760) 598-0070

DOG PARK FENCE

FEN-DOG

H

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT · THOMAS A. PICARD · 4001 · CALIFORNIA · Signature · 30 Sep 23 Renewal Date · 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A Vertical

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD Date 12/2/22
R.L.A. No. 4001

Approved: Mark A. Caro Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006

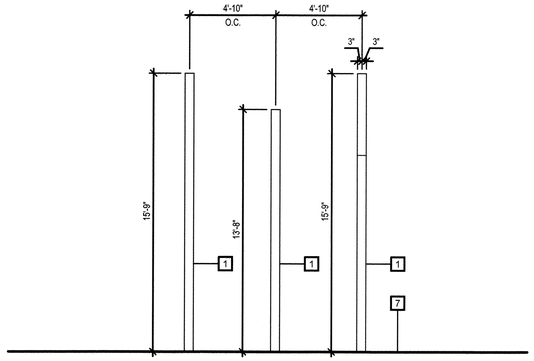
LC-15

Sheet 024 of 107

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

S:\2019 Projects\19027 V8 Town Square Park\CD\CDETS.dwg\LC-15\7 Dec 2022 4:55 PM by: Kari



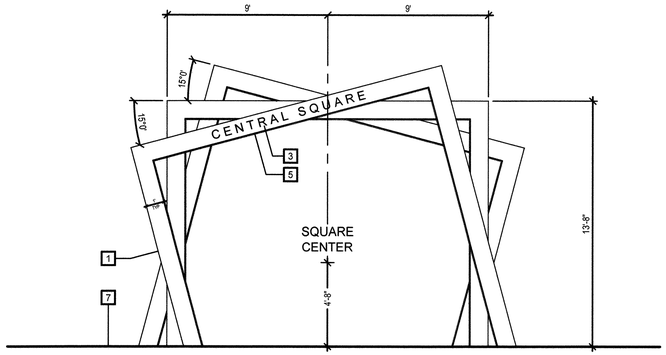
ELEVATION 'B'

LEGEND

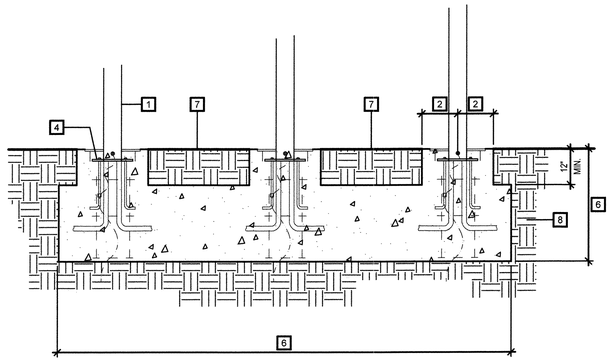
1. 6x12 TUBULAR STEEL - BY STRUCTURAL ENGINEER
2. CONCRETE COLLAR - BY STRUCTURAL ENGINEER, COLOR + FINISH TO MATCH ADJACENT PAVING
3. SIGN GRAPHICS - PER SIGNAGE CONSULTANT
4. ANCHOR PLATE + CONNECTIONS - BY STRUCTURAL ENGINEER
5. DECORATIVE LIGHTING - BY ELECTRICAL ENGINEER, SEE LIGHTING PLANS
6. CONCRETE FOOTING - SIZE + REINFORCEMENT BY STRUCTURAL ENGINEER, HOLD TOP OF FOOTING DOWN 12"
7. FINISH GRADE
8. COMPACTED SUBGRADE - PER GEOTECHNICAL REPORT RECOMMENDATIONS
9. ADJACENT PAVING - SEE CONSTRUCTION PLAN

NOTES

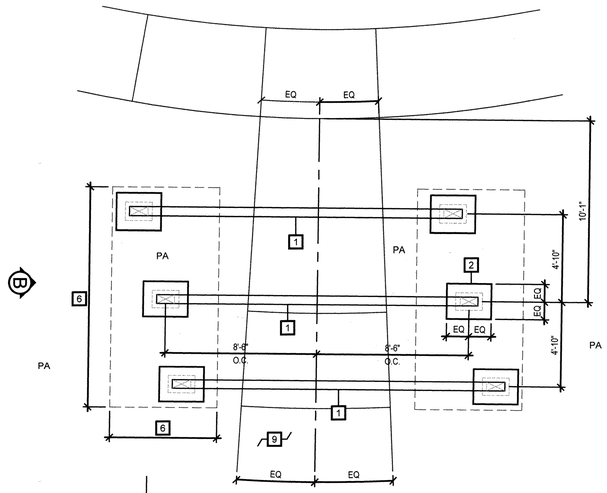
- SIGNAGE CONTRACTOR TO PROVIDE OWNER W/ SHOP DRAWINGS FOR APPROVAL
- ALL WELDS SHALL BE GROUND SMOOTH
- ALL METAL TO BE METALIZED AND PAINTED PER SPECIFICATIONS. COLOR TO BE RAL 5007, COLOR SAMPLE TO BE PROVIDED FOR APPROVAL PRIOR TO MANUFACTURING
- SEE STRUCTURAL DETAILS BY ORIE2 ENGINEERING
- SEE LIGHTING PLANS BY RTM



ELEVATION 'A'



SECTION C

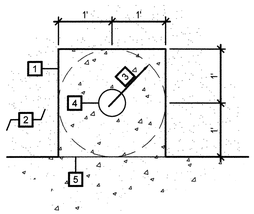


PLAN

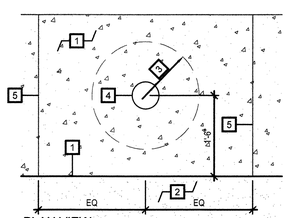
CENTRAL SQUARE PARK MONUMENT SIGN (PER SEPARATE PERMIT, FOR REFERENCE ONLY

WAL-MNT

H



PLAN VIEW
POLE LIGHT IN TURF OR PLANTING AREA



PLAN VIEW
POLE LIGHT AT EDGE OF PAVING

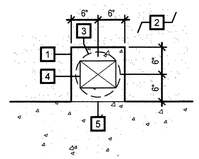
LEGEND

1. CONCRETE OVERPOUR- MATCH GRADES OF ADJACENT/SURROUNDING PAVING. SEE CONSTRUCTION PLAN FOR FINISH, AND DETAIL A/ SHEET LC-10
2. ADJACENT TURF OR PLANTER AREA
3. POLE LIGHT CONCRETE FOOTING - CONTRACTOR TO HOLD DOWN FOOTING FOR CONCRETE PAVING POUR-OVER. PER LIGHTING PLANS BY RTM
4. POLE LIGHT BASE - PER LIGHTING PLANS BY RTM
5. SCORE JOINT - SEE CONSTRUCTION PLANS

POLE LIGHT - CONCRETE PADS

PAV-LIT

I



PLAN VIEW

LEGEND

1. CONCRETE OVERPOUR- MATCH GRADES OF ADJACENT/SURROUNDING PAVING. SEE CONSTRUCTION PLAN FOR FINISH, AND DETAIL A/ SHEET LC-10
2. ADJACENT TURF OR PLANTER AREA
3. POWER PEDESTAL CONCRETE FOOTING - CONTRACTOR TO HOLD DOWN FOOTING FOR CONCRETE PAVING POUR-OVER. PER LIGHTING PLANS BY RTM
4. POWER PEDESTAL - PER LIGHTING PLANS BY RTM
5. SCORE JOINT - SEE CONSTRUCTION PLANS

POWER PEDESTAL - CONCRETE PADS

PAV-PWR

J

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA

Signature
30 Sep 23
Expiration Date
02 Dec 22
Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor	CV DWG:14011, 14012	HALE ENGINEERING				DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.				DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841
Date Completed						

SCALE		Designed By	Drawn By	Checked By
Horizontal N / A	Office	KK/TP	KK/KF	TP
Vertical	Field	Plans Prepared Under Supervision Of	Date 12/9/22	
	Traffic	THOMAS A. PICARD	R.L.A. No. 4001	

Approved: Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LC-16
Sheet 025 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\CDETS.dwg\LC-16\7 Dec 2022 4:55 PM by: Karl

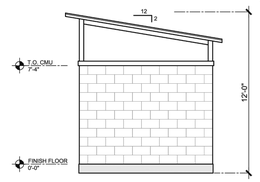
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

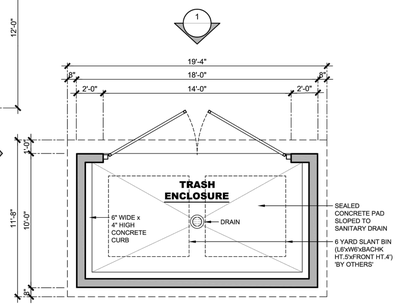
NOT ASSIGNED

A

ELEVATION 1
SCALE: 3/16"=1'0"



ELEVATION 2
SCALE: 3/16"=1'0"



FLOOR PLAN
SCALE: 3/16"=1'0"

NOT ASSIGNED

E

NOT ASSIGNED

I

TRASH ENCLOSURE (PER SEPARATE PERMIT, FOR REFERENCE ONLY)

BLDG-REST

H

NOT ASSIGNED

J

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT
THOMAS A. PICARD 4001
CALIFORNIA
Signature
30 Sep 23
02 Dec 22
Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE: 02 Dec 22
SCALE: N / A
JOB NO. 19.027
DRAWN BY: KK
W.O. NO. OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal N / A
Vertical

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date
R.L.A. No. 4001

Approved: Date:
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

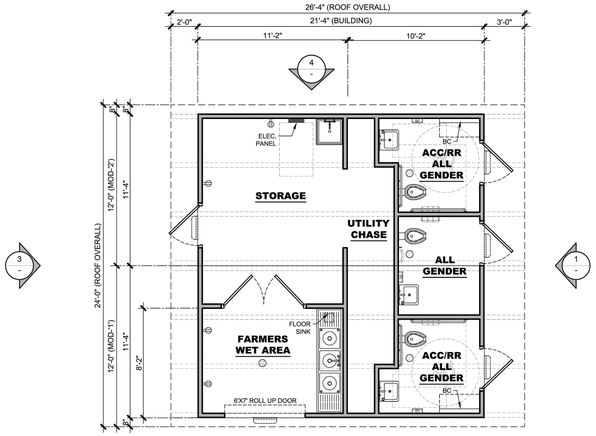
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LC-17
Sheet 026 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\CDETS.dwg\LC-17 (PRC)7 Dec 2022 4:55 PM by: Kari

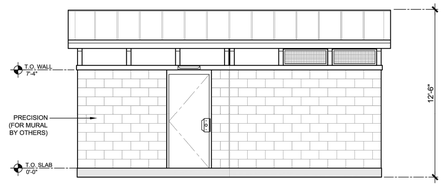
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

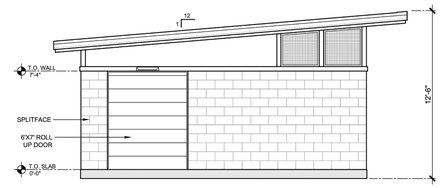


FLOOR PLAN
SCALE: 3/16"=1'0"

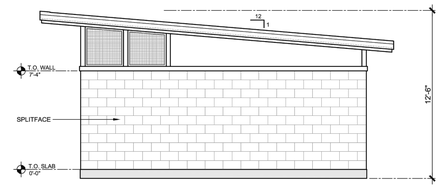
ELEVATION 1
SCALE: 3/16"=1'-0"



ELEVATION 3
SCALE: 3/16"=1'-0"



ELEVATION 2
SCALE: 3/16"=1'-0"



ELEVATION 4
SCALE: 3/16"=1'-0"

COMFORT STATION (PER SEPARATE PERMIT)

BLDG-REST

H

NOT ASSIGNED

I

NOT ASSIGNED

J

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA
Signature
30 Sep 23
02 Dec 22
Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE: 02 Dec 22
SCALE: N / A
JOB NO. 19.027
DRAWN BY: KK
W.O. NO. OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A; Vertical
Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date
R.L.A. No. 4001

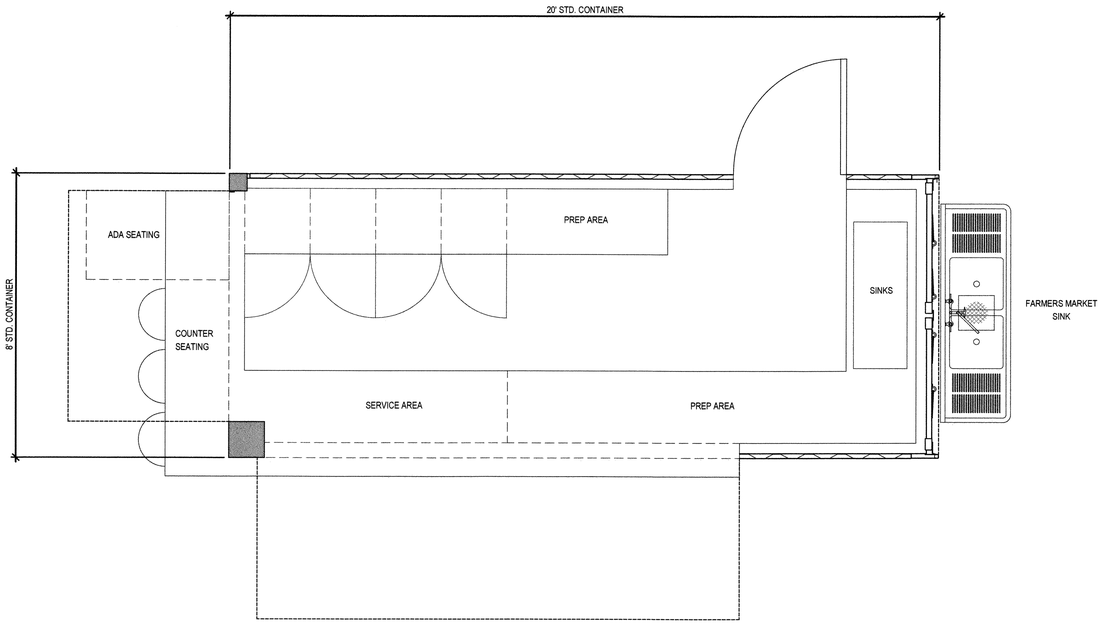
Approved: Date:
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LC-18
Sheet 027 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\CDETS.dwg\LC-18 (PRC)\7 Dec 2022 4:55 PM by: Kari

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05; OWD SUBMITTAL 06 - 02 Dec 22



PLAN VIEW

POP-UP RETAIL CONTAINER (PER SEPARATE PERMIT) — F

ARCH-CONT

NOT ASSIGNED — C

NOT ASSIGNED — D

NOT ASSIGNED — G

NOT ASSIGNED — H

NOT ASSIGNED — I

NOT ASSIGNED — J

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14641

SCALE: Horizontal N / A; Vertical

Office ____ Field ____ Traffic ____

Designed By KK/TP | Drawn By KK/KF | Checked By TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/9/22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006

LC-19

Sheet 028 of 107

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

S:\2019 Projects\19027 V8 Town Square Park\CD\CDETS.dwg/LC-19\7 Dec 2022 4:55 PM by: Kari

Landscape Construction Specifications

1. General Conditions

A. Definitions:

1.	Governing Municipality:	City of Chula Vista
2.	Governing Water District:	Otay Water District
3.	Project Owner:	HomeFed Corporation
4.	Civil Engineer:	Hunsaker & Associates
5.	Soils Engineer:	GeoCon, Inc.
6.	Building Architect	Romtec
7.	Lighting & Electrical Engineer:	RT Engineering
8.	Landscape Architect:	Tributary LA, Inc.

B. Scope of Services:

1. The contractor shall provide all necessary materials, labor, equipment, permits, supervision and all other services necessary to complete all construction work, as specified within these landscape construction documents. All work shall be performed and completed to the satisfaction of the owner or authorized representative.
2. Field revisions shall not be executed without prior written approval from the owner or authorized representative. The contractor shall assume the risk of not being compensated when work is performed without an approved change order.
3. The landscape architect shall have the authority to make minor revisions in the field. Revisions shall be documented on a "punch-list" and circulated to the owner, landscape architect and landscape contractor. The owner, prior to proceeding shall approve all such revisions involving additional cost or significant modifications to the project's appearance.
4. Provisions of the 'General Conditions of the Contract for Construction', A.I.A. Document A201, latest edition, shall apply to the work as if part of this contract. Copies are available at the A.I.A. office, 233 'A' Street, San Diego, California 92101.

C. Code Compliance

1. Local, municipal and state codes, laws, rules and regulations governing or relating to any part of this project are hereby made part of these landscape construction documents.
2. All work shall be performed in compliance with the Uniform Building Code, Uniform Plumbing Code, Uniform Fire Code, American Disabilities Act and all other applicable building documents. It is the contractor's responsibility to notify the owner of any design element that may be in conflict with any applicable codes, laws, rules and regulations, prior to construction.

D. Landscape Contractor's Responsibilities

1. These plans are prepared for the convenience of the contractor. The contractor shall verify all site conditions and dimensions shown on the plans affecting the intended design of the construction work. Any discrepancies shall be reported to the owner immediately.
2. The contractor shall carry all necessary compensation, liability and property damage insurance to cover their employees and installation so as to offer full protection to the owner from any possible damage suit or lien on the owner's property.
3. The contractor shall coordinate the installations of the construction items with all other trades, to avoid potential conflicts with the street improvements, utilities, grading, drainage, irrigation and plant material.
4. The contractor shall be liable for damage to all existing and/or recently installed utilities, construction features, irrigation and plant material and shall repair or replace all items damaged improvements, in a manner acceptable to the owner's representative.
5. Prior to construction, the contractor shall locate and stake all construction elements as specified within these plans. Prior to initiating any work, the owner's representative must approve staking.
6. All improvements shall be constructed, assembled and installed in an efficient manner to the highest workmanlike standards. Improvements shall be complete in every aspect and shall be left ready for their intended use and/or operations by the owner.
7. The contractor shall apply and pay for all necessary permits and fees, required by the local governing agencies.
8. The contractor shall be responsible for any encroachment onto adjacent properties, right-of-ways, easements, setbacks or any other legal property restriction.
9. The prime landscape contractor shall accept the responsibility for all their subcontractors and perform all work, coordination and supervision, as required to complete the contract.
10. The contractor shall inform the owner, prior to the initiation of any work, the names of all subcontractors proposed (if any). The owner will retain the right to reject any subcontractor proposed by the prime landscape contractor.
11. There shall be no documentation in the general contract that creates any contractual relationship between he owner and subcontractor.
12. The Contractor shall submit the name and background experience of the proposed foreman/supervisor for this job.
13. The contractor shall provide appropriate supervision for all work performed. When absent from the job site, the job supervisor shall appoint an assistant capable of discussing minor matters with the landscape architect and/or owner.
14. The Contractor shall commence selection and verify the availability of all necessary construction materials upon award of contract.
15. The contractor shall arrange the acquisition of any necessary deposits to set aside materials (either by owner or by contractor), as soon as possible.
16. The Contractor agrees by submitting a bid, that this project will receive a high priority on his work schedule. The only delays considered acceptable are only those, which can be proven to be beyond the control of the Contractor.
17. The Contractor shall secure and pay for all required permits and fees to complete the work.
18. All materials shall be of standard, approved, and first grade quality, and shall be in prime condition upon acceptance.
19. Work shall be performed when weather conditions permit proper and satisfactory results.

E. Contractor's Insurance

1. The contractor shall carry the workman's compensation, general liability and property damage insurance. If an emergency threatens the safety of life, work or adjoining property, the contractor hereby instructed to act at their discretion to prevent such loss or injury and shall maintain the minimum liability insurance as dictated by the Owner during the contract period:
2. The contractor shall not cause their insurance policies to be cancelled or permit them to lapse. Each insurance policy shall include a clause to the effect that the policy shall not (at any time during the construction period), be cancelled or reduced or limited until fifteen days after all additional insurers have received written notice as evidenced by returned receipts of registered or cancelled letters.
3. By accepting this contract, the contractor agrees to hold harmless the owner and landscape architect from any claims arising out of his operations or the operations of any of their subcontractors, material suppliers and agents.

F. Landscape Construction Documents

1. The owner shall furnish the contractor with all applicable drawings, details, specifications, revisions (As requested by the landscape architect) and change orders. Recommendations received directly from the landscape architect must be reviewed and approved by the owner's representative prior to its execution.
2. The contractor shall furnish their contract, all shop drawings specified as part of the contract and a work sheet, which notes all of the deviations from the original contract, not otherwise covered.
3. The contractor shall keep at the job site at all times a "Field Set" of drawings, shop drawings and the work sheet indicating updates and deviations as they occur.
4. All construction items shall be located as dimensioned on the plans, unless otherwise indicated in notes, details, legends and specifications.
5. Dimensions shall be taken from the vertical improvements unless otherwise noted on plans.
6. Working dimensions are not permitted to be scaled from plans, elevations, sections or details from these plans.
7. Where no construction detail is shown or noted for any part of the work, the construction shall be consistent with similar work, as shown within these plans.
8. The owner shall establish all lot lines and site restrictions. All other improvements, grades and control shall be established by the contractor and shall verify consistency with dimensions, lines, grades, improvements with those indicated on the drawings.

G. Site Conditions

1. Prior to the initiation of any work, the contractor shall locate all cables, conduits, sewers septic tanks and all other underground utilities that are commonly encountered and shall take the proper precaution not to damage or disturb such improvements. If a conflict exists between such obstacles and the proposed work, the contractor shall promptly notify the owner and landscape architect, who will coordinate the relocation of the specified feature. The contractor shall proceed in the same manner if natural barriers, such as a solid rock sub-base or any other condition prevent the specified features from being installed as specified.
2. Discrepancies between the site conditions and the landscape improvement plans and/or design intent, affecting the successful completion and cost of the project shall be reported to the owner's representative and landscape architect immediately. Any continuation of work prior to the resolution of any discrepancies is at the contractor's risk and expense.

H. Final Conditions & Guarantee

1. Upon completion of all work, the contractor shall request a final review with the owner and landscape architect, at which time the contractor must be present. All modifications and existing conditions shall be noted at time and the contractor shall specify when and how an unacceptable condition will be repaired or replaced. Upon completion of all documented exceptions and the contract area cleaned and cleared of all debris, the job shall be considered completed and the contract executed.
2. The contractor shall unconditionally guarantee that all work performed, materials and equipment furnished under the contract, against defects in materials and workmanship for a period of one year from the date of final acceptance by the Owner of the completed work, except where noted in these specifications.
3. Neither the completion of the job nor the final payment shall relieve the contractor of their responsibility for the guarantees as stated in the contract or of the responsibility for faulty materials or poor craftsmanship. The contractor shall quickly remedy any defect, which occurs during the guarantee period, as specified in the contract. The owner will forward a notice indicating all observed defects to the contractor, for the contractor's review and response. The contractor will return written documentation to the owner, indicating what action was taken to correct the defect.

2. Flatwork

A. Fine Grading

1. Mass grading and rough grading are not part of these construction documents. The contractor shall refer to the civil engineer's drawings for this information.
2. The grades and elevations represented on these drawings are based on information provided by the project's civil engineer. The contractor shall review the civil engineer's fine grading plan prior to the initiation of any work and notify the owner and landscape architect, should there be any discrepancies.
3. The soil's engineer's report shall be considered part of these construction documents. The contractor shall comply with the soil report's recommendations as that relate to their scope of services.
4. The contractor shall verify in the field, the extent of import and export soil to insure final grades. Notify the owner of any discrepancy, which may impact the contractor's scope of services, prior to the initiation of any work.
5. All existing naturally disturbed soils and fill and shall properly recompacted, as specified in the soil engineer's soil's report. All backfilling and recompaction is to be executed only under the supervision of the soil's engineer.
6. The contractor shall be responsible for removing all excess spoils and debris from the site by the contractor, at their own expense.
7. The contractor shall be responsible for achieving positive drainage at the following minimum gradients:
   a. 1% across all paving surfaces
   b. 2% across all planter areas
8. The contractor shall be responsible for maintaining positive drainage away from any structure for a minimum distance of sixty inches or as specified in the Uniform Building Code.
9. All subsurface drain lines, as indicated on these plans, shall have a minimum of one-half percent constant slope to outlet.

B. Poured-in-Place Concrete Paving

1. For all construction, sub-base requirements, comprehensive strength requirements, slab thickness specifications and reinforcement of paving materials on grade, the contractor shall comply with all recommendations, as provided by the project's geotechnical engineer and/or soil's report.
2. Product Submittals:
   a. The contractor shall submit material samples to the landscape architect including names, sources, and descriptions. This shall include, but is not limited to; normal weight, aggregates fibrous reinforcement and vapor retardant.
   b. The contractor shall submit product data for proprietary materials and items, including reinforcement and forming accessories, admixtures, patching compounds, water-stops, joint systems, curing compounds, dry-shake finish materials, and others as requested by Architect.
3. Sample Submittals:
   a. The contractor shall cast one preliminary set of concrete samples for review and approval by the owner and landscape architect. The sample set shall include a representative sample of every color, texture and finish combination, as specified on the landscape construction documents. Samples shall be a minimum size of twelve inches square and include the exact materials, mix, aggregate, colors, finishes sealers and joint filler, as specified in the landscape construction documents.
   b. Upon approval of the preliminary set of concrete samples, the contractor shall cast a final set of concrete samples for review and approval by the owner and landscape architect. Samples shall be approximately five feet square, with a thickness as determined in the soils report and placed at a predetermined location (where specified on the drawings). Final samples shall include the exact materials, mix, aggregate, colors, finishes sealers and joint filler, as specified in the landscape construction documents. Approval of final samples shall be the standard for all remaining similar work.
4. Testing:
   a. The contractor shall engage a testing laboratory, acceptable to owner and architect, to perform material evaluation tests and to design concrete mixes.
   b. The contractor shall be responsible to insure that all flatwork complies with applicable codes and regulations of the minimum "Wet/Dry" slip coefficient standards of safety for the governmental agencies. Preliminary samples, final samples and finished flatwork be tested for the static coefficient of friction by Twining Laboratories (714) 828-6432 or approved equal, to insure a minimum 0.6 static coefficient of friction on all wet dry surfaces.
   c. All cement, aggregate, reinforcing steel and structural steel shall be from tested stock. Copies of the test reports shall be furnished to the owner and/or landscape architect upon request.
   d. Materials and installed work may require testing and retesting at any time during progress of work. Tests, including retesting of rejected materials for installed work, shall be done at contractor's expense.
5. Quality Control Testing:
   a. The owner will employ a testing laboratory to perform tests and to submit test reports.
   b. Sampling and testing for quality control during placement of concrete may include the following:
      1. Sampling Fresh Concrete: ASTM C 172, except modified for slump to comply with ASTM C 94.
      2. Slump: ASTM C 143; one test at point of discharge for each day's pour of each type of concrete; additional tests when concrete consistency seems to have changed.
      3. Air Content: ASTM C 173, volumetric method for lightweight or normal weight concrete; ASTM C 231 pressure method for normal weight concrete; one for each day's pour of each type of air-entrained concrete.
      4. Concrete Temperature: Test hourly when air temperature is 40 deg F (4 deg C) and below, when 80 deg F (27 deg C) and above, and each time a set of compression test specimens is made.
      5. Compression Test Specimen: ASTM C 31; one set of 4 standard cylinders for each compressive strength test, unless otherwise directed. Mold and store cylinders for laboratory-cured test specimens, except when field-cure test specimens are required.
      6. Compressive Strength Tests: ASTM C 39; one set for each day's pour exceeding five cubic yards, plus additional sets for each 50 cubic yards more than the first 25 cubic yards of each concrete class placed in any one day; one specimen tested at seven days, two specimens tested at twenty-eight days, and one specimen retained in reserve for later testing if required.
   c. When frequency of testing will provide fewer than five strength tests for a given class of concrete, conduct testing from at least five randomly selected batches or from each batch if fewer than five.
6. Materials:
   a. Concrete:
      1. Portland Cement: ASTM C 150, Type I.
      2. Use one brand of cement throughout project unless otherwise acceptable to Architect.
   b. Fly Ash:
      1. ASTM C 618, Type C or Type F.
   c. Aggregates:
      1. ASTM C 33 and as herein specified. Provide aggregates from a single source for exposed concrete.
      2. For exterior exposed surfaces, do not use fine or coarse aggregates containing spalling-causing deleterious substances.
      3. Local aggregates not complying with ASTM C 33 but that special tests or actual service have shown to produce concrete of adequate strength and durability may be used when acceptable to landscape architect.
   d. Water:
      1. All water shall be potable.
   e. Admixtures:
      1. Provide admixtures for concrete that contain not more than 0.1 percent chloride ions.
      2. Air-entraining admixtures shall be ASTM C 260, certified by manufacturer to be compatible with other required admixtures.
   f. Reinforcing:
      1. Reinforcing Bars: ASTM A 615, Grade 60, deformed.
      2. Welded Wire Fabric: ASTM A 185, welded steel wire fabric.
      3. Supports for Reinforcement: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars and welded wire fabric in place. Use wire-bar-type supports complying with CRSI specifications.
7. Proportioning and Design of Concrete Mixes:
   a. Prepare design mixes for each type and strength of concrete by either laboratory trial batch or field experience methods as specified in ACI 301. If trial batch method used, use an independent testing facility acceptable to Architect for preparing and reporting proposed mix designs. The testing facility shall not be the same as used for field quality control testing.
   b. The use of fly ash shall not exceed 25 percent of cement content by weight.
   c. Submit written reports to landscape architect for each proposed mix and for each class of concrete, at least 15 days prior to start of work. Do not initiate concrete production until the landscape architect has reviewed the proposed concrete mixes.
   d. Design mixes to provide normal weight concrete with the following properties, as indicated on drawings and schedules:
      1. 2500-psi, 28-day compressive strength;
      2. Water/Cement ratio, 0.67 maximum (non-air-entrained)
      3. Water/Cement ratio, 0.54 maximum (air-entrained).
   e. Mix design adjustments may be requested by the contractor when characteristics of materials, job conditions, weather, test results, or other circumstances warrant, as accepted by the landscape architect. Laboratory test data for revised mix design and strength results must be submitted to and accepted by landscape architect before using in work.
8. Installation
   a. Site Preparation:
      1. The contractor shall treat the sub-grade under proposed paved areas, with weed killer in accordance with the manufacturer's printed instruction. Exercise extreme caution to confine the weed killer only to those areas proposed to be paved and provide protection, as necessary, to avoid over-spraying onto existing or proposed planting areas.
      2. The contractor shall coordinate the installation of all flatwork with all other subcontractors and irrigation sleeve location, prior to placing any concrete. If specified by other trades, conduits shall be placed within the concrete slab with a minimum of two inches of clearance above and below the conduit. Secure in-place inserts, anchor bolts, ties, dowels and miscellaneous plates prior to placing concrete
      3. The contractor shall overlay the irrigation plan and confirm in writing that all irrigation sleeves have been installed per plan. Any deviation from the irrigation plan, with regards to sleeve locations, shall be noted on the contractor's record as-built drawings.
   b. Forming:
      1. Coat contact surfaces of forms with an approved, non-residual, low-VOC, form-coating compound before reinforcement is placed.
      2. Do not allow excess form-coating material to accumulate in forms or to come into contact with in-place concrete surfaces against which fresh concrete will be placed. Apply in compliance with manufacturer's instructions.
      3. Design, erect, support, brace, and maintain form work to support vertical and lateral, static and dynamic loads that might be applied until concrete structure can support such loads. Construct form-work so concrete members and structures are of correct size, shape, alignment, elevation, and position. Maintain form-work construction tolerances complying with ACI 347.
      4. Construct forms to sizes, shapes, lines, and dimensions shown and to obtain accurate alignment, location, grades, level, and plumb work in finished structures. Provide for openings, offsets, sinkages, keyways, recesses, moldings, reglets, chamfers, blocking, screeds, bulkheads, anchorages and inserts, and other features required in work. Use selected materials to obtain required finishes. Solidly butt joints and provide backup at joints to prevent leakage of cement paste.
      5. Fabricate forms for easy removal without hammering or prying against concrete surfaces. Provide crush plates or wrecking plates where stripping may damage cast concrete surfaces. Provide top forms for inclined surfaces where slope is too steep to place concrete with bottom forms only.
      6. Provide temporary openings where interior area of form-work is inaccessible for cleanout, for inspection before concrete placement, and for placement of concrete. Securely brace temporary openings and set tightly to forms to prevent loss of concrete mortar. Locate temporary openings in forms at inconspicuous locations.
      7. Chamfer exposed corners and edges as indicated, using wood, metal, PVC, or rubber chamfer strips fabricated to produce uniform smooth lines and tight edge joints.
      8. Provide openings in concrete form-work to accommodate work of other trades. Determine size and location of openings, recesses, and chases from trades providing such items. Accurately place and securely support items built into forms.
      9. Thoroughly clean forms and adjacent surfaces to receive concrete. Remove chips, wood, sawdust, dirt, or other debris just before concrete is placed. Retighten forms and bracing before concrete placement as required to prevent mortar leaks and maintain proper alignment.
      10. The owner's representative shall approve all forming prior to placing any concrete.
   c. Placement of Reinforcement:
      1. The installation of reinforcement shall be in accordance with the recommendations of the geotechnical engineer and/or the projects structural engineer.
      2. Comply with Concrete Reinforcing Steel Institute's recommended practice for "Placing Reinforcing Bars," for details and methods of reinforcement placement and supports and as herein specified.
      3. Avoid cutting or puncturing vapor retardant during reinforcement placement and concreting operations.
      4. Clean reinforcement of loose rust and mill scale, earth, and other materials that reduce or destroy bond with concrete.
      5. Accurately position, support, and secure reinforcement against displacement. Locate and support reinforcing by metal chairs, runners, bolsters, spacers, and hangers, as approved by landscape architect.
      6. Place reinforcement to obtain minimum coverage for concrete protection. Arrange, space, and securely tie bars and bar supports to hold reinforcement in position during concrete placement operations. Set wire ties so ends are directed into concrete, not toward exposed concrete surfaces.
      7. Install welded wire fabric in as long lengths as practicable. Lap adjoining pieces at least one full mesh and lace splices with wire. Offset laps of adjoining widths to prevent continuous laps in either direction.
   d. Admixtures:
      1. Integral color for concrete shall be as specified in the finish schedule
      2. The use of admixtures shall not relieve the contractor of the designated concrete strength requirements.
      3. Use water-reducing admixture or high-range water-reducing admixture (Superplasticizer) in concrete as required for placement and workability.
      4. Use nonchloride accelerating admixture in concrete slabs placed at ambient temperatures below 50 deg F (10 deg C).
   e. Concrete Mixing:
      1. When job-site mixing is required, mix materials for concrete in an appropriate drum-type batch machine mixer. For mixers of one cubic yard or smaller capacity, continue mixing at least one and one-half minutes, but not more than five minutes after ingredients are in mixer, before any part of batch is released. For mixers of capacity larger than one cubic yard, increase minimum one and one-half minutes of mixing time by fifteen seconds for each additional cubic yard or fraction thereof.
      2. The contractor shall provide batch tickets for each batch of concrete discharged and used in work. Tickets must indicate the project identification name and number, date, mix type, mix time, quantity, and amount of water introduced.
      3. When air temperature is between 85 deg F (30 deg C) and 90 deg F (32 deg C), reduce mixing and delivery time from 1-1/2 hours to 75 minutes, and when air temperature is above 90 deg F (32 deg C), reduce mixing and delivery time to 60 minutes.
      4. Provide concrete for following conditions with maximum slump limits as follows
         - Ramps, slabs, and sloping surfaces: Not more than three inches.
         - Reinforced foundation systems: Not less than one inch and not more than three inches.
         - Concrete containing HRWR admixture (Superplasticizer): Not more than eight inches after addition of HRWR to site-verified two-inch to three-inch slump concrete.
         - On all other concrete applications, the slump limit shall not more than four inches.
   f. Placement of Concrete:
      1. Prior to installation, the contactor shall locate by stakes or other means, all construction elements as specified on the plans, for the landscape architect's and owner's representative's approval.
      2. Before placing concrete, inspect and complete form-work installation, reinforcing steel, and items to be embedded or cast in. Notify other crafts to permit installation of their work and cooperate with other trades in setting such work.
      3. Comply with ACI 304, "Recommended Practice for Measuring, Mixing, Transporting, and Placing Concrete," and as herein specified.
      4. Place concrete in forms in horizontal layers, no deeper than 24 inches and in a manner to avoid inclined construction joints. Where placement consists of several layers, place each layer while preceding layer is still plastic to avoid cold joints.
      5. Consolidate placed concrete by mechanical vibrating equipment supplemented by hand-spading, rodding, or tamping. Use equipment and procedures for consolidation of concrete in accordance with ACI 309.
      6. Do not use vibrators to transport concrete inside forms. Insert and withdraw vibrators vertically at uniformly spaced locations not farther than visible effectiveness of machine. Place vibrators to rapidly penetrate placed layer and at least 6 inches into previous placed layer. Do not insert vibrators into lower layers of concrete that have begun to set. At each insertion limit duration of vibration to time necessary to consolidate concrete and complete embedment of reinforcement and other embedded items without causing segregation of mix.
      7. Consolidate concrete during placing operations so that concrete is thoroughly worked around reinforcement and other embedded items and into corners.
      8. Maintain reinforcing in proper position during concrete placement.
      9. When hot weather conditions exist that would seriously impair quality and strength of concrete, place concrete in compliance with ACI 305 and as herein specified.
         - Cool ingredients before mixing to maintain concrete temperature at time of placement below 90 deg F (32 deg C). Mixing water may be chilled, or chopped ice may be used to control temperature provided water equivalent of ice is calculated to total amount of mixing water. Use of liquid nitrogen to cool concrete is Contractor's option.
         - Cover reinforcing steel with water-soaked burlap if it becomes too hot, so that steel temperature will not exceed the ambient air temperature immediately before embedment in concrete.
         - Fog spray forms, reinforcing steel, and sub-grade just before concrete is placed.
         - Use water-reducing retarding admixture when required by high temperatures, low humidity, or other adverse placing conditions, when acceptable to Architect.
      10. All concrete shall be free from defects and shall conform to the shapes, dimensions and finish elevations, as specified on the plans.
      11. All exposed surfaces shall be free from joint and pour lines, with a uniform texture. All concrete work shall conform to the textures and finishes, as specified in the finish schedule.
      12. When curing compounds are used, the contractor shall protect all adjacent surfaces from overspray.
      13. All paving surfaces must drain a minimum gradient of one percent.
      14. Concrete surfaces adjacent to any architectural structure or feature, shall drain a minimum gradient of a one percent with a maximum gradient of two percent, for a minimum distance of sixty inches from vertical surface, per Title 24 of the California State Site Accessibility Code.
      15. All concrete work constructed per these landscape improvement plans, shall maintain horizontal and vertical consistency with walkways, driveways, pads, decks, patios and all other improvements, as specified on the architect's and civil engineer's improvement plans.
      16. The cross-pitch on any paved surface may not exceed two percent.
      17. The contractor shall verify the shape, height and location of all existing stoops and notify the owner's representative of any discrepancies.
   g. Construction Joints:
      1. Locate and install construction joints as indicated or, if not indicated, locate so as not to impair strength and appearance of the structure, as acceptable to landscape architect.
      2. Place construction joints perpendicular to main reinforcement. Continue reinforcement across construction joints except as otherwise indicated. Do not continue reinforcement through sides of strip placements.
      3. Use bonding agent on existing concrete surfaces that will be joined with fresh concrete.
      4. Isolation Joints in Slabs-on-Ground. Construct isolation joints in slabs-on-ground at points of contact between slabs-on-ground and vertical surfaces, such as column pedestals, foundation walls, grade beams, and elsewhere as indicated.
      5. Form expansion joints by inserting premolded plastic, hardboard, or fiberboard strip into fresh concrete until top surface of strip is flush with slab surface. Tool slab edges round on each side of insert. After concrete has cured, remove inserts and clean groove of loose debris. Seal with polyurethane sealant (contractor to submit sample for approval by L.A.)
      6. Locate expansion and keyed joints as specified on drawings, but generally at twenty feet on center for flat work and fifteen feet on center for curbs.

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Renewal 30 Sep 23 — Renewal Date 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor		CV DWG:14011, 14012	HALE ENGINEERING				DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.				DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES PT. NO. 5072 PER ROS 14641
Date Completed							

SCALE: Horizontal N / A, Vertical

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date 12/4/22 — R.L.A. No. 4001

Approved: _____ Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION SPECIFICATIONS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LC-20
Sheet 029 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\CSPEC.dwg\LC-2017 Dec 2022 4:55 PM by: Karl

7. Locate control joints as specified on drawings, but generally at five feet on center for flat work and fifteen feet on center for curbs.
8. Saw –cut joints shall be located as specified on the drawings. Saw-cut joints shall be one-third the depth of the slab and executed immediately after the slab has attained its initial set.
9. Hand-tooled joints shall be true to line and profile. Tooling shall be performed while concrete is still plastic.
10. Jointing tool shall be two-inches wide at surface, tapered with top edges round to on-quarter radius.
11. Tool or form grooves in accessible ramps in accordance with the landscape construction details and the requirements as dictated in the California Title 24 requirements and American Disability Act.

9. Finishing:
   a. While the surface is still plastic, provide a textured finish as indicated in the landscape construction documents or as directed by the owner's representative.
   b. Concrete finishing shall include the application of special finishes to concrete surfaces, as follows:
      1. Smooth Finish:
         a. Steel trowel and burnish to a smooth, dense, hard finish.
      2. Broom Finish:
         - Apply non-slip broom finish to exterior concrete sidewalks, steps, and ramps, and elsewhere as indicated with fiber-bristle broom perpendicular to main traffic route...
      3. Sandblast Finish:
         - Apply abrasive blasted finish to concrete surfaces, as specified on the landscape improvement plans, within 24 to 72 hours after casting.
         - Coordinate with form-work construction, concrete placement schedule, and form work removal to ensure that surfaces to be blast finished are blasted at same age for uniform results.
         - Perform abrasive blast finishing in as continuous an operation as possible, utilizing same work crew to maintain continuity of finish on each surface or area of work. Maintain patterns of variances in depths of blast as shown on drawings.
         - Use an abrasive grit of proper type and gradation to expose aggregate and surrounding matrix surfaces to match Landscape architect's samples, as follows:
           Light: Generally expose the fine particles of sand.
           Medium: Generally expose the larger partials of sand and finer aggregates.
           Heavy: Generally expose coarse aggregates.
         - Protect adjacent materials and finishes from dust, dirt and other surface or physical damage during finishing operations. Provide protections as required and remove from site at completion of work.
         - Repair or replace other work damaged by finishing operations, as directed by Architect.
   c. Curing and Sealing:
      1. Seal concrete surfaces with approved sealer. Contractor shall submit proposed sealer to the owner's representative and landscape architect for approval.
      2. Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. In hot, dry, and windy weather, protect concrete from rapid moisture loss before and during finishing operations with an evaporation-control material. Apply in accordance with manufacturer's instructions after screeding and bull floating, but before power floating and troweling.
      3. Start initial curing as soon as free water has disappeared from concrete surface after placing and finishing. Weather permitting, keep continuously moist for not less than 7 days.
      4. Perform curing of concrete by curing and sealing compound, by moist curing, by moisture-retaining cover curing, and by combinations thereof, as herein specified.
      5. Provide moisture curing by following methods.
         - Keep concrete surface continuously wet by covering with water.
         - Use continuous water-fog spray.
         - Cover concrete surface with specified absorptive cover, thoroughly saturate cover with water, and keep continuously wet. Place absorptive cover to provide coverage of concrete surfaces and edges, with 4-inch lap over adjacent absorptive covers.
      6. Provide moisture-cover curing as follows:
         - Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width with sides and ends lapped at least three inches and sealed by waterproof tape or adhesive. Immediately repair any holes or tears during curing period using cover material and waterproof tape.
         - Provide curing and sealing compound to exposed interior slabs and to exterior slabs, walks, and curbs as follows:
         - Apply specified curing and sealing compound to concrete slabs as soon as final finishing operations are complete (within 2 hours and after surface water sheen has disappeared). Apply uniformly in continuous operation by power spray or roller in accordance with manufacturer's directions. Recoat areas subjected to heavy rainfall within 3 hours after initial application. Maintain continuity of coating and repair damage during curing period.
         - Use membrane curing compounds that will not affect surfaces to be covered with finish materials applied directly to concrete.
         - Cure formed concrete surfaces, including underside of beams, supported slabs, and other similar surfaces, by moist curing with forms in place for full curing period or until forms are removed. If forms are removed, continue curing by methods specified above, as applicable.
         - Final cure concrete surfaces to receive liquid floor hardener or finish flooring by use of moisture-retaining cover, unless otherwise directed.
   d. Adjusting:
      1. Remove concrete paving which has been damaged, not true to the specified line or plane, not properly finished and not pitch to properly drain. Such work shall be removed and replaced to the standards as described in these specifications.
   e. Patching:
      1. Patch cracks, rock pockets and honeycombs as directed by the owner's representative or landscape architect.
   f. Protection:
      2. Prevent traffic on surfaces of concrete paving for a period of three days after initial placement of concrete.
      3. Provide, secure, maintain and remove barricades as required

3. Fencing

A. Metal Fencing:

1. General:
   a. All construction shall conform to the latest edition of the Uniform Building Code.
   b. All fencing, as shown within these plans and details are intended to meet the minimum requirements of the State and Local codes. Any condition that does not conform, shall be brought to the owner's representative's and landscape architect's attention prior to the initiation of any work.
   c. All metal work shall be free of defects, which impair strength, durability and appearance.
   d. Protect all dissimilar metals from galvanic corrosion by pressure tapes, coating or isolators.
   e. All metal surfaces shall be a minimum of for inches away from soil
   f. All fence heights shown on the construction plans (or details) are relative to finish grade of adjacent grade or flatwork.
   g. Concrete footings for all post shall slope a minimum of two percent away from post, a distance of four inches.
2. Tubular Steel Fences:
   a. All welds shall be continuous and free from irregularities. All exposed cuts and welds shall be ground smooth.
   b. Ornamental iron fence, posts, hardware, and accessories shall be metalized after fabrication in compliance with ASTM specifications as applicable.
   c. Where fencing is located on a slope, run all horizontal rails parallel with the adjacent surface or grade unless otherwise noted on plans or details.
   d. Erect plumb, straight, true, and accurately fix in place, brace, reinforce, and anchor in place. Remove splatter and grind all field welds smooth.
   e. After erection, clean off all rust, scale and oil. Clean field welds, bolts, and abraded areas. Spot prime all welds with 'TNEMEC' Zinc Primer #90-97, leaving all surfaces ready to receive finish coats.
   f. Apply intermediate coat of 'TNEMEC Hi Build Epoxoline II' #N69 to all spot primed metal surfaces to achieve 3.0-5.0 dry film thickness. Apply per manufacturer's instructions. Color to be different than final finish coat.
   g. Apply final of 'TNEMEC Endura-shield Polyurethane' with 'TNEMEC U.V. Blocker' #44-600 to all exposed metal surfaces to achieve 3.0-4.0 dry film thickness. Apply per manufacturer's instructions. For low sheen use 'TNEMEC Endura-shield', #175, for gloss use 'TNEMEC Endura-shield II' #1074, or for semi-gloss finish use 'TNEMEC Endura-Shield II' #1075. See plans for color and finish.

4. Masonry and Poured-in-Place Walls

A. Construction:

1. All construction shall conform to the latest edition of the Uniform Building Code.
2. All masonry block shall be reinforced grouted masonry units, unless otherwise specified. All cells (below and above grade) are to be grouted solid, with rebar, bolts and tie-ins, with a minimum three-quarters of an inch coverage of grout or as otherwise specified.
3. Provide keyways at least 1-1/2 inches deep in construction joints in walls and slabs and between walls and footings. Accepted bulkheads designed for this purpose may be used for slabs.
4. Wall footing size, shape and reinforcement shall be in accordance with the recommendations of the project's geotechnical engineer and/or the project's structural engineer.
5. Top of walls shall be constructed level unless otherwise specified.
6. Walls shall be installed prior to any flatwork, unless otherwise specified.
7. All retaining walls shall be adequately shored during construction and the backfill operation.
8. The contractor shall be responsible insuring that sub-grade perforated drainage system adequately drains at a minimum of one and one-half percent to outlet.
9. The contractor shall be responsible for backfilling all retaining walls and footings to the finish grades, as indicated on the landscape improvement plans or civil engineer's fine grading plans. Non-expansive soils shall be used for backfill. Finish grade behind walls shall adequately drain at minimum gradient of two percent to outlet
10. Waterproofing on retaining walls shall be as specified on the landscape improvement plans and details.
11. Mortar Joints:
    a. All mortar joints shall be Portland cement – lime mortar Type 'S' and conform to the latest ASTM standards.
    b. Mortar joints shall not exceed one-half inch in width.

B. Wall Finishing:

1. Plaster.
   a. All plaster finishes, textures and colors shall match referenced architecture, unless otherwise noted on plans or directed by the owner's representative.
   b. The contractor shall apply a sample area of finished plaster (approximately four feet by four feet), for review and approval by the owner's representative and landscape architect.
   c. Apply non-yellowing water sealer to all plaster surfaces, as approved by the owner's representative.
2. Natural Veneers:
   a. All veneers shall match referenced architecture, unless otherwise noted on the finish schedule, plans or as directed by the owner's representative.
   b. Veneer shall be installed per the manufacturer's recommendation.
   c. Mortar shall be as specified in these specifications.

5. Lighting:

A. Lighting Design, Compliance and Permits:

1. Schematic lighting plans are for fixture specification and locations only.
2. The contractor shall design, provide and install all electrical systems engineering, fixtures, materials and labor as necessary to insure a complete installation in conformance with the intention of these schematic drawings and the requirements of all controlling agencies.
3. The contractor is responsible for all wiring and lighting engineering. Lighting and electrical work shall comply with all local governing agencies codes and regulations.
4. The contractor shall be responsible for all shop drawings, fees and processing required in obtaining all required permits.
5. The contractor shall obtain all approvals and permits, as required by the local agencies.
6. The contractor is responsible for coordinating, ordering and locating electrical point of connections with the owner and local governing agencies.

B. Lighting Installation:

1. The contractor shall install all lighting in accordance with the manufacture's specifications.
2. The contractor shall be responsible for all necessary sleeves, stub-outs, chases, pull boxes, junction boxes, switched, timers and related equipment and materials and shall coordinate their installation with all other trades.
3. Electrical work shall comply with local codes and requirements of the governing agencies. All material shall be new and shall bear U.L. labels.
4. Light fixtures shall be installed per the manufacturer's details and written specifications, unless otherwise noted on plans.
5. Wiring shown on plans is diagrammatically routed for clarity. The contractor shall route to avoid conflicts with stationary elements and shall observe minimum utility clearances per applicable codes and ordinances of governing agencies. Routing shall be in the best location for future access and maintenance.
6. Landscape lighting systems shall be controlled by a photo-cell, as well as a timer with a manual over-ride. All equipment shall be approved by the owner.
7. The landscape up-lighting installation shall be coordinated with the installation of specimen trees. Refer to the planting plans and contact the owner's representative for approval of all lighting, prior to installation.
8. Landscape lighting shall be a minimum of three feet away from the edge of any vehicular area.
9. The contractor shall (for public safety), give special attention to the illumination of elevation changes in pedestrian areas.
10. The contractor shall submit to the owner's representative final as-built drawings, indicating the point of connection, circuiting and installation details for complete operating systems.

6. Miscellaneous Construction

A. Concrete Headers:

1. Concrete headers shall be 6"x 6" with #4 rebar continuous unless otherwise specified on plans.

B. Decomposed Granite:

1. The subgrade for decomposed granite trails, requiring vehicular access shall be based on an H-20 wheel load and may vary based on the engineer's soil report and field conditions.
2. The subgrade for H-20 wheel load shall be in accordance with local concrete street specifications.
3. Unless otherwise specified, the subgrade shall have a minimum "R" value of 30 and compacted to a minimum of 95%.
4. Decomposed granite trails consist of a 3" layer of decomposed granite (per finish schedule), over gravel base (per soils engineer's report).

7. Guarantee:

A. Guarantee:

1. All construction work shall be guaranteed against all defects of workmanship and materials, including settling of graded areas, for a period of one year from the date of final completion and acceptance by the owner have authorized representative.
2. The contractor shall provide a written guarantee (on company letterhead), at the time of final inspection.

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Signature 30 Sep 23 Renewal Date 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) MELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A, Vertical

Office _____ Field _____ Traffic _____

Designed By KK/TP | Drawn By KK/KF | Checked By TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD Date 12/2/22 R.L.A. No. 4001

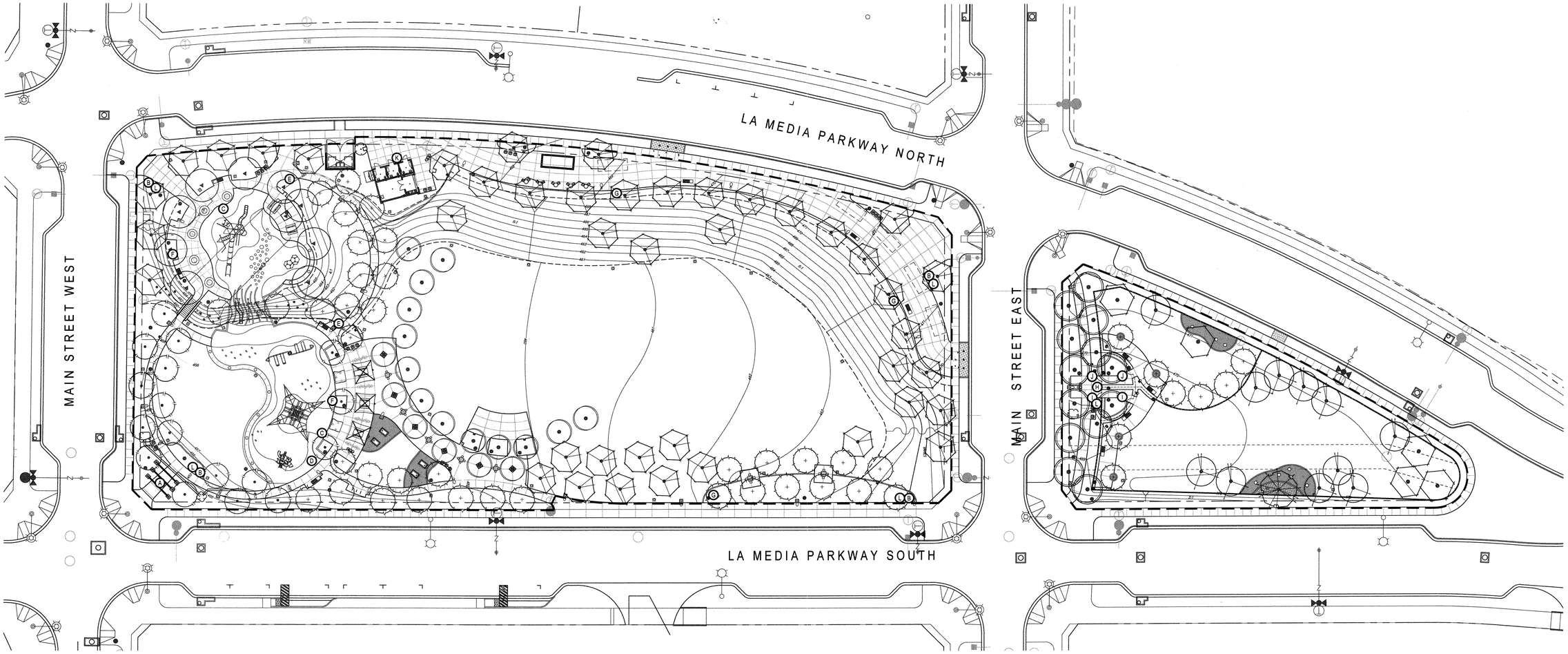
Approved: _____ Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE CONSTRUCTION SPECIFICATIONS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LC-21
Sheet 030 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\CSPEC.dwg\LC-2\17 Dec 2022 4:55 PM by: Kari



SIGNAGE LEGEND

SYMBOL	DESCRIPTION
A	PARK IDENTIFICATION - SEE DETAIL H/ SHEET LC-16
B	GENERAL PARK INFORMATION - SEE DETAIL J / SHEET LSG-2 + DETAIL C/ SHEET LC-11
C	5 TO 12 YEAR OLD PLAY STRUCTURE - BY KOMPAN
D	2 TO 5 YEAR OLD PLAY STRUCTURE - BY LANDSCAPE STRUCTURES
E	ACCESSIBLE ROUTE - SEE DETAIL L/ SHEET LSG-2 + DETAIL D/ SHEET LC-11
F	NO SMOKING - SEE DETAIL L/ SHEET LSG-2 + DETAIL D/ SHEET LC-11
G	CLEAN UP AFTER YOUR PET - SEE DETAIL L/ SHEET LSG-2 + DETAIL D/ SHEET LC-11
H	GENERAL DOG PARK INFORMATION AND RULES - SEE DETAIL J / SHEET LSG-2 + DETAIL J/ SHEET LC-12
I	LARGE DOG ENTRY - SEE DETAIL H/ SHEET LSG-2, AND J/ SHEET LC-12
J	SMALL DOG ENTRY - SEE DETAIL H/ SHEET LSG-2 J/ SHEET LC-12
K	PARK DEDICATION PLAQUE - SEE DETAIL G/ SHEET LSG-2
L	PARK RULES - SEE DETAIL B/ SHEET LSG-2 + DETAIL G/ SHEET LC-11

SEE SHEETS LSG-2 FOR SIGNAGE DETAILS

0 15 30 60

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — 4001 — 30 Sep 23

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal — Vertical

Office — Field — Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date 12/1/22 — R.L.A. No. 4001

Approved: Mark A. Carr Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SIGNAGE PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006

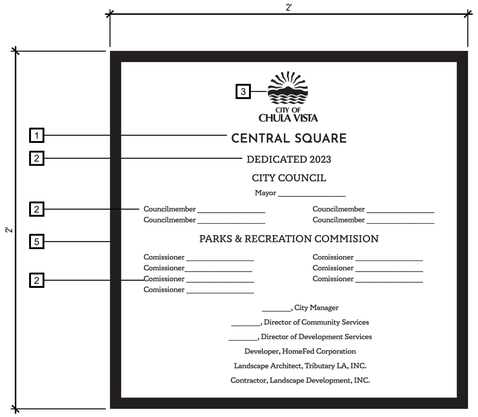
LSG-1

Sheet 031 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\SIGN.dwg\LSG-1\7 Dec 2022 4:55 PM by: Kari



LEGEND

1 PARK NAME COPY:
- FONT: BRANDON GROTESQUE, BOLD
- COLOR TO BE: BRONZE, RAISED COPY
- SIZE: 60POINT (.75"), ALL CAPS

2 COPY:
- FONT: CIRCLE SLAB, MEDIUM
- COLOR TO BE: BRONZE, RAISED COPY
- SUBTITLE: 48 POINT (.50"), CAPS
- STD COPY: 36 POINT (.375"), CAPS

3 CHULA VISTA LOGO
- BRONZE, RAISED COPY PER CHULA VISTA GRAPHIC STANDARDS
- 3.375"H LOGO

4 BRONZE PLAQUE: (¼" THICK MIN)
- WITH POINTED EDGES
- BORDER: .75"W, RAISED BRONZE
- FACE: W/ STIPPLE FINISH, DARK OXIDE (TO BE RECESSED)

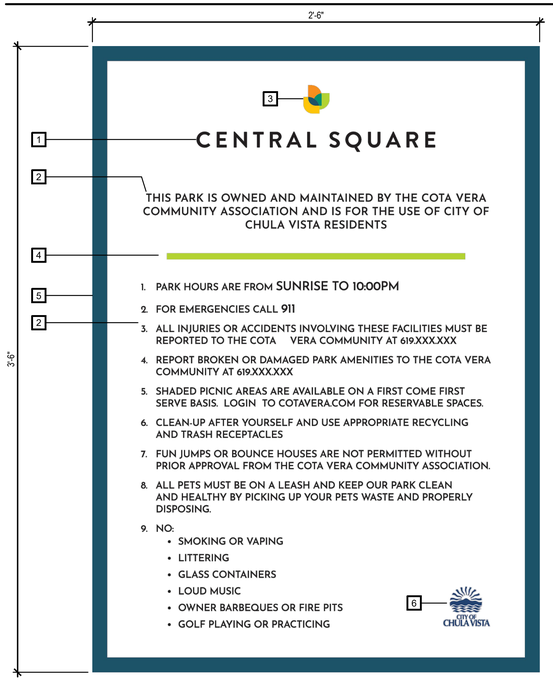
NOTES

- DEDICATION PLAQUE MOUNTING:
  - MOUNT TO BUILDING USING STANDARD STAINLESS STUDS (¼" X 2") TAPPED INTO BACK OF PLAQUE AT EACH CORNER. EPOXY STUDS INTO PRE-DRILLED HOLES IN CMU AND RUN EPOXY BEAD AROUND BACKSIDE EDGE OF PLAQUE.
  - PLAQUE TO BE RECESSED INTO BUILDING WALL OR FRAMED TO DETER REMOVAL /THEFT. FACE OF PLAQUE SHALL BE SET FLUSH WITH SURROUNDING WALL. SEAL GAP BETWEEN PLAQUE AND CMU WITH CLEAR SILICONE.
- SIGNAGE CONSULTANT SHALL:
  - CONTACT LANDSCAPE ARCHITECT FOR DRAWING FILES
  - PROVIDE FULL SCALE PRINTS + SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
  - PROVIDE FULL SIZE MOCK-UP FOR APPROVAL PRIOR TO INSTALLATION
- SEE PLAN FOR SIGN LOCATION. REFER TO COMFORT STATION DRAWINGS (PER SEPARATE PERMIT FOR MOUNTING LOCATION)
- FINAL TEXT COPY WILL BE PROVIDED TO THE SIGN CONTRACTOR PRIOR TO ORDERING
- REFER TO CITY OF CHULA VISTA GRAPHIC STANDARDS
- CONTACT THE OFFICE OF COMMUNICATION / CITY MANAGER'S OFFICE AT 619-691-5269 TO OBTAIN THE CORRECT CITY OF CHULA VISTA LOGO TEMPLATE PRIOR TO FABRICATION.

PARK DEDICATION SIGN

SGN-GRPH-DEDICATION

B



SIGN 'B' - GENERAL PARK INFORMATION + RULES

LEGEND

1 PARK NAME COPY:
- FONT: BRANDON GROTESQUE, BOLD
- COLOR TO BE: BLACK
- SIZE: 108 POINT (1.5"), ALL CAPS

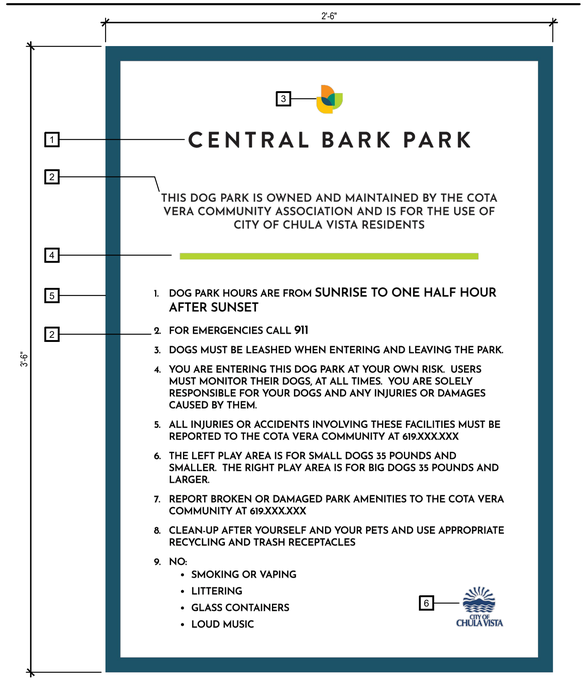
2 COPY:
- FONT: JOSEFIN SANS, SEMI BOLD
- COLOR TO BE: BLACK
- SUBTITLE: 54 POINT (.75"), CAPS
- RULES COPY: 48 POINT (.67")
- PARK HOURS + 911 COPY: 60 POINT (.83")

3 COTA VERA LOGO - COLORS PER BRANDING AND MARKETING GUIDELINES

4 ACCENT LINE - 30 POINT (.42")
- COLOR TO BE: 'COTA VERA GREEN' PMS 390C, 35C 0M 100Y 0K

5 ALUMINUM SIGN FACE: (0.080 GAUGE MIN)
- BACKGROUND: WHITE
- 1" BORDER - FULL BLEED, COLOR TO BE COTA VERA 'BLUE', PMS 7692 C, 90C 60M 42Y 23K, RAL 5001

6 CHULA VISTA LOGO
- PER CHULA VISTA LOGO GRAPHIC STANDARDS
- 3"H LOGO



SIGN 'H' - GENERAL DOG PARK INFORMATION + RULES

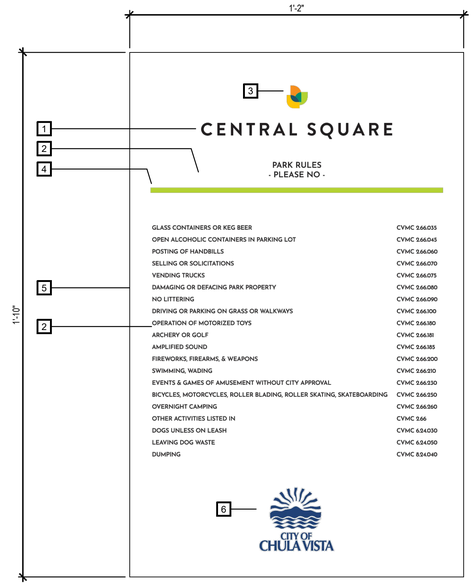
NOTES

- ALL HARDWARE TO BE GALVANIZED STEEL
- SIGNAGE CONSULTANT SHALL:
  - CONTACT LANDSCAPE ARCHITECT FOR DRAWING FILES
  - PROVIDE FULL SCALE PRINTS + SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
  - PROVIDE FULL SIZE MOCK-UP FOR APPROVAL PRIOR TO INSTALLATION
- SEE PLAN FOR SIGN LOCATIONS. ALL SIGN LOCATIONS SHALL BE APPROVED ON-SITE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
- SIGN 'B': POST MOUNT - SEE DETAIL C/ SHEET LC-11
  SIGN 'H': GATE MOUNT - SEE DETAIL J/ SHEET LC-12
- FINAL COPY WILL BE PROVIDED TO THE SIGN CONTRACTOR PRIOR TO ORDERING

PARK SIGNS - INFORMATION + RULES

SGN-GRPH-RULES-REC

J



LEGEND

1 PARK NAME COPY:
- FONT: BRANDON GROTESQUE, BOLD
- COLOR TO BE: BLACK
- SIZE: 54POINT (75"), ALL CAPS

2 COPY:
- FONT: JOSEFIN SANS, SEMI BOLD
- COLOR TO BE: BLACK
- SUBTITLE: 24 POINT (.33"), CAPS
- RULES COPY: 18 POINT (.25"), CAPS

3 COTA VERA LOGO
- COLORS PER BRANDING AND MARKETING GUIDELINES
- 1"SQ

4 ACCENT LINE - 15 POINT (.19")
- COLOR TO BE: 'COTA VERA GREEN' PMS 390C, 35C 0M 100Y 0K

5 ALUMINUM SIGN FACE: (0.080 GAUGE MIN)
- BACKGROUND: WHITE
- .875" MIN. MARGIN, ALL SIDES

6 CHULA VISTA LOGO
- PER CHULA VISTA LOGO GRAPHIC STANDARDS
- 3"H LOGO

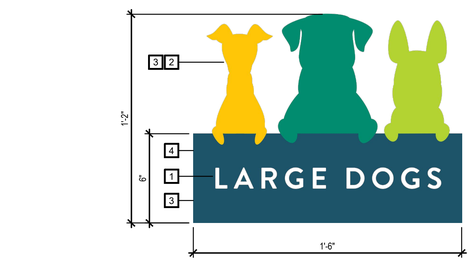
NOTES

- ALL HARDWARE TO BE GALVANIZED STEEL
- SIGNAGE CONSULTANT SHALL:
  - CONTACT LANDSCAPE ARCHITECT FOR DRAWING FILES
  - PROVIDE FULL SCALE PRINTS + SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
  - PROVIDE FULL SIZE MOCK-UP FOR APPROVAL PRIOR TO INSTALLATION
- SEE PLAN FOR SIGN LOCATIONS. ALL SIGN LOCATIONS SHALL BE APPROVED ON-SITE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
- SIGN 'L': POST MOUNT - SEE DETAIL G/ SHEET LC-11
- FINAL TEXT COPY WILL BE PROVIDED TO THE SIGN CONTRACTOR PRIOR TO ORDERING

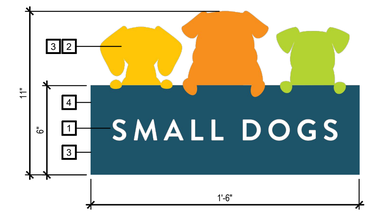
PARK RULES (CVMC) SIGN

SGN-GRPH-CVRULES-REC

G



SIGN 'I' - LARGE DOGS



SIGN 'J' - SMALL DOGS

LEGEND

1 FONTS: JOSEFIN SANS, SEMI BOLD
COLOR TO BE: WHITE
- 144 POINT (2"), CAPS
- SMALL: 24 POINT (.33"), UPPER + LOWER CASE

2 DOG SILHOUETTES, LASER CUT AS SHOWN
- LARGE DOG (LEFT TO RIGHT): YELLOW, TEAL, GREEN
- SMALL DOG (LEFT TO RIGHT): YELLOW, ORANGE, GREEN
- COLORS:
  COTA VERA YELLOW: PMS 7408C, 0C 23M 100Y 0K
  COTA VERA TEAL: PMS 7711C, 95C 20M 70Y 5K
  COTA VERA GREEN: PMS 390C, 35C 0M 100Y 0K
  COTA VERA ORANGE: PMS 7413, 0C 53M 100Y 0K

3 ALUMINUM SIGN FACE: (0.080 GAUGE MIN) - LASER CUT AS SHOWN, ALL COLOR - FULL BLEED

4 RECTANGULAR TEXT BACKGROUND - COLOR TO BE: 'COTA VERA BLUE' PMS 7692C, 90C 60M 42Y 23K

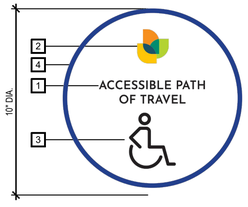
NOTES

- ALL HARDWARE TO BE GALVANIZED STEEL
- SIGNAGE CONSULTANT SHALL:
  - CONTACT LANDSCAPE ARCHITECT FOR DRAWING FILES
  - PROVIDE FULL SCALE PRINTS + SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
  - PROVIDE FULL SIZE MOCK-UP FOR APPROVAL PRIOR TO INSTALLATION
- SEE PLAN FOR SIGN LOCATIONS. ALL SIGN LOCATIONS SHALL BE APPROVED ON-SITE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
- SEE DETAIL J/ SHEET LC-12 FOR SIGN LOCATIONS ON GATES
- FINAL TEXT COPY WILL BE PROVIDED TO THE SIGN CONTRACTOR PRIOR TO ORDERING

PARK SIGNS - DOG PARK ENTRIES

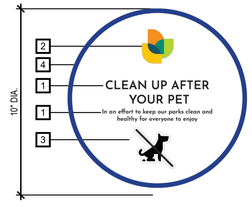
SGN-GRPH-DOG-GAT

H



SIGN 'E' - ACCESSIBLE ROUTE

SIGN 'F' - NO SMOKING SIGN



SIGN 'G' - CLEAN UP AFTER YOUR PET

LEGEND

1 FONTS: JOSEFIN SANS, SEMI BOLD
COLOR TO BE: BLACK
- LARGE 48 POINT (.67"), CAPS
- SMALL: 24 POINT (.33"), UPPER + LOWER CASE

2 COTA VERA LOGO - COLORS PER BRANDING AND MARKETING GUIDELINES

3 PICTORIAL, AS SHOWN, COLOR TO BE: BLACK

4 ALUMINUM SIGN FACE: (0.080 GAUGE MIN)
- BACKGROUND: WHITE
- ¼" BORDER - FULL BLEED, COLOR TO BE COTA VERA 'BLUE', PMS 7692 C, 90C 60M 42Y 23K, RAL 5001

NOTES

- ALL HARDWARE TO BE GALVANIZED STEEL
- SIGNAGE CONSULTANT SHALL:
  - CONTACT LANDSCAPE ARCHITECT FOR DRAWING FILES
  - PROVIDE FULL SCALE PRINTS + SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
  - PROVIDE FULL SIZE MOCK-UP FOR APPROVAL PRIOR TO INSTALLATION
- SEE PLAN FOR SIGN LOCATIONS. ALL SIGN LOCATIONS SHALL BE APPROVED ON-SITE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
- SEE DETAIL D/ SHEET LC-11 FOR POST MOUNT
- FINAL COPY WILL BE PROVIDED TO CONTRACTOR PRIOR TO ORDERING

PARK SIGNS - 10" ROUND

SGN-PARK-10"RD

L

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA — Signature — 30 Sep 23 — Renewal Date — 02 Dec 22 — Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY
Contractor		CV DWG:14011, 14012	HALE ENGINEERING
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed			

REVISIONS	Date	App'd

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14641

SCALE	
Horizontal	N / A
Vertical	

Office	
Field	
Traffic	

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date — R.L.A. No. 4001

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

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SIGNAGE DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

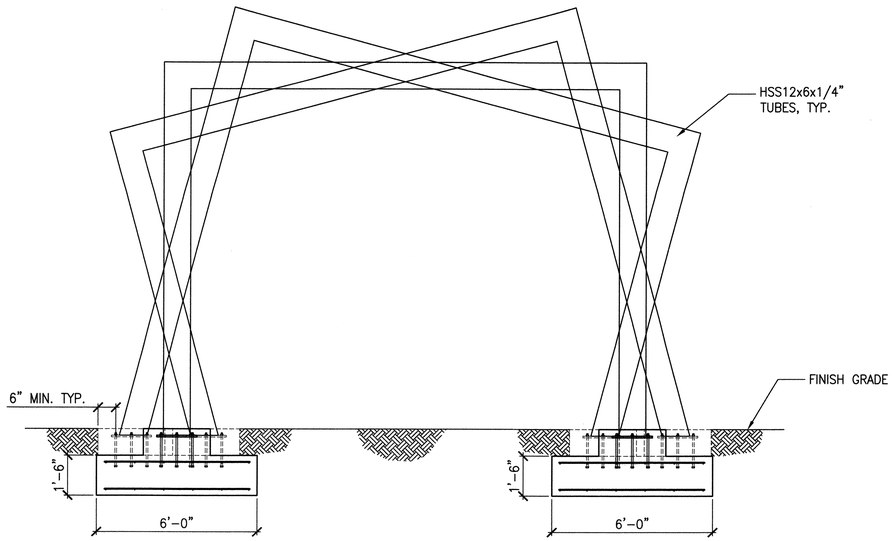
DWG NO. 22006
LSG-2
Sheet 032 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\SGDETS.dwg\LSG-2\30 Dec 2022 12:18 PM by: Kari

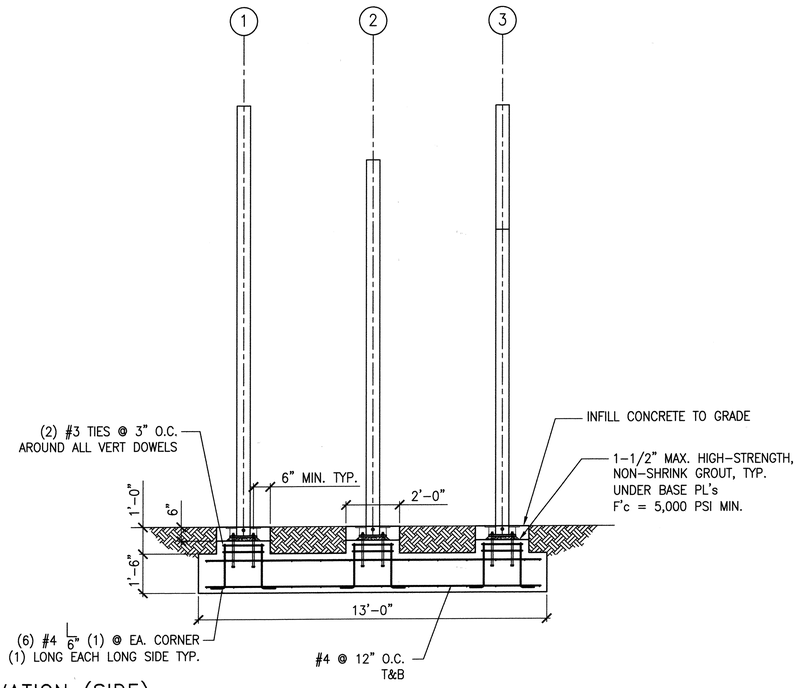
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

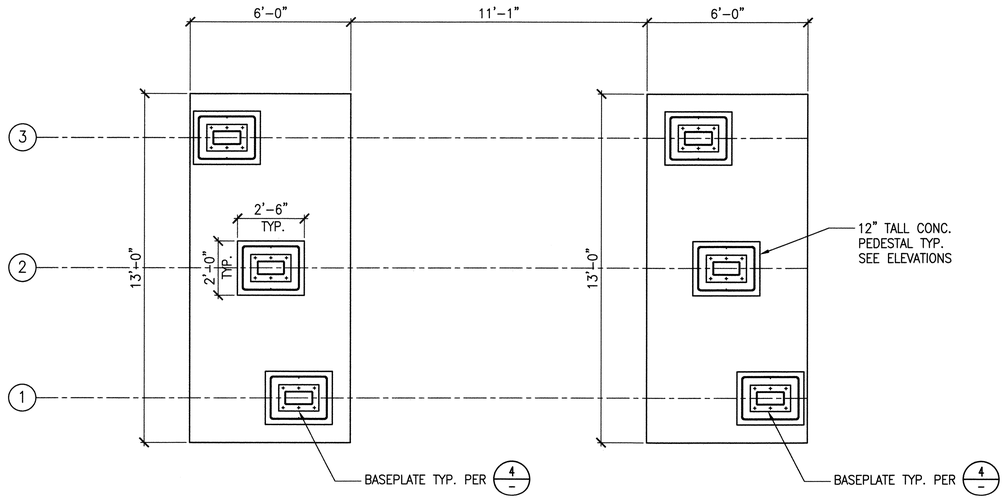
NOTE: FOR PLACEMENT AND ROTATION OF TUBES, SEE LANDSCAPE ARCHITECT DRAWINGS



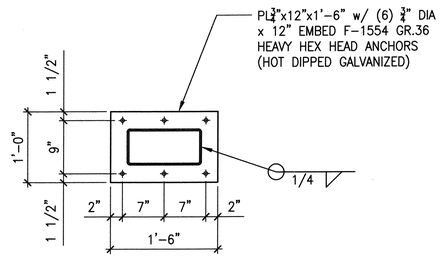
1 MONUMENT ELEVATION (FRONT)
SCALE: 3/8" = 1'-0"



2 MONUMENT ELEVATION (SIDE)
SCALE: 3/8" = 1'-0"



3 MONUMENT FOOTING & BASE PLATE PLAN
SCALE: 3/8" = 1'-0"



4 BASEPLATE DETAIL
SCALE: 1" = 1'-0"

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14541

SCALE	
Horizontal	N/A
Vertical	N/A

Office	
Field	
Traffic	

Designed By	Drawn By	Checked By
RCH	RCH	DRO

Plans Prepared Under Supervision Of
DONALD R. ORIE
Date 09/21/22
R.L.A. No. 3838

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
IT'S THE LAW! DIAL BEFORE YOU DIG!
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER DONALD R. ORIE No. 3838 EXP. 12-31-22 STRUCTURAL STATE OF CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

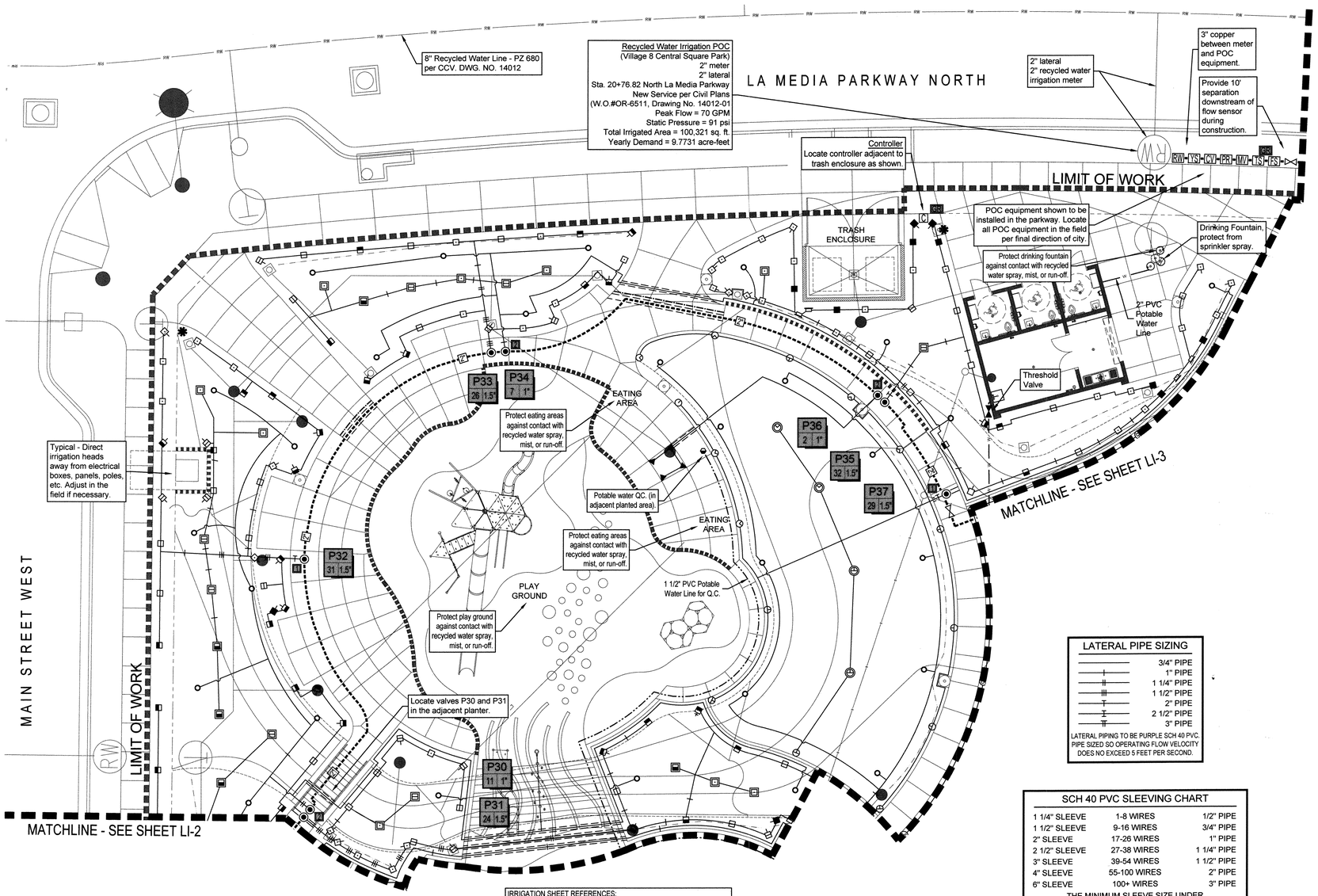
DATE:	02 Dec 22
SCALE:	N/A
JOB NO.	19.027
DRAWN BY:	RCH
W.O. NO.	OR-651P1

CITY OF CHULA VISTA
VILLAGE 8 - CENTRAL SQUARE PARK
LANDSCAPE STRUCTURAL DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
ST-1
Sheet 53 of 105

OWD PERMIT #PLR-22-007 OWD OOO of 22

VILLAGE 8 - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22



SPECIAL IRRIGATION NOTES:

1. ALL LANDSCAPE IRRIGATION SYSTEMS SHALL HAVE A MINIMUM OF 120 MESH FILTRATION FOR ANY LOW VOLUME IRRIGATION SYSTEM.
2. ALL WIRING (LOW VOLTAGE INCLUDED) TO BE IN SCH 40 PVC CONDUIT. SWEEPS AND PULL BOXES TO BE NO MORE THAN 200' BETWEEN PULL BOXES WITH NO CONDUIT BENDS GREATER THAN 270 DEGREES BETWEEN BOXES. WIRE CONNECTORS TO BE AT MAXIMUM SPACING OF EVERY 400'. SPLICES ARE TO BE ENCASED IN APPROVED WATERPROOF CONNECTORS AND INSIDE AN APPROVED PULL BOX.
3. IRRIGATION CONTROLLER WIRE TO BE INSTALLED IN SCH 40 PVC CONDUIT. COMMON WIRE IS 12 GAUGE MIN. PILOT WIRE SHALL BE 1 4 GAUGE MIN. AND NOT TO EXCEED 5000 FEET RUN.
4. TWO-WIRE DECODERS TO BE MOUNTED INSIDE OF DEDICATED PULL BOXES ON STAINLESS STEEL SCREWS.
5. PROVIDE MEGOHM TESTING OF ALL WIRES PRIOR TO CONNECTIONS BEING MADE AND BACKFILLING TO VERIFY PERFORMANCE WITHIN THE CONTROLLER MANUFACTURER'S REQUIREMENTS. NO CIRCUIT CHECKING LOWER THAN 1 MEGOHM WILL BE ACCEPTABLE. REPAIR/REPLACE SUBSTANDARD PERFORMING WIRE.
6. CONTRACTOR TO PROVIDE, WHERE MAINLINE CROSSES STREETS, A 4" PURPLE SQUARE WITH AN ETCHED 'E' ON FACE OF CURB.
7. CONTRACTOR SHALL PAINT A 4" PURPLE SQUARE ON THE FACE OF CURB, AT THE METER BOX LOCATION TO IDENTIFY THE ASSOCIATED IRRIGATION CONTROLLER ID.
8. IRRIGATION CONTROLLER : 120 VAC POWER TO BE PROVIDED BY OWNER. CONTRACTOR SHALL ROUTE POWER CABLE TO CONTROLLER IN PVC CONDUIT AND MAKE PERMANENT CONNECTION TO THE CONTROLLER. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING ORDINANCE AND / OR LOCAL CODE.
9. THE IRRIGATION P.O.C. : SHALL BE AT NEW 1 1/2" RECYCLED WATER METER. CONNECT NEW IRRIGATION MAINLINE, INSTALL ALL POINT OF CONNECTION EQUIPMENT AND FLOW CONTROL EQUIPMENT AND EXTEND SYSTEM AS SHOWN.
10. REMOTE CONTROL VALVE BOXES TO BE HIDDEN FROM CASUAL SIGHT WHEN POSSIBLE. STAKE LOCATION OF ALL VALVES FOR APPROVAL BY LANDSCAPE ARCHITECT AND OR CITY INSPECTOR PRIOR TO INSTALLATION (TYP. ALL LOCATIONS). LOCATE VALVES IN SHRUBS AREAS WHEREVER POSSIBLE.
11. SINGLE REMOTE CONTROL VALVES TO BE INSTALLED ON MANIFOLD AND WITHIN 12" RECTANGULAR VALVE BOX. INSTALL NO MORE THAN 4 VALVE BOXES ON ONE MANIFOLD. SEPARATE VALVE MANIFOLDS BY 4' MIN.
12. LOCATIONS SHOWN ARE DIAGRAMMATIC. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE 12" TO 18" FROM BACK OF CURB OR WALK AND 10-FEET MINIMUM (HORIZONTAL) FROM ALL POTABLE WATER LINES.
13. MAINLINE, LATERAL LINE AND CONTROL WIRE SLEEVES : SLEEVES SHALL BE TWO TIMES THE DIAMETER OF PIPE FOR MAINLINE OR LATERAL LINE PIPING, AND TWO TIMES THE DIAMETER OF THE WIRE BUNDLE AND NO SMALLER THAN LISTED IN THE SLEEVING CHART.
14. REDUCED RADIUS-OF-THROW : USE THE RADIUS REDUCTION SCREW, OR A SMALLER RADIUS NOZZLE, OR A DIFFERENT ARC NOZZLE TO PROVIDE FULL MATCHED PRECIPITATION AND MINIMIZE OVER SPRAY.
15. NO DRIP IRRIGATION TO BE USED ON THIS PROJECT.
16. DESIGN PROVIDES ZONE SEPARATION REQUIRED BY DIFFERENCES IN APPLICATION RATE, EXPOSURE, AND PLANT WATER CONSUMPTION.
17. ALL BASE INFORMATION FOR THESE PLANS HAS BEEN OBTAINED FROM THE CIVIL ENGINEER AND REFLECTS ARCHITECTURAL, CIVIL AND/OR MECHANICAL DESIGN AND/OR PLANS. THE LANDSCAPE ARCHITECT'S PLANS DEPENDS ON THE ACCURACY OF THIS OBTAINED INFORMATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.
18. COLOR CODING NOTE - SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR A PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED.
19. RECYCLED WATER USE SIGNS - FINE TUNE LOCATIONS AND QUANTITY PER WATER DISTRICT'S DIRECTIONS. SEE IRRIGATION DETAILS FOR WATER DISTRICT SIGN DETAIL AND FOR TYPE AND INSTALLATION METHOD.
20. ALL PIPES AND WIRES UNDER HARDSCAPE ARE TO BE SLEEVED AS CALLED FOR, EVEN IF SLEEVING IS NOT SHOWN ON THE PLANS. THE SCALE OF THE DRAWINGS MAY PREVENT SLEEVES BEING SHOWN IN ALL LOCATIONS REQUIRED.
21. INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NECESSARY TO MINIMIZE LOW HEAD / LOW AREA DRAINAGE.
22. ALL PRIVATELY MAINTAINED IRRIGATION LINES AND EQUIPMENT ARE TO REMAIN WITHIN THE PRIVATELY MAINTAINED LANDSCAPE AREAS OR EASEMENTS (TYPICAL).
23. ADJUST ALL SPRINKLER HEADS WHERE THERE IS A CONFLICT WITH FIXED OBJECTS SUCH AS LIGHT POSTS, HYDRANTS, ETC. USE TWO QUARTER HEADS IN LIEU OF A SINGLE 180 HEAD IF NECESSARY TO IMPROVE COVERAGE. ADD AND/OR RELOCATE HEADS AS NECESSARY AROUND FIXED OBJECTS TO ENSURE 100% COVERAGE.

LATERAL PIPE SIZING

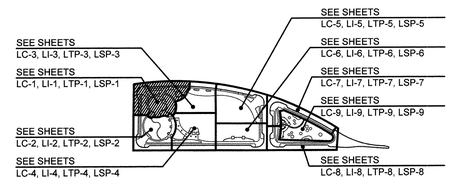
	3/4" PIPE
	1" PIPE
	1 1/4" PIPE
	1 1/2" PIPE
	2" PIPE
	2 1/2" PIPE
	3" PIPE

LATERAL PIPING TO BE PURPLE SCH 40 PVC. PIPE SIZED SO OPERATING FLOW VELOCITY DOES NO EXCEED 5 FEET PER SECOND.

SCH 40 PVC SLEEVING CHART

1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE

THE MINIMUM SLEEVE SIZE UNDER VEHICULAR PAVING IS TO BE 4"



KEYMAP

NTS

0 5 10 20

IRRIGATION SHEET REFERENCES:

SEE SHEET T-2 FOR GENERAL LAYOUT AND POC INFORMATION
SEE SHEET LI-1 THROUGH LI-9 FOR IRRIGATION PLANS
SEE SHEET LI-10 FOR IRRIGATION LEGENDS
SEE SHEETS LI-11 THROUGH LI-14 FOR IRRIGATION DETAILS
SEE SHEET LI-15 FOR HYDROZONE MATRIX, MWELO CALCS, IRRIGATION SCHEDULES, PRESSURE LOSS CALCS, and D.E.H. RECYCLED WATER NOTES
SEE SHEETS LI-16 THROUGH LI-20 FOR IRRIGATION SPECIFICATIONS
SEE SHEET LI-20 FOR O.W.D. RECYCLED WATER NOTES
SEE SHEET LI-20 FOR CITY OF CHULA VISTA SUPPLEMENTAL RECYCLED WATER NOTES

CONTROLLER — STATION #
FLOW (GPM) — VALVE SIZE

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: THOMAS A. PICARD R.L.A. # 4001

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG! CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA — 30 Sep 23 / 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS	Date	App'd

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14641

SCALE
Horizontal 1" = 10'
Vertical N / A

Office
Field
Traffic

Designed By KK/TP | Drawn By KK/KF | Checked By TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 02 Dec 22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

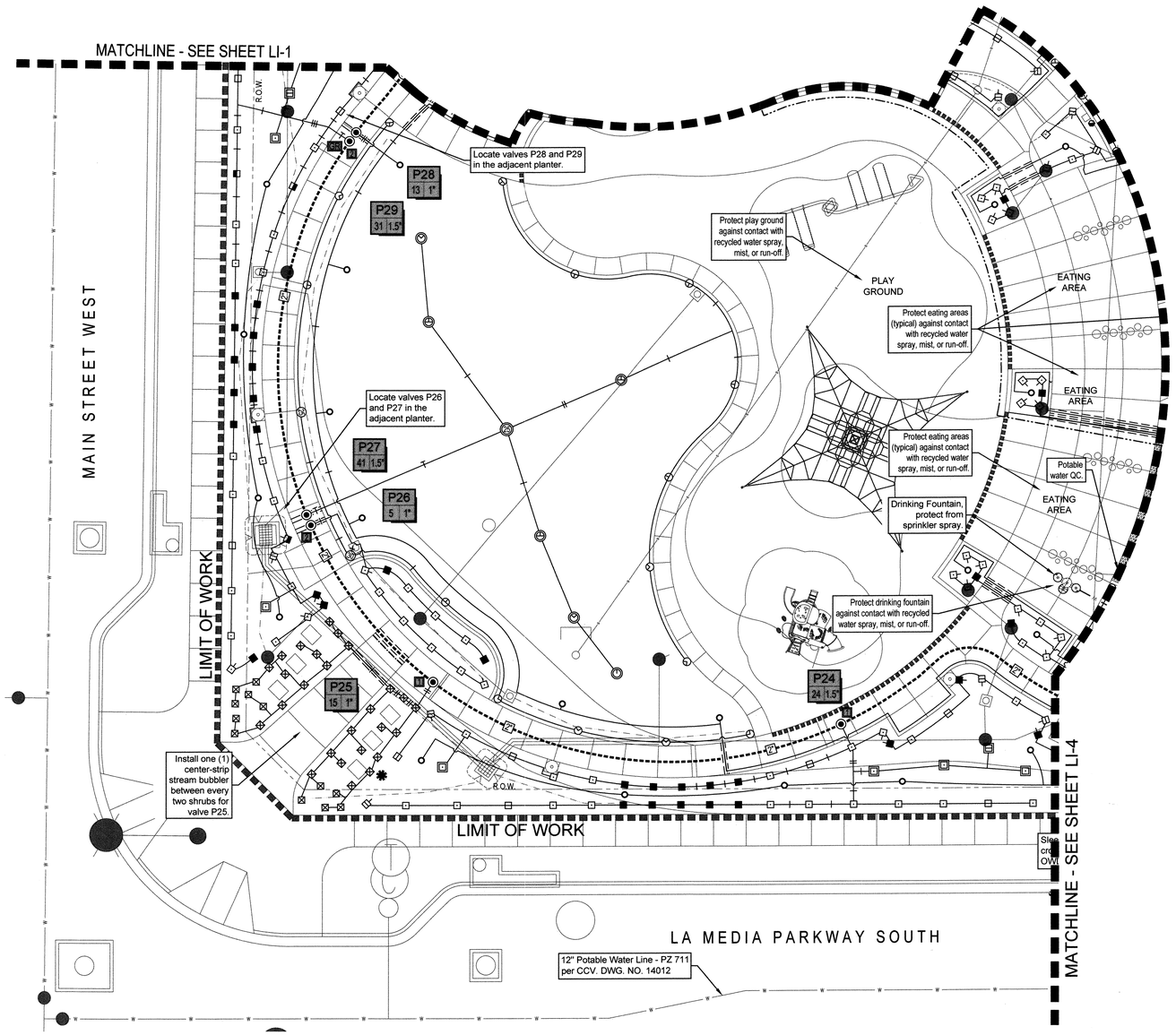
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-1
Sheet 34 of 107

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\20221202\Village 8 Park IRRIG.dwg/LI-1\2 Dec 2022 12:01 PM by: Rick Dortch

OWD PERMIT #PLR-22-007 OWD 3 of 22

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



CONTROLLER
FLOW (GPM)
STATION #
VALVE SIZE

LATERAL PIPE SIZING	
	3/4" PIPE
I	1" PIPE
II	1 1/4" PIPE
III	1 1/2" PIPE
T	2" PIPE
I	2 1/2" PIPE
II	3" PIPE

LATERAL PIPING TO BE PURPLE SCH 40 PVC. PIPE SIZED SO OPERATING FLOW VELOCITY DOES NO EXCEED 5 FEET PER SECOND.

SCH 40 PVC SLEEVING CHART		
1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE

THE MINIMUM SLEEVE SIZE UNDER VEHICULAR PAVING IS TO BE 4"

IRRIGATION SHEET REFERENCES:

SEE SHEET T-2 FOR GENERAL LAYOUT AND POC INFORMATION
SEE SHEET LI-1 THROUGH LI-9 FOR IRRIGATION PLANS
SEE SHEET LI-10 FOR IRRIGATION LEGENDS
SEE SHEETS LI-11 THROUGH LI-14 FOR IRRIGATION DETAILS
SEE SHEET LI-15 FOR HYDROZONE MATRIX, MWELO CALCS, IRRIGATION SCHEDULES, PRESSURE LOSS CALCS, and D.E.H. RECYCLED WATER NOTES
SEE SHEETS LI-16 THROUGH LI-20 FOR IRRIGATION SPECIFICATIONS
SEE SHEET LI-20 FOR O.W.D. RECYCLED WATER NOTES
SEE SHEET LI-20 FOR CITY OF CHULA VISTA SUPPLEMENTAL RECYCLED WATER NOTES

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

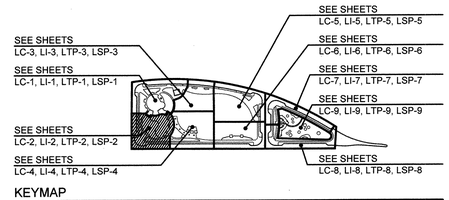
I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

SPECIAL IRRIGATION NOTES:

1. ALL LANDSCAPE IRRIGATION SYSTEMS SHALL HAVE A MINIMUM OF 120 MESH FILTRATION FOR ANY LOW VOLUME IRRIGATION SYSTEM.
2. ALL WIRING (LOW VOLTAGE INCLUDED) TO BE IN SCH 40 PVC CONDUIT. SWEEPS AND PULL BOXES TO BE NO MORE THAN 200' BETWEEN PULL BOXES WITH NO CONDUIT BENDS GREATER THAN 270 DEGREES BETWEEN BOXES. WIRE CONNECTORS TO BE AT MAXIMUM SPACING OF EVERY 400'. SPLICES ARE TO BE ENCASED IN APPROVED WATERPROOF CONNECTORS AND INSIDE AN APPROVED PULL BOX.
3. IRRIGATION CONTROLLER WIRE TO BE INSTALLED IN SCH 40 PVC CONDUIT. COMMON WIRE IS 12 GAUGE MIN. PILOT WIRE SHALL BE 1 4 GAUGE MIN. AND NOT TO EXCEED 5000 FEET RUN.
4. TWO-WIRE DECODERS TO BE MOUNTED INSIDE OF DEDICATED PULL BOXES ON STAINLESS STEEL SCREWS.
5. PROVIDE MEGOHM TESTING OF ALL WIRES PRIOR TO CONNECTIONS BEING MADE AND BACKFILLING TO VERIFY PERFORMANCE WITHIN THE CONTROLLER MANUFACTURER'S REQUIREMENTS. NO CIRCUIT CHECKING LOWER THAN 1 MEGOHM WILL BE ACCEPTABLE. REPAIR/REPLACE SUBSTANDARD PERFORMING WIRE.
6. CONTRACTOR TO PROVIDE, WHERE MAINLINE CROSSES STREETS, A 4" PURPLE SQUARE WITH AN ETCHED 'E' ON FACE OF CURB.
7. CONTRACTOR SHALL PAINT A 4" PURPLE SQUARE ON THE FACE OF CURB, AT THE METER BOX LOCATION TO IDENTIFY THE ASSOCIATED IRRIGATION CONTROLLER ID.
8. IRRIGATION CONTROLLER : 120 VAC POWER TO BE PROVIDED BY OWNER. CONTRACTOR SHALL ROUTE POWER CABLE TO CONTROLLER IN PVC CONDUIT AND MAKE PERMANENT CONNECTION TO THE CONTROLLER. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING ORDINANCE AND / OR LOCAL CODE.
9. THE IRRIGATION P.O.C. : SHALL BE AT NEW 1 1/2" RECYCLED WATER METER. CONNECT NEW IRRIGATION MAINLINE, INSTALL ALL POINT OF CONNECTION EQUIPMENT AND FLOW CONTROL EQUIPMENT AND EXTEND SYSTEM AS SHOWN.
10. REMOTE CONTROL VALVE BOXES TO BE HIDDEN FROM CASUAL SIGHT WHEN POSSIBLE. STAKE LOCATION OF ALL VALVES FOR APPROVAL BY LANDSCAPE ARCHITECT AND OR CITY INSPECTOR PRIOR TO INSTALLATION (TYP. ALL LOCATIONS). LOCATE VALVES IN SHRUBS AREAS WHEREVER POSSIBLE.
11. SINGLE REMOTE CONTROL VALVES TO BE INSTALLED ON MANIFOLD AND WITHIN 12" RECTANGULAR VALVE BOX. INSTALL NO MORE THAN 4 VALVE BOXES ON ONE MANIFOLD. SEPARATE VALVE MANIFOLDS BY 4' MIN.
12. LOCATIONS SHOWN ARE DIAGRAMMATIC. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE 12" TO 18" FROM BACK OF CURB OR WALK AND 10-FEET MINIMUM (HORIZONTAL) FROM ALL POTABLE WATER LINES.
13. MAINLINE, LATERAL LINE AND CONTROL WIRE SLEEVES : SLEEVES SHALL BE TWO TIMES THE DIAMETER OF PIPE FOR MAINLINE OR LATERAL LINE PIPING, AND TWO TIMES THE DIAMETER OF THE WIRE BUNDLE AND NO SMALLER THAN LISTED IN THE SLEEVING CHART.
14. REDUCED RADIUS-OF-THROW : USE THE RADIUS REDUCTION SCREW, OR A SMALLER RADIUS NOZZLE, OR A DIFFERENT ARC NOZZLE TO PROVIDE FULL MATCHED PRECIPITATION AND MINIMIZE OVER SPRAY.
15. NO DRIP IRRIGATION TO BE USED ON THIS PROJECT.
16. DESIGN PROVIDES ZONE SEPARATION REQUIRED BY DIFFERENCES IN APPLICATION RATE, EXPOSURE, AND PLANT WATER CONSUMPTION.
17. ALL BASE INFORMATION FOR THESE PLANS HAS BEEN OBTAINED FROM THE CIVIL ENGINEER AND REFLECTS ARCHITECTURAL, CIVIL AND/OR MECHANICAL DESIGN AND/OR PLANS. THE LANDSCAPE ARCHITECT'S PLANS DEPENDS ON THE ACCURACY OF THIS OBTAINED INFORMATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.
18. COLOR CODING NOTE - SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR A PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED.
19. RECYCLED WATER USE SIGNS - FINE TUNE LOCATIONS AND QUANTITY PER WATER DISTRICT'S DIRECTIONS. SEE IRRIGATION DETAILS FOR WATER DISTRICT SIGN DETAIL AND FOR TYPE AND INSTALLATION METHOD.
20. ALL PIPES AND WIRES UNDER HARDSCAPE ARE TO BE SLEEVED AS CALLED FOR, EVEN IF SLEEVING IS NOT SHOWN ON THE PLANS. THE SCALE OF THE DRAWINGS MAY PREVENT SLEEVES BEING SHOWN IN ALL LOCATIONS REQUIRED.
21. INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NECESSARY TO MINIMIZE LOW HEAD / LOW AREA DRAINAGE.
22. ALL PRIVATELY MAINTAINED IRRIGATION LINES AND EQUIPMENT ARE TO REMAIN WITHIN THE PRIVATELY MAINTAINED LANDSCAPE AREAS OR EASEMENTS (TYPICAL).
23. ADJUST ALL SPRINKLER HEADS WHERE THERE IS A CONFLICT WITH FIXED OBJECTS SUCH AS LIGHT POSTS, HYDRANTS, ETC. USE TWO QUARTER HEADS IN LIEU OF A SINGLE 180 HEAD IF NECESSARY TO IMPROVE COVERAGE. ADD AND/OR RELOCATE HEADS AS NECESSARY AROUND FIXED OBJECTS TO ENSURE 100% COVERAGE.



KEYMAP

NTS

0 5 10 20

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: THOMAS A. PICARD R.L.A. # 4001

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA — Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd
Contractor		CV DWG:14011, 14012	HALE ENGINEERING			
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed						

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.301 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal 1" = 10' Vertical N / A

Office | Field | Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 02 Dec 22
R.L.A. No. 4001

Approved: Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

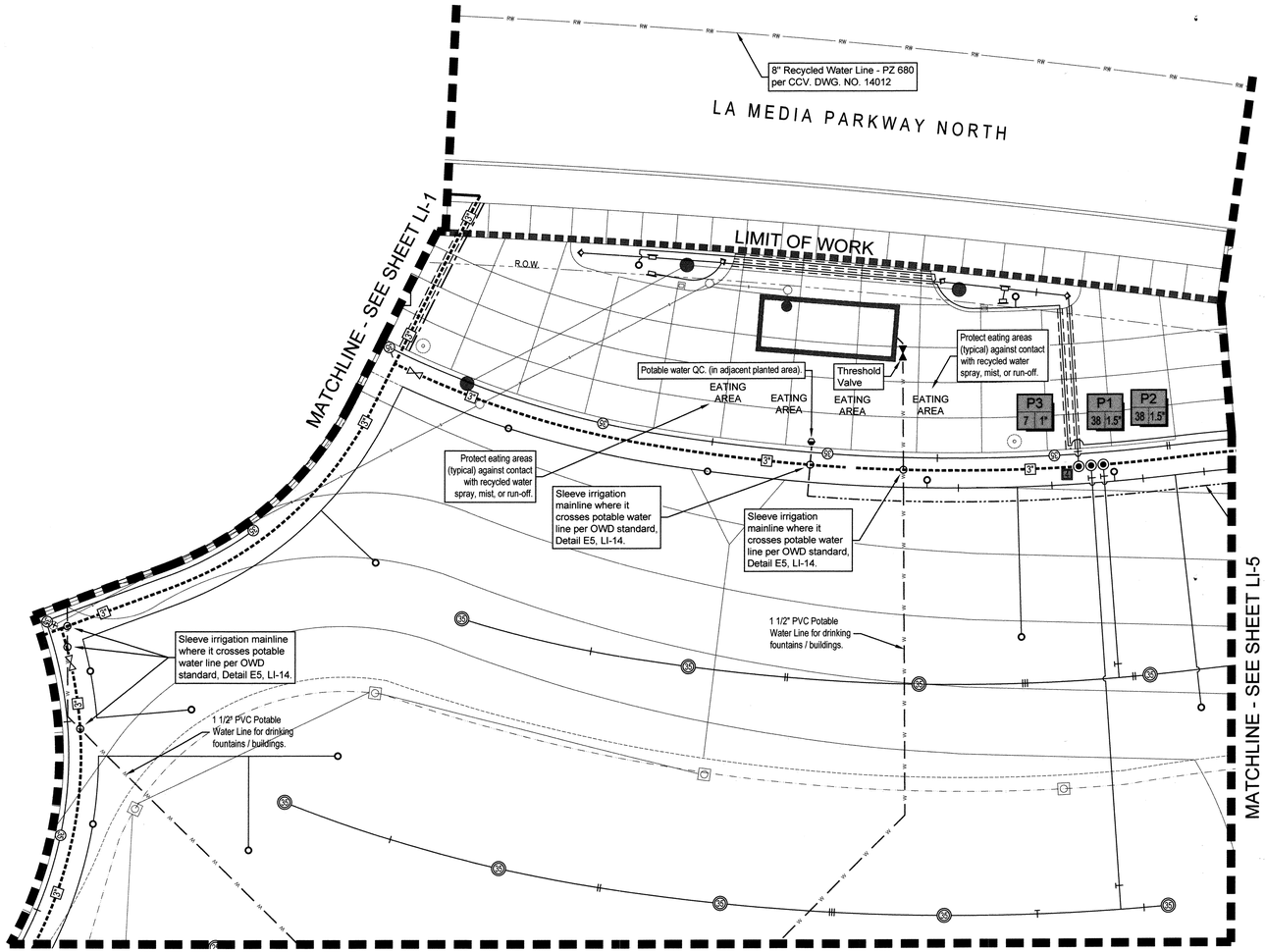
CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-2
Sheet 35 of 107
OWD 4 of 22

OWD PERMIT #PLR-22-007

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\20221202\Village 8 Park IRRIG.dwg\LI-2\2 Dec 2022 12:01 PM by: Rick Dortch

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



LATERAL PIPE SIZING	
———	3/4" PIPE
—|—	1" PIPE
—||—	1 1/4" PIPE
—|||—	1 1/2" PIPE
—T—	2" PIPE
—T—	2 1/2" PIPE
—T—	3" PIPE

LATERAL PIPING TO BE PURPLE SCH 40 PVC, PIPE SIZED SO OPERATING FLOW VELOCITY DOES NO EXCEED 5 FEET PER SECOND.

SCH 40 PVC SLEEVING CHART		
1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE

THE MINIMUM SLEEVE SIZE UNDER VEHICULAR PAVING IS TO BE 4"

CONTROLLER — STATION #
FLOW (GPM) — VALVE SIZE

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

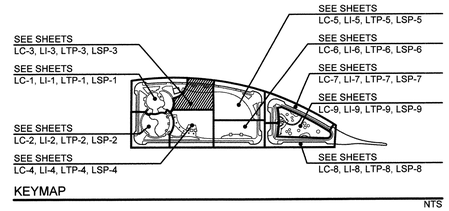
SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

IRRIGATION SHEET REFERENCES:

SEE SHEET T-2 FOR GENERAL LAYOUT AND POC INFORMATION
SEE SHEET LI-1 THROUGH LI-9 FOR IRRIGATION PLANS
SEE SHEET LI-10 FOR IRRIGATION LEGENDS
SEE SHEETS LI-11 THROUGH LI-14 FOR IRRIGATION DETAILS
SEE SHEET LI-15 FOR HYDROZONE MATRIX, MWELO CALCS, IRRIGATION SCHEDULES, PRESSURE LOSS CALCS, and D.E.H. RECYCLED WATER NOTES
SEE SHEETS LI-16 THROUGH LI-20 FOR IRRIGATION SPECIFICATIONS
SEE SHEET LI-20 FOR O.W.D. RECYCLED WATER NOTES
SEE SHEET LI-20 FOR CITY OF CHULA VISTA SUPPLEMENTAL RECYCLED WATER NOTES

SPECIAL IRRIGATION NOTES:

1. ALL LANDSCAPE IRRIGATION SYSTEMS SHALL HAVE A MINIMUM OF 120 MESH FILTRATION FOR ANY LOW VOLUME IRRIGATION SYSTEM.
2. ALL WIRING (LOW VOLTAGE INCLUDED) TO BE IN SCH 40 PVC CONDUIT. SWEEPS AND PULL BOXES TO BE NO MORE THAN 200' BETWEEN PULL BOXES WITH NO CONDUIT BENDS GREATER THAN 270 DEGREES BETWEEN BOXES. WIRE CONNECTORS TO BE AT MAXIMUM SPACING OF EVERY 400'. SPLICES ARE TO BE ENCASED IN APPROVED WATERPROOF CONNECTORS AND INSIDE AN APPROVED PULL BOX.
3. IRRIGATION CONTROLLER WIRE TO BE INSTALLED IN SCH 40 PVC CONDUIT. COMMON WIRE IS 12 GAUGE MIN. PILOT WIRE SHALL BE 1 4 GAUGE MIN. AND NOT TO EXCEED 5000 FEET RUN.
4. TWO-WIRE DECODERS TO BE MOUNTED INSIDE OF DEDICATED PULL BOXES ON STAINLESS STEEL SCREWS.
5. PROVIDE MEGOHM TESTING OF ALL WIRES PRIOR TO CONNECTIONS BEING MADE AND BACKFILLING TO VERIFY PERFORMANCE WITHIN THE CONTROLLER MANUFACTURER'S REQUIREMENTS. NO CIRCUIT CHECKING LOWER THAN 1 MEGOHM WILL BE ACCEPTABLE. REPAIR/REPLACE SUBSTANDARD PERFORMING WIRE.
6. CONTRACTOR TO PROVIDE, WHERE MAINLINE CROSSES STREETS, A 4" PURPLE SQUARE WITH AN ETCHED 'E' ON FACE OF CURB.
7. CONTRACTOR SHALL PAINT A 4" PURPLE SQUARE ON THE FACE OF CURB, AT THE METER BOX LOCATION TO IDENTIFY THE ASSOCIATED IRRIGATION CONTROLLER ID.
8. IRRIGATION CONTROLLER : 120 VAC POWER TO BE PROVIDED BY OWNER. CONTRACTOR SHALL ROUTE POWER CABLE TO CONTROLLER IN PVC CONDUIT AND MAKE PERMANENT CONNECTION TO THE CONTROLLER. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING ORDINANCE AND / OR LOCAL CODE.
9. THE IRRIGATION P.O.C. : SHALL BE AT NEW 1 1/2" RECYCLED WATER METER. CONNECT NEW IRRIGATION MAINLINE, INSTALL ALL POINT OF CONNECTION EQUIPMENT AND FLOW CONTROL EQUIPMENT AND EXTEND SYSTEM AS SHOWN.
10. REMOTE CONTROL VALVE BOXES TO BE HIDDEN FROM CASUAL SIGHT WHEN POSSIBLE. STAKE LOCATION OF ALL VALVES FOR APPROVAL BY LANDSCAPE ARCHITECT AND OR CITY INSPECTOR PRIOR TO INSTALLATION (TYP. ALL LOCATIONS). LOCATE VALVES IN SHRUBS AREAS WHEREVER POSSIBLE.
11. SINGLE REMOTE CONTROL VALVES TO BE INSTALLED ON MANIFOLD AND WITHIN 12" RECTANGULAR VALVE BOX. INSTALL NO MORE THAN 4 VALVE BOXES ON ONE MANIFOLD. SEPARATE VALVE MANIFOLDS BY 4' MIN.
12. LOCATIONS SHOWN ARE DIAGRAMMATIC. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE 12" TO 18" FROM BACK OF CURB OR WALK AND 10-FEET MINIMUM (HORIZONTAL) FROM ALL POTABLE WATER LINES.
13. MAINLINE, LATERAL LINE AND CONTROL WIRE SLEEVES : SLEEVES SHALL BE TWO TIMES THE DIAMETER OF PIPE FOR MAINLINE OR LATERAL LINE PIPING, AND TWO TIMES THE DIAMETER OF THE WIRE BUNDLE AND NO SMALLER THAN LISTED IN THE SLEEVING CHART.
14. REDUCED RADIUS-OF-THROW : USE THE RADIUS REDUCTION SCREW, OR A SMALLER RADIUS NOZZLE, OR A DIFFERENT ARC NOZZLE TO PROVIDE FULL MATCHED PRECIPITATION AND MINIMIZE OVER SPRAY.
15. NO DRIP IRRIGATION TO BE USED ON THIS PROJECT.
16. DESIGN PROVIDES ZONE SEPARATION REQUIRED BY DIFFERENCES IN APPLICATION RATE, EXPOSURE, AND PLANT WATER CONSUMPTION.
17. ALL BASE INFORMATION FOR THESE PLANS HAS BEEN OBTAINED FROM THE CIVIL ENGINEER AND REFLECTS ARCHITECTURAL, CIVIL AND/OR MECHANICAL DESIGN AND/OR PLANS. THE LANDSCAPE ARCHITECTS PLANS DEPENDS ON THE ACCURACY OF THIS OBTAINED INFORMATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.
18. COLOR CODING NOTE - SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR A PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED.
19. RECYCLED WATER USE SIGNS - FINE TUNE LOCATIONS AND QUANTITY PER WATER DISTRICT'S DIRECTIONS. SEE IRRIGATION DETAILS FOR WATER DISTRICT SIGN DETAIL AND FOR TYPE AND INSTALLATION METHOD.
20. ALL PIPES AND WIRES UNDER HARDSCAPE ARE TO BE SLEEVED AS CALLED FOR, EVEN IF SLEEVING IS NOT SHOWN ON THE PLANS. THE SCALE OF THE DRAWINGS MAY PREVENT SLEEVES BEING SHOWN IN ALL LOCATIONS REQUIRED.
21. INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NECESSARY TO MINIMIZE LOW HEAD / LOW AREA DRAINAGE.
22. ALL PRIVATELY MAINTAINED IRRIGATION LINES AND EQUIPMENT ARE TO REMAIN WITHIN THE PRIVATELY MAINTAINED LANDSCAPE AREAS OR EASEMENTS (TYPICAL).
23. ADJUST ALL SPRINKLER HEADS WHERE THERE IS A CONFLICT WITH FIXED OBJECTS SUCH AS LIGHT POSTS, HYDRANTS, ETC. USE TWO QUARTER HEADS IN LIEU OF A SINGLE 180 HEAD IF NECESSARY TO IMPROVE COVERAGE. ADD AND/OR RELOCATE HEADS AS NECESSARY AROUND FIXED OBJECTS TO ENSURE 100% COVERAGE.



KEYMAP

NTS

0 5 10 20

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: THOMAS A. PICARD R.L.A. # 4001

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG! CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD 4001 — Signature 30 Sep 23 Renewal Date 02 Dec 22 Date — CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS	Date	App'd

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 448.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LB4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE	
Horizontal	1" = 10'
Vertical	N / A

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD Date 02 Dec 22 R.L.A. No. 4001

Approved: Mark A. Caro Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

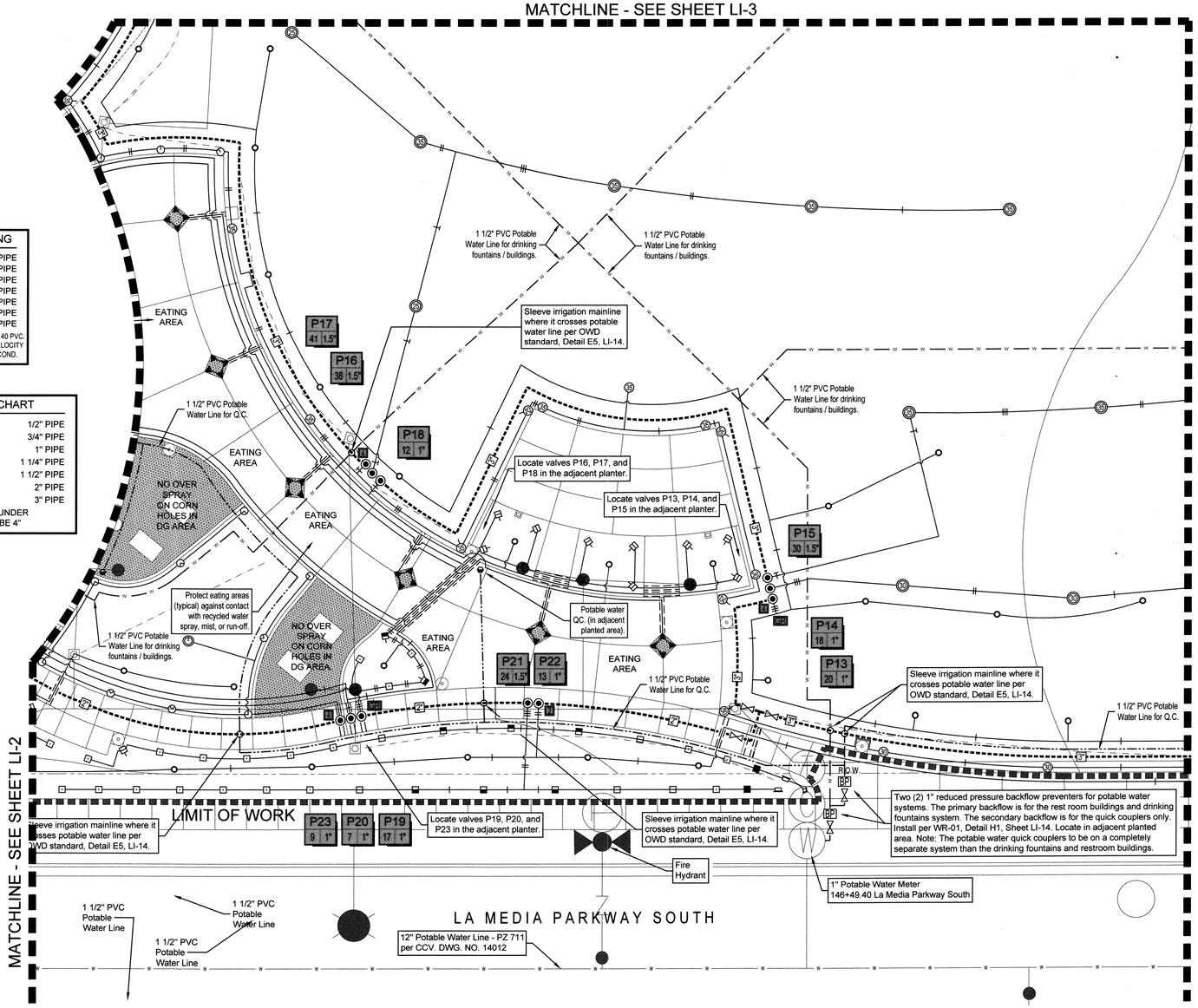
CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-3
Sheet 36 of 107

OWD PERMIT #PLR-22-007 OWD 5 of 22

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\20221202\Village 8 Park IRRIG.dwg/LI-3\2 Dec 2022 12:01 PM by: Rick Dortch

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



LATERAL PIPE SIZING	
	3/4" PIPE
I	1" PIPE
II	1 1/4" PIPE
III	1 1/2" PIPE
T	2" PIPE
X	2 1/2" PIPE
H	3" PIPE

LATERAL PIPING TO BE PURPLE SCH 40 PVC. PIPE SIZED SO OPERATING FLOW VELOCITY DOES NO EXCEED 5 FEET PER SECOND.

SCH 40 PVC SLEEVING CHART		
1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE

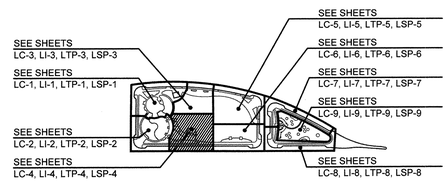
THE MINIMUM SLEEVE SIZE UNDER VEHICULAR PAVING IS TO BE 4"

IRRIGATION SHEET REFERENCES:

SEE SHEET T-2 FOR GENERAL LAYOUT AND POC INFORMATION
SEE SHEET LI-1 THROUGH LI-9 FOR IRRIGATION PLANS
SEE SHEET LI-10 FOR IRRIGATION LEGENDS
SEE SHEETS LI-11 THROUGH LI-14 FOR IRRIGATION DETAILS
SEE SHEET LI-15 FOR HYDROZONE MATRIX, MWELO CALCS, IRRIGATION SCHEDULES, PRESSURE LOSS CALCS, and D.E.H. RECYCLED WATER NOTES
SEE SHEETS LI-16 THROUGH LI-20 FOR IRRIGATION SPECIFICATIONS
SEE SHEET LI-20 FOR O.W.D. RECYCLED WATER NOTES
SEE SHEET LI-20 FOR CITY OF CHULA VISTA SUPPLEMENTAL RECYCLED WATER NOTES

SPECIAL IRRIGATION NOTES:

1. ALL LANDSCAPE IRRIGATION SYSTEMS SHALL HAVE A MINIMUM OF 120 MESH FILTRATION FOR ANY LOW VOLUME IRRIGATION SYSTEM.
2. ALL WIRING (LOW VOLTAGE INCLUDED) TO BE IN SCH 40 PVC CONDUIT. SWEEPS AND PULL BOXES TO BE NO MORE THAN 200' BETWEEN PULL BOXES WITH NO CONDUIT BENDS GREATER THAN 270 DEGREES BETWEEN BOXES. WIRE CONNECTORS TO BE AT MAXIMUM SPACING OF EVERY 400'. SPLICES ARE TO BE ENCASED IN APPROVED WATERPROOF CONNECTORS AND INSIDE AN APPROVED PULL BOX.
3. IRRIGATION CONTROLLER WIRE TO BE INSTALLED IN SCH 40 PVC CONDUIT. COMMON WIRE IS 12 GAUGE MIN. PILOT WIRE SHALL BE 1 4 GAUGE MIN. AND NOT TO EXCEED 5000 FEET RUN.
4. TWO-WIRE DECODERS TO BE MOUNTED INSIDE OF DEDICATED PULL BOXES ON STAINLESS STEEL SCREWS.
5. PROVIDE MEGOHM TESTING OF ALL WIRES PRIOR TO CONNECTIONS BEING MADE AND BACKFILLING TO VERIFY PERFORMANCE WITHIN THE CONTROLLER MANUFACTURER'S REQUIREMENTS. NO CIRCUIT CHECKING LOWER THAN 1 MEGOHM WILL BE ACCEPTABLE. REPAIR/REPLACE SUBSTANDARD PERFORMING WIRE.
6. CONTRACTOR TO PROVIDE, WHERE MAINLINE CROSSES STREETS, A 4" PURPLE SQUARE WITH AN ETCHED 'E' ON FACE OF CURB.
7. CONTRACTOR SHALL PAINT A 4" PURPLE SQUARE ON THE FACE OF CURB, AT THE METER BOX LOCATION TO IDENTIFY THE ASSOCIATED IRRIGATION CONTROLLER ID.
8. IRRIGATION CONTROLLER : 120 VAC POWER TO BE PROVIDED BY OWNER. CONTRACTOR SHALL ROUTE POWER CABLE TO CONTROLLER IN PVC CONDUIT AND MAKE PERMANENT CONNECTION TO THE CONTROLLER. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING ORDINANCE AND / OR LOCAL CODE.
9. THE IRRIGATION P.O.C. : SHALL BE AT NEW 1 1/2" RECYCLED WATER METER. CONNECT NEW IRRIGATION MAINLINE, INSTALL ALL POINT OF CONNECTION EQUIPMENT AND FLOW CONTROL EQUIPMENT AND EXTEND SYSTEM AS SHOWN.
10. REMOTE CONTROL VALVE BOXES TO BE HIDDEN FROM CASUAL SIGHT WHEN POSSIBLE. STAKE LOCATION OF ALL VALVES FOR APPROVAL BY LANDSCAPE ARCHITECT AND OR CITY INSPECTOR PRIOR TO INSTALLATION (TYP. ALL LOCATIONS). LOCATE VALVES IN SHRUBS AREAS WHEREVER POSSIBLE.
11. SINGLE REMOTE CONTROL VALVES TO BE INSTALLED ON MANIFOLD AND WITHIN 12" RECTANGULAR VALVE BOX. INSTALL NO MORE THAN 4 VALVE BOXES ON ONE MANIFOLD. SEPARATE VALVE MANIFOLDS BY 4' MIN.
12. LOCATIONS SHOWN ARE DIAGRAMMATIC. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE 12" TO 18" FROM BACK OF CURB OR WALK AND 10-FEET MINIMUM (HORIZONTAL) FROM ALL POTABLE WATER LINES.
13. MAINLINE, LATERAL LINE AND CONTROL WIRE SLEEVES : SLEEVES SHALL BE TWO TIMES THE DIAMETER OF PIPE FOR MAINLINE OR LATERAL LINE PIPING, AND TWO TIMES THE DIAMETER OF THE WIRE BUNDLE AND NO SMALLER THAN LISTED IN THE SLEEVING CHART.
14. REDUCED RADIUS-OF-THROW : USE THE RADIUS REDUCTION SCREW, OR A SMALLER RADIUS NOZZLE, OR A DIFFERENT ARC NOZZLE TO PROVIDE FULL MATCHED PRECIPITATION AND MINIMIZE OVER SPRAY.
15. NO DRIP IRRIGATION TO BE USED ON THIS PROJECT.
16. DESIGN PROVIDES ZONE SEPARATION REQUIRED BY DIFFERENCES IN APPLICATION RATE, EXPOSURE, AND PLANT WATER CONSUMPTION.
17. ALL BASE INFORMATION FOR THESE PLANS HAS BEEN OBTAINED FROM THE CIVIL ENGINEER AND REFLECTS ARCHITECTURAL, CIVIL AND/OR MECHANICAL DESIGN AND/OR PLANS. THE LANDSCAPE ARCHITECT'S PLANS DEPENDS ON THE ACCURACY OF THIS OBTAINED INFORMATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.
18. COLOR CODING NOTE - SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR A PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED.
19. RECYCLED WATER USE SIGNS - FINE TUNE LOCATIONS AND QUANTITY PER WATER DISTRICT'S DIRECTIONS. SEE IRRIGATION DETAILS FOR WATER DISTRICT SIGN DETAIL AND FOR TYPE AND INSTALLATION METHOD.
20. ALL PIPES AND WIRES UNDER HARDSCAPE ARE TO BE SLEEVED AS CALLED FOR, EVEN IF SLEEVING IS NOT SHOWN ON THE PLANS. THE SCALE OF THE DRAWINGS MAY PREVENT SLEEVES BEING SHOWN IN ALL LOCATIONS REQUIRED.
21. INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NECESSARY TO MINIMIZE LOW HEAD / LOW AREA DRAINAGE.
22. ALL PRIVATELY MAINTAINED IRRIGATION LINES AND EQUIPMENT ARE TO REMAIN WITHIN THE PRIVATELY MAINTAINED LANDSCAPE AREAS OR EASEMENTS (TYPICAL).
23. ADJUST ALL SPRINKLER HEADS WHERE THERE IS A CONFLICT WITH FIXED OBJECTS SUCH AS LIGHT POSTS, HYDRANTS, ETC. USE TWO QUARTER HEADS IN LIEU OF A SINGLE 180 HEAD IF NECESSARY TO IMPROVE COVERAGE. ADD AND/OR RELOCATE HEADS AS NECESSARY AROUND FIXED OBJECTS TO ENSURE 100% COVERAGE.



KEYMAP

NTS

CONTROLLER
FLOW (GPM)
STATION #
VALVE SIZE

0 5 10 20

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: THOMAS A. PICARD R.L.A. # 4001

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA — 30 Sep 23 Renewal Date — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS	Date	App'd

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072. ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4234) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1" = 10'
Vertical N / A

Office
Field
Traffic

Designed By KK/TP | Drawn By KK/KF | Checked By TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 02 Dec 22
R.L.A. No. 4001

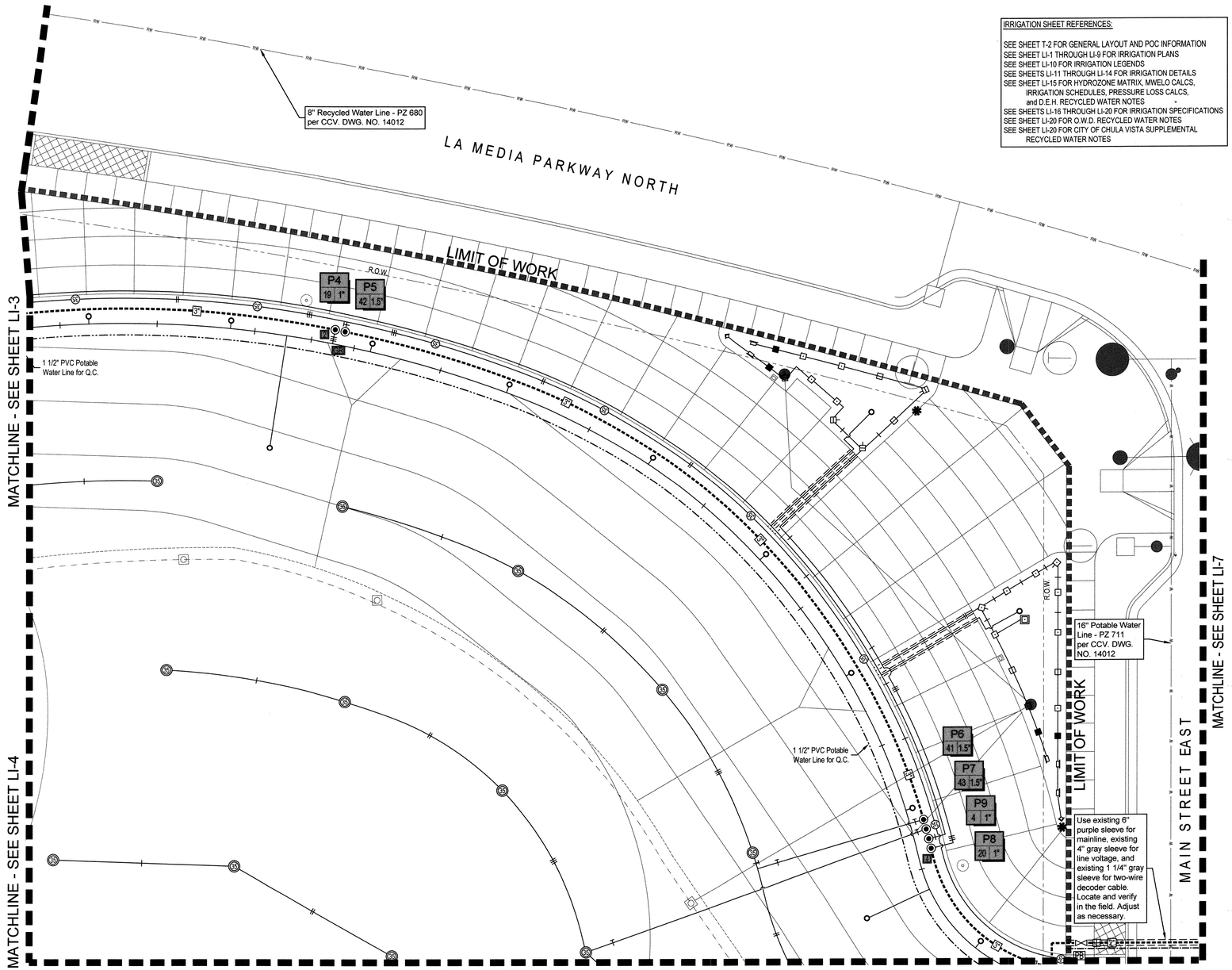
Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-4
Sheet 37 of 107

OWD PERMIT #PLR-22-007 OWD 6 of 22

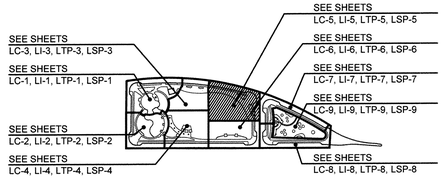


IRRIGATION SHEET REFERENCES:

SEE SHEET T-2 FOR GENERAL LAYOUT AND POC INFORMATION
SEE SHEET LI-1 THROUGH LI-9 FOR IRRIGATION PLANS
SEE SHEET LI-10 FOR IRRIGATION LEGENDS
SEE SHEETS LI-11 THROUGH LI-14 FOR IRRIGATION DETAILS
SEE SHEET LI-15 FOR HYDROZONE MATRIX, MWELO CALCS, IRRIGATION SCHEDULES, PRESSURE LOSS CALCS, and D.E.H. RECYCLED WATER NOTES
SEE SHEETS LI-16 THROUGH LI-20 FOR IRRIGATION SPECIFICATIONS
SEE SHEET LI-20 FOR O.W.D. RECYCLED WATER NOTES
SEE SHEET LI-20 FOR CITY OF CHULA VISTA SUPPLEMENTAL RECYCLED WATER NOTES

SPECIAL IRRIGATION NOTES:

1. ALL LANDSCAPE IRRIGATION SYSTEMS SHALL HAVE A MINIMUM OF 120 MESH FILTRATION FOR ANY LOW VOLUME IRRIGATION SYSTEM.
2. ALL WIRING (LOW VOLTAGE INCLUDED) TO BE IN SCH 40 PVC CONDUIT. SWEEPS AND PULL BOXES TO BE NO MORE THAN 200' BETWEEN PULL BOXES WITH NO CONDUIT BENDS GREATER THAN 270 DEGREES BETWEEN BOXES. WIRE CONNECTORS TO BE AT MAXIMUM SPACING OF EVERY 400'. SPLICES ARE TO BE ENCASED IN APPROVED WATERPROOF CONNECTORS AND INSIDE AN APPROVED PULL BOX.
3. IRRIGATION CONTROLLER WIRE TO BE INSTALLED IN SCH 40 PVC CONDUIT. COMMON WIRE IS 12 GAUGE MIN. PILOT WIRE SHALL BE 1 4 GAUGE MIN. AND NOT TO EXCEED 5000 FEET RUN.
4. TWO-WIRE DECODERS TO BE MOUNTED INSIDE OF DEDICATED PULL BOXES ON STAINLESS STEEL SCREWS.
5. PROVIDE MEGOHM TESTING OF ALL WIRES PRIOR TO CONNECTIONS BEING MADE AND BACKFILLING TO VERIFY PERFORMANCE WITHIN THE CONTROLLER MANUFACTURER'S REQUIREMENTS. NO CIRCUIT CHECKING LOWER THAN 1 MEGOHM WILL BE ACCEPTABLE. REPAIR/REPLACE SUBSTANDARD PERFORMING WIRE.
6. CONTRACTOR TO PROVIDE, WHERE MAINLINE CROSSES STREETS, A 4" PURPLE SQUARE WITH AN ETCHED 'E' ON FACE OF CURB.
7. CONTRACTOR SHALL PAINT A 4" PURPLE SQUARE ON THE FACE OF CURB, AT THE METER BOX LOCATION TO IDENTIFY THE ASSOCIATED IRRIGATION CONTROLLER ID.
8. IRRIGATION CONTROLLER : 120 VAC POWER TO BE PROVIDED BY OWNER. CONTRACTOR SHALL ROUTE POWER CABLE TO CONTROLLER IN PVC CONDUIT AND MAKE PERMANENT CONNECTION TO THE CONTROLLER. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING ORDINANCE AND / OR LOCAL CODE.
9. THE IRRIGATION P.O.C. : SHALL BE AT NEW 1 1/2" RECYCLED WATER METER. CONNECT NEW IRRIGATION MAINLINE, INSTALL ALL POINT OF CONNECTION EQUIPMENT AND FLOW CONTROL EQUIPMENT AND EXTEND SYSTEM AS SHOWN.
10. REMOTE CONTROL VALVE BOXES TO BE HIDDEN FROM CASUAL SIGHT WHEN POSSIBLE. STAKE LOCATION OF ALL VALVES FOR APPROVAL BY LANDSCAPE ARCHITECT AND OR CITY INSPECTOR PRIOR TO INSTALLATION (TYP. ALL LOCATIONS). LOCATE VALVES IN SHRUBS AREAS WHEREVER POSSIBLE.
11. SINGLE REMOTE CONTROL VALVES TO BE INSTALLED ON MANIFOLD AND WITHIN 12" RECTANGULAR VALVE BOX. INSTALL NO MORE THAN 4 VALVE BOXES ON ONE MANIFOLD. SEPARATE VALVE MANIFOLDS BY 4' MIN.
12. LOCATIONS SHOWN ARE DIAGRAMMATIC. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE 12" TO 18" FROM BACK OF CURB OR WALK AND 10-FEET MINIMUM (HORIZONTAL) FROM ALL POTABLE WATER LINES.
13. MAINLINE, LATERAL LINE AND CONTROL WIRE SLEEVES : SLEEVES SHALL BE TWO TIMES THE DIAMETER OF PIPE FOR MAINLINE OR LATERAL LINE PIPING, AND TWO TIMES THE DIAMETER OF THE WIRE BUNDLE AND NO SMALLER THAN LISTED IN THE SLEEVING CHART.
14. REDUCED RADIUS-OF-THROW : USE THE RADIUS REDUCTION SCREW, OR A SMALLER RADIUS NOZZLE, OR A DIFFERENT ARC NOZZLE TO PROVIDE FULL MATCHED PRECIPITATION AND MINIMIZE OVER SPRAY.
15. NO DRIP IRRIGATION TO BE USED ON THIS PROJECT.
16. DESIGN PROVIDES ZONE SEPARATION REQUIRED BY DIFFERENCES IN APPLICATION RATE, EXPOSURE, AND PLANT WATER CONSUMPTION.
17. ALL BASE INFORMATION FOR THESE PLANS HAS BEEN OBTAINED FROM THE CIVIL ENGINEER AND REFLECTS ARCHITECTURAL, CIVIL AND/OR MECHANICAL DESIGN AND/OR PLANS. THE LANDSCAPE ARCHITECT'S PLANS DEPENDS ON THE ACCURACY OF THIS OBTAINED INFORMATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.
18. COLOR CODING NOTE - SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR A PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED.
19. RECYCLED WATER USE SIGNS - FINE TUNE LOCATIONS AND QUANTITY PER WATER DISTRICT'S DIRECTIONS. SEE IRRIGATION DETAILS FOR WATER DISTRICT SIGN DETAIL AND FOR TYPE AND INSTALLATION METHOD.
20. ALL PIPES AND WIRES UNDER HARDSCAPE ARE TO BE SLEEVED AS CALLED FOR, EVEN IF SLEEVING IS NOT SHOWN ON THE PLANS. THE SCALE OF THE DRAWINGS MAY PREVENT SLEEVES BEING SHOWN IN ALL LOCATIONS REQUIRED.
21. INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NECESSARY TO MINIMIZE LOW HEAD / LOW AREA DRAINAGE.
22. ALL PRIVATELY MAINTAINED IRRIGATION LINES AND EQUIPMENT ARE TO REMAIN WITHIN THE PRIVATELY MAINTAINED LANDSCAPE AREAS OR EASEMENTS (TYPICAL).
23. ADJUST ALL SPRINKLER HEADS WHERE THERE IS A CONFLICT WITH FIXED OBJECTS SUCH AS LIGHT POSTS, HYDRANTS, ETC. USE TWO QUARTER HEADS IN LIEU OF A SINGLE 180 HEAD IF NECESSARY TO IMPROVE COVERAGE. ADD AND/OR RELOCATE HEADS AS NECESSARY AROUND FIXED OBJECTS TO ENSURE 100% COVERAGE.



KEYMAP

NTS

LATERAL PIPE SIZING	
	3/4" PIPE
T	1" PIPE
TT	1 1/4" PIPE
TTT	1 1/2" PIPE
Y	2" PIPE
YY	2 1/2" PIPE
YYY	3" PIPE

LATERAL PIPING TO BE PURPLE SCH 40 PVC. PIPE SIZED SO OPERATING FLOW VELOCITY DOES NO EXCEED 5 FEET PER SECOND.

SCH 40 PVC SLEEVING CHART		
1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE

THE MINIMUM SLEEVE SIZE UNDER VEHICULAR PAVING IS TO BE 4"

CONTROLLER — STATION #
FLOW (GPM) — VALVE SIZE

0 5 10 20

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: THOMAS A. PICARD R.L.A. # 4001

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA — 30 Sep 23 — 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1" = 10'
Vertical N / A

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 02 Dec 22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

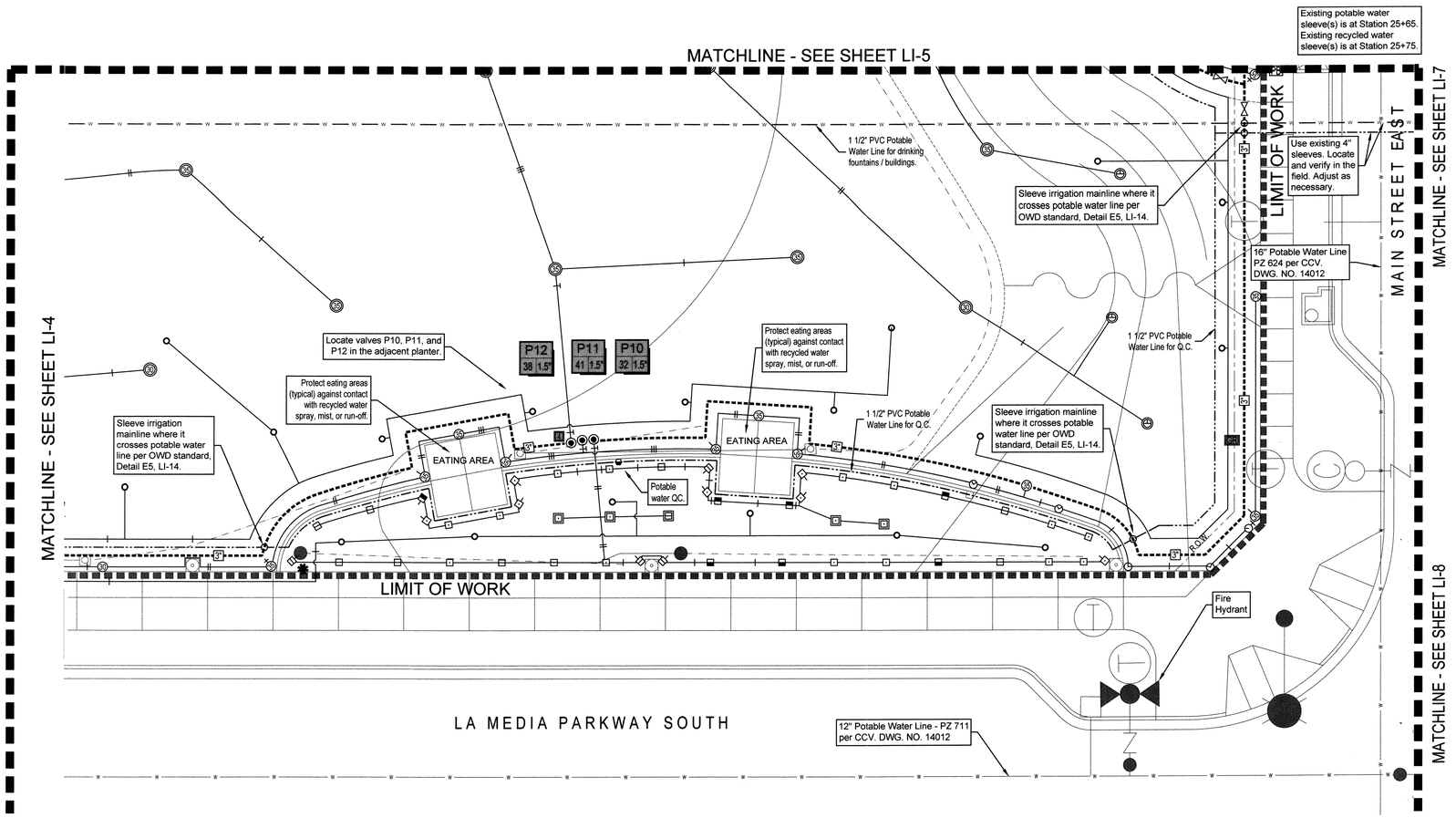
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-5
Sheet 38 of 107

OWD PERMIT #PLR-22-007 OWD 7 of 22

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\20221202\Village 8 Park IRRIG.dwg/LI-5|2 Dec 2022 12:00 PM by: Rick Dortch

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



SPECIAL IRRIGATION NOTES:

1. ALL LANDSCAPE IRRIGATION SYSTEMS SHALL HAVE A MINIMUM OF 120 MESH FILTRATION FOR ANY LOW VOLUME IRRIGATION SYSTEM.
2. ALL WIRING (LOW VOLTAGE INCLUDED) TO BE IN SCH 40 PVC CONDUIT. SWEEPS AND PULL BOXES TO BE NO MORE THAN 200' BETWEEN PULL BOXES WITH NO CONDUIT BENDS GREATER THAN 270 DEGREES BETWEEN BOXES. WIRE CONNECTORS TO BE AT MAXIMUM SPACING OF EVERY 400'. SPLICES ARE TO BE ENCASED IN APPROVED WATERPROOF CONNECTORS AND INSIDE AN APPROVED PULL BOX.
3. IRRIGATION CONTROLLER WIRE TO BE INSTALLED IN SCH 40 PVC CONDUIT. COMMON WIRE IS 12 GAUGE MIN. PILOT WIRE SHALL BE 1 4 GAUGE MIN. AND NOT TO EXCEED 5000 FEET RUN.
4. TWO-WIRE DECODERS TO BE MOUNTED INSIDE OF DEDICATED PULL BOXES ON STAINLESS STEEL SCREWS.
5. PROVIDE MEGOHM TESTING OF ALL WIRES PRIOR TO CONNECTIONS BEING MADE AND BACKFILLING TO VERIFY PERFORMANCE WITHIN THE CONTROLLER MANUFACTURER'S REQUIREMENTS. NO CIRCUIT CHECKING LOWER THAN 1 MEGOHM WILL BE ACCEPTABLE. REPAIR/REPLACE SUBSTANDARD PERFORMING WIRE.
6. CONTRACTOR TO PROVIDE, WHERE MAINLINE CROSSES STREETS, A 4" PURPLE SQUARE WITH AN ETCHED 'E' ON FACE OF CURB.
7. CONTRACTOR SHALL PAINT A 4" PURPLE SQUARE ON THE FACE OF CURB, AT THE METER BOX LOCATION TO IDENTIFY THE ASSOCIATED IRRIGATION CONTROLLER ID.
8. IRRIGATION CONTROLLER : 120 VAC POWER TO BE PROVIDED BY OWNER. CONTRACTOR SHALL ROUTE POWER CABLE TO CONTROLLER IN PVC CONDUIT AND MAKE PERMANENT CONNECTION TO THE CONTROLLER. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING ORDINANCE AND / OR LOCAL CODE.
9. THE IRRIGATION P.O.C. : SHALL BE AT NEW 1 1/2" RECYCLED WATER METER. CONNECT NEW IRRIGATION MAINLINE, INSTALL ALL POINT OF CONNECTION EQUIPMENT AND FLOW CONTROL EQUIPMENT AND EXTEND SYSTEM AS SHOWN.
10. REMOTE CONTROL VALVE BOXES TO BE HIDDEN FROM CASUAL SIGHT WHEN POSSIBLE. STAKE LOCATION OF ALL VALVES FOR APPROVAL BY LANDSCAPE ARCHITECT AND OR CITY INSPECTOR PRIOR TO INSTALLATION (TYP. ALL LOCATIONS). LOCATE VALVES IN SHRUBS AREAS WHEREVER POSSIBLE.
11. SINGLE REMOTE CONTROL VALVES TO BE INSTALLED ON MANIFOLD AND WITHIN 12" RECTANGULAR VALVE BOX. INSTALL NO MORE THAN 4 VALVE BOXES ON ONE MANIFOLD. SEPARATE VALVE MANIFOLDS BY 4' MIN.
12. LOCATIONS SHOWN ARE DIAGRAMMATIC. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE 12" TO 18" FROM BACK OF CURB OR WALK AND 10-FEET MINIMUM (HORIZONTAL) FROM ALL POTABLE WATER LINES.
13. MAINLINE, LATERAL LINE AND CONTROL WIRE SLEEVES : SLEEVES SHALL BE TWO TIMES THE DIAMETER OF PIPE FOR MAINLINE OR LATERAL LINE PIPING, AND TWO TIMES THE DIAMETER OF THE WIRE BUNDLE AND NO SMALLER THAN LISTED IN THE SLEEVING CHART.
14. REDUCED RADIUS-OF-THROW : USE THE RADIUS REDUCTION SCREW, OR A SMALLER RADIUS NOZZLE, OR A DIFFERENT ARC NOZZLE TO PROVIDE FULL MATCHED PRECIPITATION AND MINIMIZE OVER SPRAY.
15. NO DRIP IRRIGATION TO BE USED ON THIS PROJECT.
16. DESIGN PROVIDES ZONE SEPARATION REQUIRED BY DIFFERENCES IN APPLICATION RATE, EXPOSURE, AND PLANT WATER CONSUMPTION.
17. ALL BASE INFORMATION FOR THESE PLANS HAS BEEN OBTAINED FROM THE CIVIL ENGINEER AND REFLECTS ARCHITECTURAL, CIVIL AND/OR MECHANICAL DESIGN AND/OR PLANS. THE LANDSCAPE ARCHITECT'S PLANS DEPENDS ON THE ACCURACY OF THIS OBTAINED INFORMATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.
18. COLOR CODING NOTE - SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR A PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED.
19. RECYCLED WATER USE SIGNS - FINE TUNE LOCATIONS AND QUANTITY PER WATER DISTRICT'S DIRECTIONS. SEE IRRIGATION DETAILS FOR WATER DISTRICT SIGN DETAIL AND FOR TYPE AND INSTALLATION METHOD.
20. ALL PIPES AND WIRES UNDER HARDSCAPE ARE TO BE SLEEVED AS CALLED FOR, EVEN IF SLEEVING IS NOT SHOWN ON THE PLANS. THE SCALE OF THE DRAWINGS MAY PREVENT SLEEVES BEING SHOWN IN ALL LOCATIONS REQUIRED.
21. INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NECESSARY TO MINIMIZE LOW HEAD / LOW AREA DRAINAGE.
22. ALL PRIVATELY MAINTAINED IRRIGATION LINES AND EQUIPMENT ARE TO REMAIN WITHIN THE PRIVATELY MAINTAINED LANDSCAPE AREAS OR EASEMENTS (TYPICAL).
23. ADJUST ALL SPRINKLER HEADS WHERE THERE IS A CONFLICT WITH FIXED OBJECTS SUCH AS LIGHT POSTS, HYDRANTS, ETC. USE TWO QUARTER HEADS IN LIEU OF A SINGLE 180 HEAD IF NECESSARY TO IMPROVE COVERAGE. ADD AND/OR RELOCATE HEADS AS NECESSARY AROUND FIXED OBJECTS TO ENSURE 100% COVERAGE.

SCH 40 PVC SLEEVING CHART

1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE

THE MINIMUM SLEEVE SIZE UNDER VEHICULAR PAVING IS TO BE 4"

LATERAL PIPE SIZING

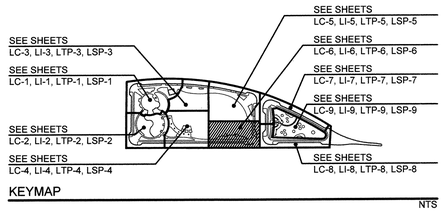
	3/4" PIPE
I	1" PIPE
II	1 1/4" PIPE
III	1 1/2" PIPE
T	2" PIPE
I	2 1/2" PIPE
II	3" PIPE

LATERAL PIPING TO BE PURPLE SCH 40 PVC. PIPE SIZED SO OPERATING FLOW VELOCITY DOES NO EXCEED 5 FEET PER SECOND.

CONTROLLER — STATION #
FLOW (GPM) — VALVE SIZE

IRRIGATION SHEET REFERENCES:

SEE SHEET T-2 FOR GENERAL LAYOUT AND POC INFORMATION
SEE SHEET LI-1 THROUGH LI-9 FOR IRRIGATION PLANS
SEE SHEET LI-10 FOR IRRIGATION LEGENDS
SEE SHEETS LI-11 THROUGH LI-14 FOR IRRIGATION DETAILS
SEE SHEET LI-15 FOR HYDROZONE MATRIX, MWELO CALCS, IRRIGATION SCHEDULES, PRESSURE LOSS CALCS, and D.E.H. RECYCLED WATER NOTES
SEE SHEETS LI-16 THROUGH LI-20 FOR IRRIGATION SPECIFICATIONS
SEE SHEET LI-20 FOR O.W.D. RECYCLED WATER NOTES
SEE SHEET LI-20 FOR CITY OF CHULA VISTA SUPPLEMENTAL RECYCLED WATER NOTES



KEYMAP NTS

0 5 10 20

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: THOMAS A. PICARD R.L.A. # 4001

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG! CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA — 30 Sep 23 — 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS	Date	App'd

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal 1" = 10' Vertical N / A
Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 02 Dec 22
R.L.A. No. 4001

Approved: Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-6
Sheet 39 of 107

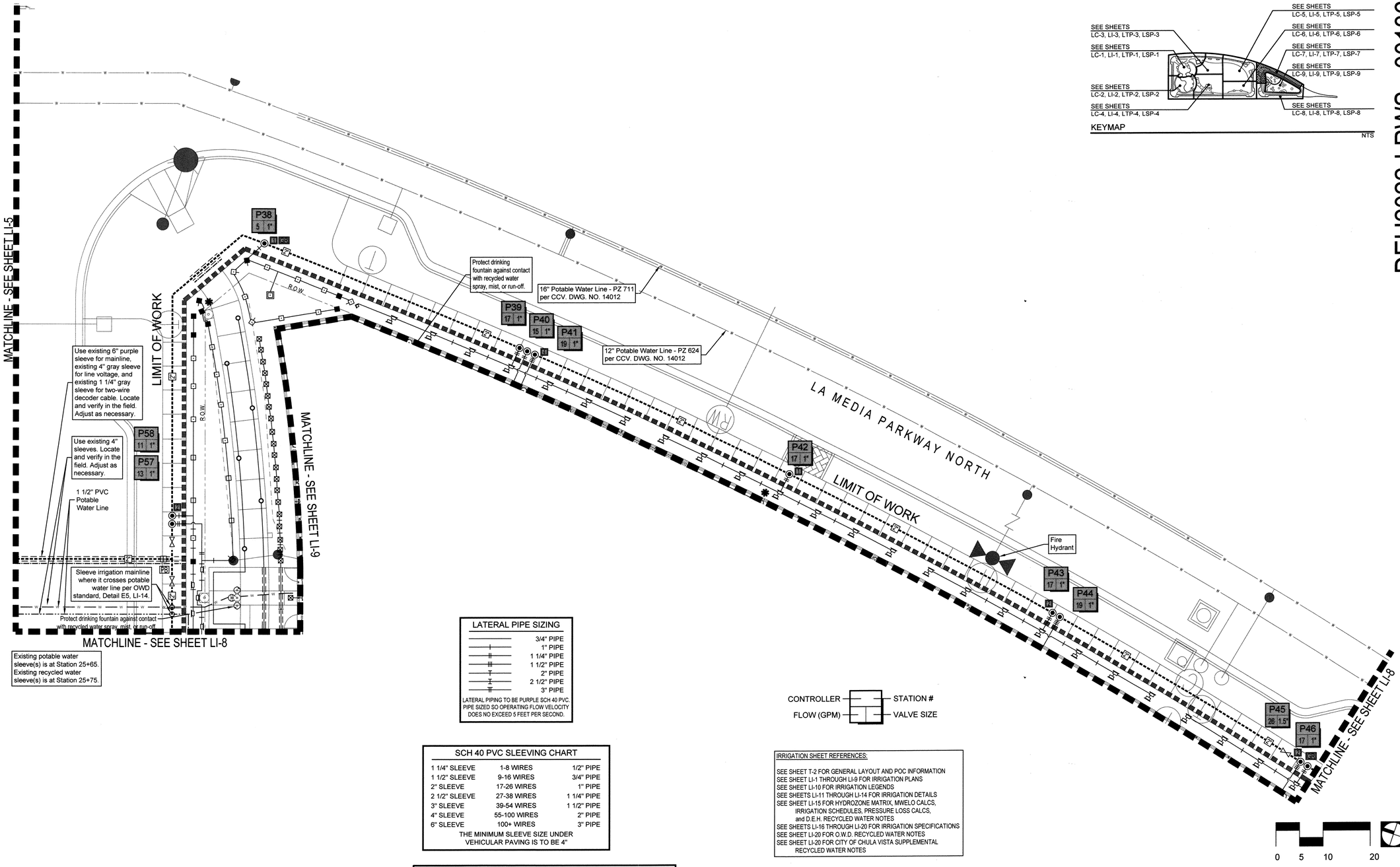
OWD PERMIT #PLR-22-007 OWD 8 of 22

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\20221202\Village 8 Park IRRIG.dwg\LI-6\2 Dec 2022 12:00 PM by: Rick Dortch

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

SPECIAL IRRIGATION NOTES:

1. ALL LANDSCAPE IRRIGATION SYSTEMS SHALL HAVE A MINIMUM OF 120 MESH FILTRATION FOR ANY LOW VOLUME IRRIGATION SYSTEM.
2. ALL WIRING (LOW VOLTAGE INCLUDED) TO BE IN SCH 40 PVC CONDUIT. SWEEPS AND PULL BOXES TO BE NO MORE THAN 200' BETWEEN PULL BOXES WITH NO CONDUIT BENDS GREATER THAN 270 DEGREES BETWEEN BOXES. WIRE CONNECTORS TO BE AT MAXIMUM SPACING OF EVERY 400'. SPLICES ARE TO BE ENCASED IN APPROVED WATERPROOF CONNECTORS AND INSIDE AN APPROVED PULL BOX.
3. IRRIGATION CONTROLLER WIRE TO BE INSTALLED IN SCH 40 PVC CONDUIT. COMMON WIRE IS 12 GAUGE MIN. PILOT WIRE SHALL BE 1 4 GAUGE MIN. AND NOT TO EXCEED 5000 FEET RUN.
4. TWO-WIRE DECOLERS TO BE MOUNTED INSIDE OF DEDICATED PULL BOXES ON STAINLESS STEEL SCREWS.
5. PROVIDE MEGOHM TESTING OF ALL WIRES PRIOR TO CONNECTIONS BEING MADE AND BACKFILLING TO VERIFY PERFORMANCE WITHIN THE CONTROLLER MANUFACTURER'S REQUIREMENTS. NO CIRCUIT CHECKING LOWER THAN 1 MEGOHM WILL BE ACCEPTABLE. REPAIR/REPLACE SUBSTANDARD PERFORMING WIRE.
6. CONTRACTOR TO PROVIDE, WHERE MAINLINE CROSSES STREETS, A 4" PURPLE SQUARE WITH AN ETCHED 'E' ON FACE OF CURB.
7. CONTRACTOR SHALL PAINT A 4" PURPLE SQUARE ON THE FACE OF CURB, AT THE METER BOX LOCATION TO IDENTIFY THE ASSOCIATED IRRIGATION CONTROLLER ID.
8. IRRIGATION CONTROLLER : 120 VAC POWER TO BE PROVIDED BY OWNER. CONTRACTOR SHALL ROUTE POWER CABLE TO CONTROLLER IN PVC CONDUIT AND MAKE PERMANENT CONNECTION TO THE CONTROLLER. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING ORDINANCE AND / OR LOCAL CODE.
9. THE IRRIGATION P.O.C. : SHALL BE AT NEW 1 1/2" RECYCLED WATER METER. CONNECT NEW IRRIGATION MAINLINE, INSTALL ALL POINT OF CONNECTION EQUIPMENT AND FLOW CONTROL EQUIPMENT AND EXTEND SYSTEM AS SHOWN.
10. REMOTE CONTROL VALVE BOXES TO BE HIDDEN FROM CASUAL SIGHT WHEN POSSIBLE. STAKE LOCATION OF ALL VALVES FOR APPROVAL BY LANDSCAPE ARCHITECT AND OR CITY INSPECTOR PRIOR TO INSTALLATION (TYP. ALL LOCATIONS). LOCATE VALVES IN SHRUBS AREAS WHEREVER POSSIBLE.
11. SINGLE REMOTE CONTROL VALVES TO BE INSTALLED ON MANIFOLD AND WITHIN 12" RECTANGULAR VALVE BOX. INSTALL NO MORE THAN 4 VALVE BOXES ON ONE MANIFOLD. SEPARATE VALVE MANIFOLDS BY 4' MIN.
12. LOCATIONS SHOWN ARE DIAGRAMMATIC. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE 12" TO 18" FROM BACK OF CURB OR WALK AND 10-FEET MINIMUM (HORIZONTAL) FROM ALL POTABLE WATER LINES.
13. MAINLINE, LATERAL LINE AND CONTROL WIRE SLEEVES : SLEEVES SHALL BE TWO TIMES THE DIAMETER OF PIPE FOR MAINLINE OR LATERAL LINE PIPING, AND TWO TIMES THE DIAMETER OF THE WIRE BUNDLE AND NO SMALLER THAN LISTED IN THE SLEEVING CHART.
14. REDUCED RADIUS-OF-THROW : USE THE RADIUS REDUCTION SCREW, OR A SMALLER RADIUS NOZZLE, OR A DIFFERENT ARC NOZZLE TO PROVIDE FULL MATCHED PRECIPITATION AND MINIMIZE OVER SPRAY.
15. NO DRIP IRRIGATION TO BE USED ON THIS PROJECT.
16. DESIGN PROVIDES ZONE SEPARATION REQUIRED BY DIFFERENCES IN APPLICATION RATE, EXPOSURE, AND PLANT WATER CONSUMPTION.
17. ALL BASE INFORMATION FOR THESE PLANS HAS BEEN OBTAINED FROM THE CIVIL ENGINEER AND REFLECTS ARCHITECTURAL, CIVIL AND/OR MECHANICAL DESIGN AND/OR PLANS. THE LANDSCAPE ARCHITECT'S PLANS DEPENDS ON THE ACCURACY OF THIS OBTAINED INFORMATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.
18. COLOR CODING NOTE - SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR A PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED.
19. RECYCLED WATER USE SIGNS - FINE TUNE LOCATIONS AND QUANTITY PER WATER DISTRICT'S DIRECTIONS. SEE IRRIGATION DETAILS FOR WATER DISTRICT SIGN DETAIL AND FOR TYPE AND INSTALLATION METHOD.
20. ALL PIPES AND WIRES UNDER HARDSCAPE ARE TO BE SLEEVED AS CALLED FOR, EVEN IF SLEEVING IS NOT SHOWN ON THE PLANS. THE SCALE OF THE DRAWINGS MAY PREVENT SLEEVES BEING SHOWN IN ALL LOCATIONS REQUIRED.
21. INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NECESSARY TO MINIMIZE LOW HEAD / LOW AREA DRAINAGE.
22. ALL PRIVATELY MAINTAINED IRRIGATION LINES AND EQUIPMENT ARE TO REMAIN WITHIN THE PRIVATELY MAINTAINED LANDSCAPE AREAS OR EASEMENTS (TYPICAL).
23. ADJUST ALL SPRINKLER HEADS WHERE THERE IS A CONFLICT WITH FIXED OBJECTS SUCH AS LIGHT POSTS, HYDRANTS, ETC. USE TWO QUARTER HEADS IN LIEU OF A SINGLE 180 HEAD IF NECESSARY TO IMPROVE COVERAGE. ADD AND/OR RELOCATE HEADS AS NECESSARY AROUND FIXED OBJECTS TO ENSURE 100% COVERAGE.



KEYMAP
NTS

LATERAL PIPE SIZING	
	3/4" PIPE
	1" PIPE
	1 1/4" PIPE
	1 1/2" PIPE
	2" PIPE
	2 1/2" PIPE
	3" PIPE

LATERAL PIPING TO BE PURPLE SCH 40 PVC. PIPE SIZED SO OPERATING FLOW VELOCITY DOES NO EXCEED 5 FEET PER SECOND.

CONTROLLER — STATION #
FLOW (GPM) — VALVE SIZE

SCH 40 PVC SLEEVING CHART		
1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE

THE MINIMUM SLEEVE SIZE UNDER VEHICULAR PAVING IS TO BE 4"

IRRIGATION SHEET REFERENCES:

SEE SHEET T-2 FOR GENERAL LAYOUT AND POC INFORMATION
SEE SHEET LI-1 THROUGH LI-9 FOR IRRIGATION PLANS
SEE SHEET LI-10 FOR IRRIGATION LEGENDS
SEE SHEETS LI-11 THROUGH LI-14 FOR IRRIGATION DETAILS
SEE SHEET LI-15 FOR HYDROZONE MATRIX, MWELO CALCS, IRRIGATION SCHEDULES, PRESSURE LOSS CALCS, and D.E.H. RECYCLED WATER NOTES
SEE SHEETS LI-16 THROUGH LI-20 FOR IRRIGATION SPECIFICATIONS
SEE SHEET LI-20 FOR O.W.D. RECYCLED WATER NOTES
SEE SHEET LI-20 FOR CITY OF CHULA VISTA SUPPLEMENTAL RECYCLED WATER NOTES

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: THOMAS A. PICARD R.L.A. # 4001

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — 30 Sep 23 — 02 Dec 22 — CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE: 02 Dec 22
SCALE: 1" = 10'
JOB NO. 19.027
DRAWN BY: KK
W.O. NO. OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS | Date | App'd

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal 1" = 10' | Vertical N / A
Office | Field | Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date 02 Dec 22 — R.L.A. No. 4001

Approved: Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

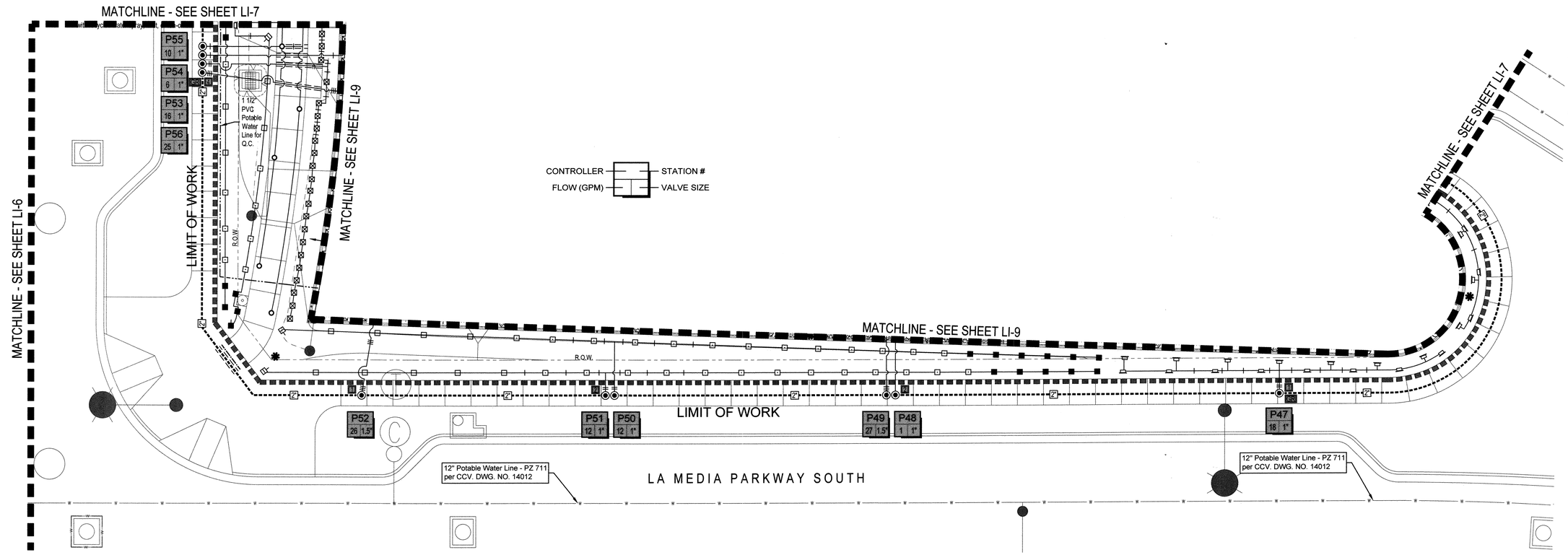
CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-7
Sheet 40 of 107

OWD PERMIT #PLR-22-007 OWD 9 of 22

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\20221202\Village 8 Park IRRIG.dwg/LI-7\2 Dec 2022 11:59 AM by: Rick Dortch

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



SPECIAL IRRIGATION NOTES:

1. ALL LANDSCAPE IRRIGATION SYSTEMS SHALL HAVE A MINIMUM OF 120 MESH FILTRATION FOR ANY LOW VOLUME IRRIGATION SYSTEM.
2. ALL WIRING (LOW VOLTAGE INCLUDED) TO BE IN SCH 40 PVC CONDUIT. SWEEPS AND PULL BOXES TO BE NO MORE THAN 200' BETWEEN PULL BOXES WITH NO CONDUIT BENDS GREATER THAN 270 DEGREES BETWEEN BOXES. WIRE CONNECTORS TO BE AT MAXIMUM SPACING OF EVERY 400'. SPLICES ARE TO BE ENCASED IN APPROVED WATERPROOF CONNECTORS AND INSIDE AN APPROVED PULL BOX.
3. IRRIGATION CONTROLLER WIRE TO BE INSTALLED IN SCH 40 PVC CONDUIT. COMMON WIRE IS 12 GAUGE MIN. PILOT WIRE SHALL BE 1 4 GAUGE MIN. AND NOT TO EXCEED 5000 FEET RUN.
4. TWO-WIRE DECODERS TO BE MOUNTED INSIDE OF DEDICATED PULL BOXES ON STAINLESS STEEL SCREWS.
5. PROVIDE MEGOHM TESTING OF ALL WIRES PRIOR TO CONNECTIONS BEING MADE AND BACKFILLING TO VERIFY PERFORMANCE WITHIN THE CONTROLLER MANUFACTURER'S REQUIREMENTS. NO CIRCUIT CHECKING LOWER THAN 1 MEGOHM WILL BE ACCEPTABLE. REPAIR/REPLACE SUBSTANDARD PERFORMING WIRE.
6. CONTRACTOR TO PROVIDE, WHERE MAINLINE CROSSES STREETS, A 4" PURPLE SQUARE WITH AN ETCHED 'E' ON FACE OF CURB.
7. CONTRACTOR SHALL PAINT A 4" PURPLE SQUARE ON THE FACE OF CURB, AT THE METER BOX LOCATION TO IDENTIFY THE ASSOCIATED IRRIGATION CONTROLLER ID.
8. IRRIGATION CONTROLLER : 120 VAC POWER TO BE PROVIDED BY OWNER. CONTRACTOR SHALL ROUTE POWER CABLE TO CONTROLLER IN PVC CONDUIT AND MAKE PERMANENT CONNECTION TO THE CONTROLLER. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING ORDINANCE AND / OR LOCAL CODE.
9. THE IRRIGATION P.O.C. SHALL BE AT NEW 1 1/2" RECYCLED WATER METER. CONNECT NEW IRRIGATION MAINLINE, INSTALL ALL POINT OF CONNECTION EQUIPMENT AND FLOW CONTROL EQUIPMENT AND EXTEND SYSTEM AS SHOWN.
10. REMOTE CONTROL VALVE BOXES TO BE HIDDEN FROM CASUAL SIGHT WHEN POSSIBLE. STAKE LOCATION OF ALL VALVES FOR APPROVAL BY LANDSCAPE ARCHITECT AND OR CITY INSPECTOR PRIOR TO INSTALLATION (TYP. ALL LOCATIONS). LOCATE VALVES IN SHRUBS AREAS WHEREVER POSSIBLE.
11. SINGLE REMOTE CONTROL VALVES TO BE INSTALLED ON MANIFOLD AND WITHIN 12" RECTANGULAR VALVE BOX. INSTALL NO MORE THAN 4 VALVE BOXES ON ONE MANIFOLD. SEPARATE VALVE MANIFOLDS BY 4' MIN.
12. LOCATIONS SHOWN ARE DIAGRAMMATIC. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE 12" TO 18" FROM BACK OF CURB OR WALK AND 10-FEET MINIMUM (HORIZONTAL) FROM ALL POTABLE WATER LINES.
13. MAINLINE, LATERAL LINE AND CONTROL WIRE SLEEVES : SLEEVES SHALL BE TWO TIMES THE DIAMETER OF PIPE FOR MAINLINE OR LATERAL LINE PIPING, AND TWO TIMES THE DIAMETER OF THE WIRE BUNDLE AND NO SMALLER THAN LISTED IN THE SLEEVING CHART.
14. REDUCED RADIUS-OF-THROW : USE THE RADIUS REDUCTION SCREW, OR A SMALLER RADIUS NOZZLE, OR A DIFFERENT ARC NOZZLE TO PROVIDE FULL MATCHED PRECIPITATION AND MINIMIZE OVER SPRAY.
15. NO DRIP IRRIGATION TO BE USED ON THIS PROJECT.
16. DESIGN PROVIDES ZONE SEPARATION REQUIRED BY DIFFERENCES IN APPLICATION RATE, EXPOSURE, AND PLANT WATER CONSUMPTION.
17. ALL BASE INFORMATION FOR THESE PLANS HAS BEEN OBTAINED FROM THE CIVIL ENGINEER AND REFLECTS ARCHITECTURAL, CIVIL AND/OR MECHANICAL DESIGN AND/OR PLANS. THE LANDSCAPE ARCHITECT'S PLANS DEPENDS ON THE ACCURACY OF THIS OBTAINED INFORMATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.
18. COLOR CODING NOTE - SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR A PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED.
19. RECYCLED WATER USE SIGNS - FINE TUNE LOCATIONS AND QUANTITY PER WATER DISTRICT'S DIRECTIONS. SEE IRRIGATION DETAILS FOR WATER DISTRICT SIGN DETAIL AND FOR TYPE AND INSTALLATION METHOD.
20. ALL PIPES AND WIRES UNDER HARDSCAPE ARE TO BE SLEEVED AS CALLED FOR, EVEN IF SLEEVING IS NOT SHOWN ON THE PLANS. THE SCALE OF THE DRAWINGS MAY PREVENT SLEEVES BEING SHOWN IN ALL LOCATIONS REQUIRED.
21. INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NECESSARY TO MINIMIZE LOW HEAD / LOW AREA DRAINAGE.
22. ALL PRIVATELY MAINTAINED IRRIGATION LINES AND EQUIPMENT ARE TO REMAIN WITHIN THE PRIVATELY MAINTAINED LANDSCAPE AREAS OR EASEMENTS (TYPICAL).
23. ADJUST ALL SPRINKLER HEADS WHERE THERE IS A CONFLICT WITH FIXED OBJECTS SUCH AS LIGHT POSTS, HYDRANTS, ETC. USE TWO QUARTER HEADS IN LIEU OF A SINGLE 180 HEAD IF NECESSARY TO IMPROVE COVERAGE. ADD AND/OR RELOCATE HEADS AS NECESSARY AROUND FIXED OBJECTS TO ENSURE 100% COVERAGE.

LATERAL PIPE SIZING	
———	3/4" PIPE
—I—	1" PIPE
—II—	1 1/4" PIPE
—III—	1 1/2" PIPE
—T—	2" PIPE
—T—	2 1/2" PIPE
—TT—	3" PIPE

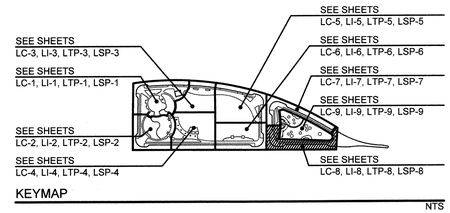
LATERAL PIPING TO BE PURPLE SCH 40 PVC PIPE SIZED SO OPERATING FLOW VELOCITY DOES NO EXCEED 5 FEET PER SECOND.

SCH 40 PVC SLEEVING CHART		
1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE

THE MINIMUM SLEEVE SIZE UNDER VEHICULAR PAVING IS TO BE 4"

IRRIGATION SHEET REFERENCES:

SEE SHEET T-2 FOR GENERAL LAYOUT AND POC INFORMATION
SEE SHEET LI-1 THROUGH LI-9 FOR IRRIGATION PLANS
SEE SHEET LI-10 FOR IRRIGATION LEGENDS
SEE SHEETS LI-11 THROUGH LI-14 FOR IRRIGATION DETAILS
SEE SHEET LI-15 FOR HYDROZONE MATRIX, MWELO CALCS, IRRIGATION SCHEDULES, PRESSURE LOSS CALCS, and D.E.H. RECYCLED WATER NOTES
SEE SHEETS LI-16 THROUGH LI-20 FOR IRRIGATION SPECIFICATIONS
SEE SHEET LI-20 FOR O.W.D. RECYCLED WATER NOTES
SEE SHEET LI-20 FOR CITY OF CHULA VISTA SUPPLEMENTAL RECYCLED WATER NOTES



KEYMAP

NTS

0 5 10 20

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: THOMAS A. PICARD R.L.A. # 4001

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — No. 4001 — Expires 30 Sep 23 — Renewal Date 02 Dec 22 — CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4024) MELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE	Office	Designed By	Drawn By	Checked By
Horizontal 1" = 10'		KK/TP	KK/KF	TP
Vertical N / A	Field	Plans Prepared Under Supervision Of		
	Traffic	THOMAS A. PICARD	Date 02 Dec 22	R.L.A. No. 4001

Approved: Mark A. Caro Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

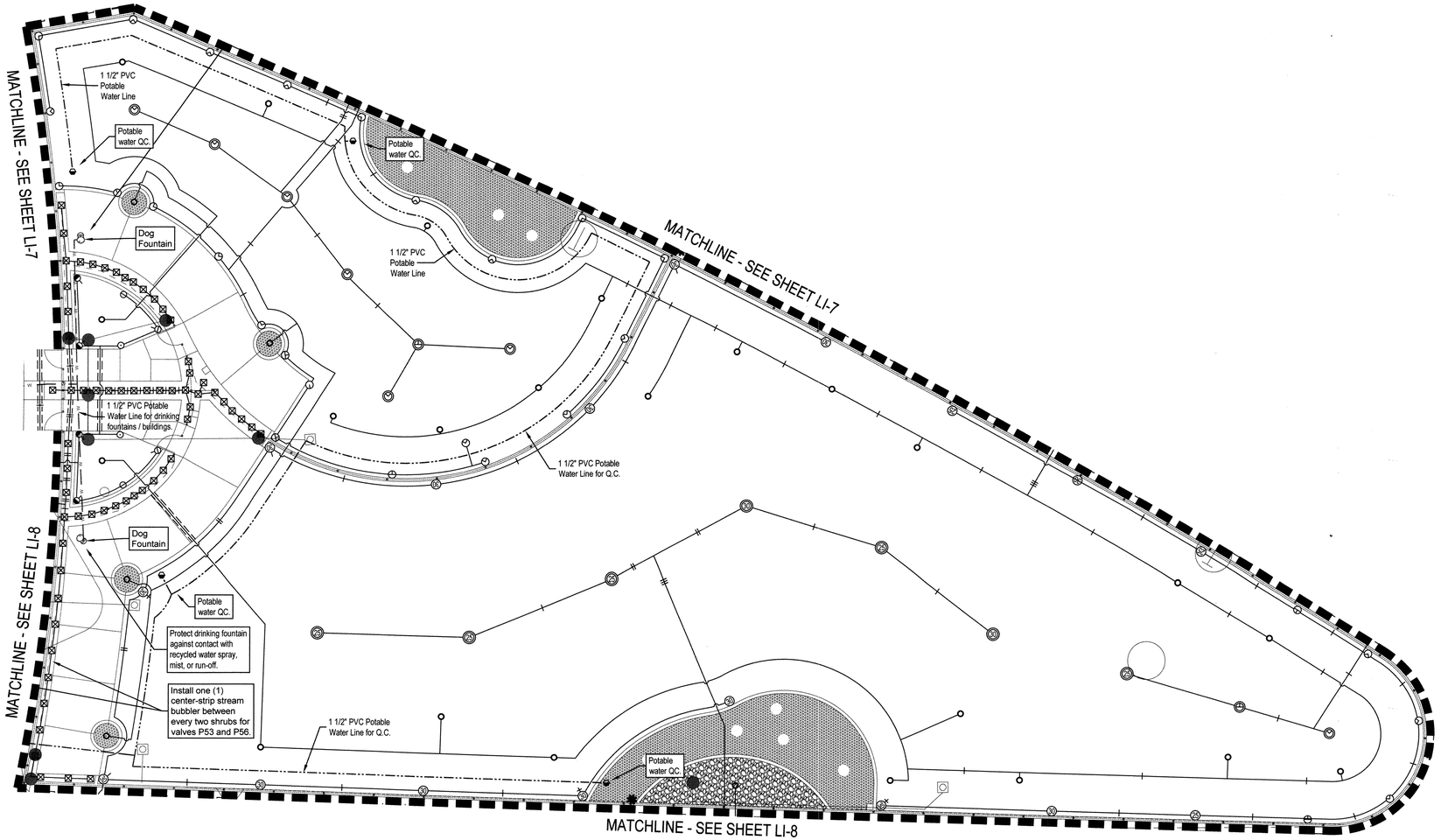
CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-8
Sheet 41 of 107

OWD PERMIT #PLR-22-007 OWD 10 of 22

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\20221202\Village 8 Park IRRIG.dwg\LI-8\2 Dec 2022 11:59 AM by: Rick Dortch

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



SPECIAL IRRIGATION NOTES:

1. ALL LANDSCAPE IRRIGATION SYSTEMS SHALL HAVE A MINIMUM OF 120 MESH FILTRATION FOR ANY LOW VOLUME IRRIGATION SYSTEM.
2. ALL WIRING (LOW VOLTAGE INCLUDED) TO BE IN SCH 40 PVC CONDUIT. SWEEPS AND PULL BOXES TO BE NO MORE THAN 200' BETWEEN PULL BOXES WITH NO CONDUIT BENDS GREATER THAN 270 DEGREES BETWEEN BOXES. WIRE CONNECTORS TO BE AT MAXIMUM SPACING OF EVERY 400'. SPLICES ARE TO BE ENCASED IN APPROVED WATERPROOF CONNECTORS AND INSIDE AN APPROVED PULL BOX.
3. IRRIGATION CONTROLLER WIRE TO BE INSTALLED IN SCH 40 PVC CONDUIT. COMMON WIRE IS 12 GAUGE MIN. PILOT WIRE SHALL BE 1 4 GAUGE MIN. AND NOT TO EXCEED 5000 FEET RUN.
4. TWO-WIRE DECODERS TO BE MOUNTED INSIDE OF DEDICATED PULL BOXES ON STAINLESS STEEL SCREWS.
5. PROVIDE MEGOHM TESTING OF ALL WIRES PRIOR TO CONNECTIONS BEING MADE AND BACKFILLING TO VERIFY PERFORMANCE WITHIN THE CONTROLLER MANUFACTURER'S REQUIREMENTS. NO CIRCUIT CHECKING LOWER THAN 1 MEGOHM WILL BE ACCEPTABLE. REPAIR/REPLACE SUBSTANDARD PERFORMING WIRE.
6. CONTRACTOR TO PROVIDE, WHERE MAINLINE CROSSES STREETS, A 4" PURPLE SQUARE WITH AN ETCHED 'E' ON FACE OF CURB.
7. CONTRACTOR SHALL PAINT A 4" PURPLE SQUARE ON THE FACE OF CURB, AT THE METER BOX LOCATION TO IDENTIFY THE ASSOCIATED IRRIGATION CONTROLLER ID.
8. IRRIGATION CONTROLLER : 120 VAC POWER TO BE PROVIDED BY OWNER. CONTRACTOR SHALL ROUTE POWER CABLE TO CONTROLLER IN PVC CONDUIT AND MAKE PERMANENT CONNECTION TO THE CONTROLLER. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING ORDINANCE AND / OR LOCAL CODE.
9. THE IRRIGATION P.O.C. : SHALL BE AT NEW 1 1/2" RECYCLED WATER METER. CONNECT NEW IRRIGATION MAINLINE, INSTALL ALL POINT OF CONNECTION EQUIPMENT AND FLOW CONTROL EQUIPMENT AND EXTEND SYSTEM AS SHOWN.
10. REMOTE CONTROL VALVE BOXES TO BE HIDDEN FROM CASUAL SIGHT WHEN POSSIBLE. STAKE LOCATION OF ALL VALVES FOR APPROVAL BY LANDSCAPE ARCHITECT AND OR CITY INSPECTOR PRIOR TO INSTALLATION (TYP. ALL LOCATIONS). LOCATE VALVES IN SHRUBS AREAS WHEREVER POSSIBLE.
11. SINGLE REMOTE CONTROL VALVES TO BE INSTALLED ON MANIFOLD AND WITHIN 12" RECTANGULAR VALVE BOX. INSTALL NO MORE THAN 4 VALVE BOXES ON ONE MANIFOLD. SEPARATE VALVE MANIFOLDS BY 4' MIN.
12. LOCATIONS SHOWN ARE DIAGRAMMATIC. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE 12" TO 18" FROM BACK OF CURB OR WALK AND 10-FEET MINIMUM (HORIZONTAL) FROM ALL POTABLE WATER LINES.
13. MAINLINE, LATERAL LINE AND CONTROL WIRE SLEEVES : SLEEVES SHALL BE TWO TIMES THE DIAMETER OF PIPE FOR MAINLINE OR LATERAL LINE PIPING, AND TWO TIMES THE DIAMETER OF THE WIRE BUNDLE AND NO SMALLER THAN LISTED IN THE SLEEVING CHART.
14. REDUCED RADIUS-OF-THROW : USE THE RADIUS REDUCTION SCREW, OR A SMALLER RADIUS NOZZLE, OR A DIFFERENT ARC NOZZLE TO PROVIDE FULL MATCHED PRECIPITATION AND MINIMIZE OVER SPRAY.
15. NO DRIP IRRIGATION TO BE USED ON THIS PROJECT.
16. DESIGN PROVIDES ZONE SEPARATION REQUIRED BY DIFFERENCES IN APPLICATION RATE, EXPOSURE, AND PLANT WATER CONSUMPTION.
17. ALL BASE INFORMATION FOR THESE PLANS HAS BEEN OBTAINED FROM THE CIVIL ENGINEER AND REFLECTS ARCHITECTURAL, CIVIL AND/OR MECHANICAL DESIGN AND/OR PLANS. THE LANDSCAPE ARCHITECT'S PLANS DEPENDS ON THE ACCURACY OF THIS OBTAINED INFORMATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.
18. COLOR CODING NOTE - SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR A PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED.
19. RECYCLED WATER USE SIGNS - FINE TUNE LOCATIONS AND QUANTITY PER WATER DISTRICT'S DIRECTIONS. SEE IRRIGATION DETAILS FOR WATER DISTRICT SIGN DETAIL AND FOR TYPE AND INSTALLATION METHOD.
20. ALL PIPES AND WIRES UNDER HARDSCAPE ARE TO BE SLEEVED AS CALLED FOR, EVEN IF SLEEVING IS NOT SHOWN ON THE PLANS. THE SCALE OF THE DRAWINGS MAY PREVENT SLEEVES BEING SHOWN IN ALL LOCATIONS REQUIRED.
21. INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NECESSARY TO MINIMIZE LOW HEAD / LOW AREA DRAINAGE.
22. ALL PRIVATELY MAINTAINED IRRIGATION LINES AND EQUIPMENT ARE TO REMAIN WITHIN THE PRIVATELY MAINTAINED LANDSCAPE AREAS OR EASEMENTS (TYPICAL).
23. ADJUST ALL SPRINKLER HEADS WHERE THERE IS A CONFLICT WITH FIXED OBJECTS SUCH AS LIGHT POSTS, HYDRANTS, ETC. USE TWO QUARTER HEADS IN LIEU OF A SINGLE 180 HEAD IF NECESSARY TO IMPROVE COVERAGE. ADD AND/OR RELOCATE HEADS AS NECESSARY AROUND FIXED OBJECTS TO ENSURE 100% COVERAGE.

SCH 40 PVC SLEEVING CHART		
1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE

THE MINIMUM SLEEVE SIZE UNDER VEHICULAR PAVING IS TO BE 4"

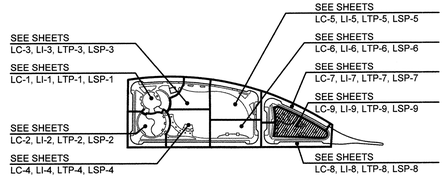
CONTROLLER — STATION #
FLOW (GPM) — VALVE SIZE

LATERAL PIPE SIZING	
———	3/4" PIPE
I	1" PIPE
II	1 1/4" PIPE
III	1 1/2" PIPE
T	2" PIPE
T	2 1/2" PIPE
T	3" PIPE

LATERAL PIPING TO BE PURPLE SCH 40 PVC. PIPE SIZED SO OPERATING FLOW VELOCITY DOES NO EXCEED 5 FEET PER SECOND.

IRRIGATION SHEET REFERENCES:

SEE SHEET T-2 FOR GENERAL LAYOUT AND POC INFORMATION
SEE SHEET LI-1 THROUGH LI-9 FOR IRRIGATION PLANS
SEE SHEET LI-10 FOR IRRIGATION LEGENDS
SEE SHEETS LI-11 THROUGH LI-14 FOR IRRIGATION DETAILS
SEE SHEET LI-15 FOR HYDROZONE MATRIX, MWELO CALCS, IRRIGATION SCHEDULES, PRESSURE LOSS CALCS, and D.E.H. RECYCLED WATER NOTES
SEE SHEETS LI-16 THROUGH LI-20 FOR IRRIGATION SPECIFICATIONS
SEE SHEET LI-20 FOR O.W.D. RECYCLED WATER NOTES
SEE SHEET LI-20 FOR CITY OF CHULA VISTA SUPPLEMENTAL RECYCLED WATER NOTES



KEYMAP

NTS

0 5 10 20

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: THOMAS A. PICARD R.L.A. # 4001

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG! CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA — 30 Sep 23 Renewal — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor		CV DWG:14011, 14012	HALE ENGINEERING				DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.				DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO: 5072 PER ROS 14841
Date Completed							

SCALE	
Horizontal	1" = 10'
Vertical	N / A
Office	
Field	
Traffic	

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 02 Dec 22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-9
Sheet 42 of 107

OWD PERMIT #PLR-22-007 OWD 11 of 22

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\20221202\Village 8 Park IRRIG.dwg\LI-9\2 Dec 2022 11:58 AM by: Rick Dortch

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

RECYCLED WATER IRRIGATION EQUIPMENT AND DRIP LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	REMARKS	DETAIL
[C]	SATELLITE OR CONTROLLER	HUNTER INDUSTRIES A2C-75D DECODER CONTROLLER AS AN ASSEMBLY WITHIN STAINLESS STEEL ENCLOSURE.	ALL CONTROLLER./SATELLITE ASSEMBLIES BY IMPERIAL TECHNICAL SERVICES (ITS) (714) 696-7535. TEXT WITHIN SYMBOL IDENTIFIES SATELLITE. INCLUDE R.W. WARNING DECAL ON STREET SIDE OF ENCLOSURE. MODEL: ICA6-HU4-75/SP/SOLSE/IFS-200/10 ICD-1/14 ICD-2/8 ICD-4/CD-S/12 GRD-K	AI / L1-11 A2 / L1-11
[1] [2] [4]	CONTROLLER / STATION DECODERS.	HUNTER INDUSTRIES [1] =ICD-100 [2] =ICD-200 [4] =ICD-400	NUMBER WITHIN SYMBOL INDICATES STATION COUNT. DECODER TO BE PLACED WITHIN VALVE BOX AS DETAILED. 14 GA. DIRECT BURIAL CONTROL WIRE BETWEEN DECODER AND SOLENOID.	A3 & A4 / LI-11 C12 / LI-14
[GR]	GROUNDING OF 2-WIRE CABLE AND DECODERS	PAIGE ELECTRIC #182000IC10	5/8"X8' COPPER CLAD ROD AND 15' AWG 6 COPPER WIRE. DISTANCE BETWEEN GROUNDING LOCATIONS NOT TO EXCEED 800 FT.	A3 / LI-11
NO SYMBOL	2-WIRE DECODER CABLE	HUNTER INDUSTRIES ID1-BLU, OR IDI-YLW WITHIN CONDUIT.	BLUE JACKET, ID1-BLU ROUTED CLOCKWISE FROM CONTROLLER. YELLOW JACKET, ID1-YLW ROUTED COUNTER CLOCKWISE FROM CONTROLLER.	A3 & A4 / LI-11 C12 / LI-14
NO SYMBOL	CONDUIT FOR 2-WIRE DECODER CABLE	PVC SCH 40 ELECTRICAL CONDUIT. BELLED ENDS SOLVENT WELD	1.25" CONDUIT ROUTED FROM CONTROLLER TO REMOTE CONTROL VALVES. CONDUIT TO FOLLOW MAINLINE IN COMMON TRENCH. SEE ALSO IRRIGATION NOTES THIS PAGE.	C-SERIES / LI-12 & LI-13
[RW]	WATER METER POINT OF CONNECTION	1 1/2" RECYCLED WATER IRRIGATION METER BY OTAY WATER DISTRICT / OWNER	SEE PLANS FOR DIAGRAMMATIC LOCATIONS OF ALL POINTS OF CONNECTION. SEE ALSO CIVIL DRAWINGS FOR EXACT SERVICE LINE LOCATIONS	B-SERIES / LI-11 & LI-12
[YS] [CV] [PR]	POC ASSEMBLY- Y-STRAINER CHECK VALVE PRESSURE REGULATOR	2" WILKINS 500 SERIES STRAINER WITH 30 MESH. APOLLO 61-100 OR EQUAL CHECK VALVE. WILKINS 500SC.	THIS EQUIPMENT IS FOR USE WITH RECYCLED WATER SERVICE ONLY. SEE DETAIL DRAWINGS FOR GENERAL ARRANGEMENT AND BOX SIZES. WHERE PRESSURE REGULATOR IS SPECIFIED, SET PRESSURE AS SHOWN ON PRESSURE CALCULATIONS. ASSEMBLIES TO BE WITHIN VALVE BOXES AS SHOWN IN WATER AGENCIES STANDARD DRAWINGS WR-03. CHECK VALVE TO BE IN-LINE, SPRING LOADED, BRONZE BODY CONSTRUCTION PER WAS 15151, SECTION 2.01.J. SEE ALL W.A.S. DETAILS DRAWINGS FOR REQUIRED SEQUENCE OF ARRANGEMENT.	B-SERIES / LI-11 & LI-12
[TS]	CROSS CONNECTION TEST STATION.	CONTRACTOR FABRICATED	FABRICATE AND INSTALL AS DETAILED BY W.A.S. WR-04. VALVE TO BE ALL BRASS AND LOCKABLE.	B-SERIES / LI-11 & LI-12
[MV]	MASTER CONTROL VALVE	SUPERIOR 3200-200-RW	VALVE SIZE EQUALS PIPE LINE SIZES AS SHOWN ON PLANS. NORMALLY CLOSED R.C.V. WITH CONTROLLER I.D. AND R.W. WARNING TAG FOR USE WITH "HFS" OPTION BY ITS.	C1 / LI-12 D / LI-13
[FS]	FLOW SENSOR	FLOMEC QS200-20	AS PROVIDED WITH CONTROLLER/SATELLITE ASSEMBLY BY ITS - SIZE AS NOTED ON SHEET. INSTALL WITH CONTROLLER I.D. AND R.W. WARNING TAG.	C2 / LI-12 D / LI-13
⋈	PVC BALL VALVE 3" AND SMALLER	HAYWARD SCH 80 PVC BALL VALVE MODEL TB / TBH	SIZED EQUAL TO PIPE SIZE. BALL VALVE WITH INTEGRAL UNIONS FOR MAINLINE AND MANIFOLD ISOLATION ON LINES 2" AND SMALLER. BALL VALVE WITH SEPARATE UNIONS ON BOTH SIDES ON LINES 2.5" AND LARGER . INCLUDE CONTROLLER I.D. AND RECYCLED WATER WARNING TAG.	C6a,b,c / LI-12 D / LI-13
◉	REMOTE CONTROL VALVE OVERHEAD SYSTEMS	HUNTER INDUSTRIES IBV-XXXG-FS-AS-ADJ-R -XXX=MODEL DESIGNATION FOR SIZE	SIZE AS SHOWN. PRESSURE REGULATING REMOTE CONTROL VALVE FOR OVERHEAD SYSTEMS. INSTALL RCV ASSEMBLY WITH RW WARNING TAG AND CONTROLLER/STATION I.D. TAG.	C8 / LI-13 D / LI-13
NO SYMBOL AS NEEDED	SWING CHECK VALVE ON LATERAL LINE	KING BROTHERS INDUSTRIES KSC-XXX-T (XXX=SIZE)	TO MINIMIZE LATERAL LINE DRAINAGE WHERE OPERATIONAL FLOW IS UP-HILL. SIZED EQUAL TO LATERAL LINE PIPE SIZE; 2" MAXIMUM. INSTALL WITHIN 12" ROUND DRI-BOX AS DETAILED.	C4 / LI-12 D / LI-13
NO SYMBOL AS NEEDED	SPRING CHECK VALVE ON LATERAL LINE	KING BROTHERS INDUSTRIES CV-XXX-FF (XXX=SIZE)	TO MINIMIZE LATERAL LINE DRAINAGE WHERE OPERATIONAL FLOW IS DOWN-HILL. SIZED EQUAL TO LATERAL LINE PIPE SIZE; 1" MAXIMUM. INSTALL WITHIN 10" ROUND VALVE BOX AS DETAILED.	C4 / LI-12 D / LI-13
[PB]	PULL BOX -	CONTRACTOR FABRICATED SEE DETAIL DRAWINGS AND SPECIFICATIONS	PULL BOXES TO BE INSTALLED PULL BOXES TO BE INSTALLED IN CONDUIT RUNS IN EXCESS OF 200 FEET AND AT ROAD OR DRIVE CROSSINGS.	F / LI-14 D / LI-13
- - - - - -	PVC MAINLINE 3" AND SMALLER	PACIFIC PLASTICS CYCLE FLOW RECYCLED WATER PVC	1" - 1.5" = PVC SCH 40, ASTM-D1784 TYPE 1 GRADE 1 PVC 1120; 2" AND 2.5" = PVC CLASS 315, SDR 13.5, ASTM-D2241, TYPE 1, GRADE 1, PVC-1120. ALL JOINTS TO BE SOLVENT WELDED CONFORMING TO ASTM-D2672 W/ PVC SCH-80 FITTINGS. (PURPLE PVC PIPE FOR USE WITH RECYCLED WATER)	A,B,C,D,E-SERIES LI-12 THRU L1-13
———	PVC LATERAL LINE (SUB-GRADE)	PACIFIC PLASTICS CYCLE FLOW RECYCLED WATER PVC	SIZED PER PLAN - .75" MINIMUM; PVC SCH 40 (PURPLE PVC PIPE FOR USE WITH RECYCLED WATER)	C,D,E,G,H-SERIES LI-13 THRU L1-14
----⊞----	SLEEVE MARKER	CONTRACTOR FABRICATED SEE DETAIL DRAWINGS AND SPECIFICATIONS	INSTALL OVER ENDS OF ALL PIPE SLEEVES AT ROAD OR DRIVE CROSSINGS AS DETAILED.	E-SERIES LI-13
═ ═ ═ ═ / -·-·-·-	PVC SLEEVE - PIPING / PVC SLEEVE - WIRE	PACIFIC PLASTICS CYCLE FLOW RECYCLED WATER PVC	PVC SCH 40; TWO TIMES DIA. OF PIPE OR WIRE CONDUIT. MINIMUM SLEEVE SIZES AS FOLLOWS: 4" MIN. UNDER VEHICULAR PAVING 3" MIN. ALL OTHER CONDITIONS	E-SERIES LI-13
✱	RECYCLED WATER WARNING SIGN	T. CHRISTY ENTERPRISES MODEL# ID-SIGN-4 MOUNTED ON POST PER DETAIL & PER WM-08.	SIGNS TO BE LOCATED APPROXIMATELY WHERE SHOWN ON SHEET T-2, OR AS DIRECTED BY O.W.D. INSPECTOR.	RW / LI-11
⧓	THRESHOLD VALVE	WATER SERVICE LINE SHUT-OFF VALVE AT BUILDING ENTRY - SAME SIZE AS SERVICE LINE PER PLUMBING		C11 / LI-13
[BP]	POTABLE WATER REDUCED PRESSURE BACKFLOW PREVENTER	1" FEBCO LF825Y IN STRONG BOX SBBC-30SS PER PLAN 2" FEBCO LF825Y IN STRONG BOX SBBC-45SS PER PLAN	POTABLE WATER BACKFLOW PREVENTION FOR THE ENTIRE SITE (DRINKING FOUNTAINS, QUICK COUPLERS, BUILDINGS, ETC.). EXTEND 2" POTABLE WATER MAIN TO ALL LOCATIONS. SEE PLANS FOR SIZES.	H1 / LI-14
⬙	POTABLE WATER QUICK COUPLING VALVE	HUNTER INDUSTRIES HQ44-LRC WITH HK-44 KEY AND HS-2 SWIVEL - 1 KEY ASSEMBLY PER 5 QCVS INSTALLED	INSTALL WHERE SHOWN ON PLANS (AT PICNIC TABLE AREAS, ETC.). LOCATE WITHIN 10" ROUND VALVE BOX. LOCKING YELLOW VINYL COVER. SINGLE LUG TYPE. LOCATE SO 50' HOSE REACHES ALL TABLE AREAS.	C5 / LI-12
— w — w —	SCH 40 PVC POTABLE WATER LINE	PACIFIC PLASTICS OR EQUAL	ALL PIPING TO BE 1 1/2" - FOR DRINKING FOUNTAINS AND RESTROOM BUILDINGS ONLY.	
-··—··—	SCH 40 PVC POTABLE WATER LINE	PACIFIC PLASTICS OR EQUAL	ALL PIPING TO BE 1 1/2" - FOR POTABLE WATER QUICK COUPLERS ONLY.	

THE PROJECT

1. IRRIGATION SYSTEMS DESCRIBED BY THESE PLANS ARE PRIMARILY FOR THE SUPPORT OF DECORATIVE PLANTINGS WITHIN THE STREET RIGHT-OF-WAY.
2. ALL IRRIGATION SYSTEMS OF THIS PROJECT ARE TO BE HOA MAINTAINED AND SHALL BE CONNECTED TO A P.O.C. INTENDED FOR USE OF RECYCLED WATER. USE OF RECYCLED WATER REQUIRES THAT ALL PIPE, SLEEVES, SPRINKLER HEADS, REMOTE CONTROL VALVES, QUICK COUPLER VALVES AND VALVE BOXES BE IDENTIFIED AS CONTAINING RECYCLED WATER. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE. ALL INSTALLATIONS SHALL BE ACCORDING TO RULES AND REGULATIONS OF THE SERVING WATER DISTRICT AND ALL OTHER CODES AND ORDINANCES AFFECTING CONSTRUCTION WITH OR USE OF RECYCLED WATER.

WATER SOURCE

1. STATIC WATER PRESSURE FOR THIS PROJECT IS CALCULATED FROM HYDRAULIC GRADIENT INFORMATION TAKEN FROM THE VILLAGE 8 SUB-AREA MASTER PLAN (PROPOSED RECYCLED WATER FACILITIES, FIGURE 4-1 BY DEXTER WILSON ENG. INC., RECEIVED SEP. '20 OBTAINED FROM TRIBUTARY LANDSCAPE ARCHITECTS. WATER SERVICE INFORMATION AS FOLLOWS:
   RECYCLED WATER HGL = 680 FT. AT THE "NP" POC.
   WATER PRESSURE AT THE POINT OF CONNECTION SHALL BE APPROXIMATELY AS SHOWN BY THE PRESSURE CALCULATIONS.
2. CONTRACTOR SHALL INSTALL AND MONITOR A PRESSURE READING RECORDER AT AN EXISTING RECYCLED IRRIGATION METER, NEARBY THE PROJECT LOCATION, AS DIRECTED BY THE CITY'S LANDSCAPE INSPECTOR. THE RECORDER SHALL MEASURE A CONSTANT PRESSURE READING FOR A PERIOD OF NO LESS THAN 72 CONTINUOUS HRS. IF THE READINGS ARE FOUND TO CONSISTENTLY CONTAIN SIGNIFICANTLY LOWER PRESSURE THAN THE DESIGN PRESSURE STATED ON THE PLANS, THE IRRIGATION DESIGN MAY BE REQUIRED TO BE RE-DESIGNED OR AN IRRIGATION BOOSTER PUMP MAY NEED TO BE INSTALLED (AS DETERMINED BY THE CITY'S LANDSCAPE INSPECTOR) AT NO COST TO THE CITY. IRRIGATION BOOSTER PUMP ASSEMBLY TO BE AS ASSEMBLED BY AND PURCHASED FROM BARRETT ENGINEERED PUMPS. CONTACT GREEN PRODUCT SALES (949) 584-7311. FINAL SPECIFICATION OF PUMP TO BE DETERMINED SUBSEQUENT TO PRESSURE RECORDING AND JUDGEMENT OF THE CITY'S LANDSCAPE INSPECTOR.
3. PURCHASE OF EQUIPMENT AND ANY INSTALLATIONS WHEN EXISTING STATIC PRESSURE IS BELOW THAT STATED ABOVE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE IRRIGATION POINT OF CONNECTION SHALL BE DOWNSTREAM OF RECYCLED WATER IRRIGATION METER PROVIDED BY OTHERS (SEE CIVIL DRAWINGS). THE CONTRACTOR SHALL CONNECT DOWNSTREAM OF THE METER AND EXTEND COPPER OR BRASS PIPE AND FITTINGS TO THE SPECIFIED STRAINER, CHECK VALVE, PRESSURE CONTROL EQUIPMENT, CROSS CONNECTION TEST STATION, MASTER CONTROL VALVE, FLOW SENSOR AND ISOLATION VALVES. PVC PIPE AND FITTINGS SHALL NOT BE INSTALLED UNTIL DOWNSTREAM OF THE ISOLATION VALVE.

GENERAL

1. PLANS ARE DEVELOPED OVER BASE INFORMATION PROVIDED BY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER. DRAWINGS ARE DIAGRAMMATIC. THE SCALE OF THE PLANS SOMETIMES MAKES IT NECESSARY TO SHOW IRRIGATION PIPELINES WITHIN THE BUILDINGS, WALKS OR OTHERWISE OUTSIDE OF THE PLANTING AREAS. THIS IS ONLY FOR CLARITY OF THE PLANS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTER AREAS WHEREVER POSSIBLE. IN THE FOLLOWING PLANS THE IRRIGATION MAINLINE IS OFTEN SHOWN IN THE WALKWAY. IT IS TO BE INSTALLED 12" TO 18" FROM FACE OF WALKWAY WITHIN THE PLANTING AREA. ALTHOUGH VALVE LOCATIONS ARE SHOWN DIAGRAMMATICALLY, THEY ARE INTENDED TO BE INSTALLED OUT OF SIGHT. LOCATION OF ALL VALVE ASSEMBLIES WITH VALVE BOXES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS THAT FIELD CONDITIONS SUCH AS OBSTRUCTIONS, GRADING DIFFERENCES OR DIFFERENCES IN SIZE AND SHAPE OF THE PLANTED AREAS MAY NOT HAVE BEEN ACCOMMODATED IN THE ORIGINAL DESIGN. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SUCH CHANGE IN FIELD CONDITIONS. IF NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE INSTALLATION AND FOR ANY NEED OF SUBSEQUENT REVISIONS.
3. UNLESS OTHERWISE SPECIFIED ON THE PLANS:

* ALL LATERAL END RUNS ARE TO BE 3/4"
* ALL SUB-MAINS (NON-PRESSURE LINE CONNECTED DIRECTLY DOWNSTREAM OF THE REMOTE CONTROL VALVE) SHALL BE ONE SIZE LARGER THAN THAT REMOTE CONTROL VALVE.
* MAINLINE END RUNS ARE TO BE 1 1/2".
* ALL PIPE SHALL BE DOWNSIZED IN DIRECTION OF FLOW ONLY. PIPE SIZE IS BASED ON OPERATING WATER VELOCITIES NOT TO EXCEED 5 FEET PER SECOND.

4. ALL PIPE LINES AND CONTROL WIRE CONDUIT CROSSING UNDER PAVING SHALL BE SLEEVED. SLEEVES SHALL BE PVC SCH 40 PIPE WITH BELLED ENDS AND SHALL BE TWO TIMES THE DIAMETER OF THE SLEEVED PIPE OR WIRE CONDUIT (3" MINIMUM) OR SIZED AS SHOWN ON THE PLANS. CONTROL WIRE TO BE SLEEVED SEPARATELY FROM PIPE.
5. THIS PROJECT INCLUDES VERY CONFINED PLANTING AREAS. OVER-SPRAY AND RUN-OFF IS NOT ACCEPTABLE. THE CONTRACTOR SHALL ADJUST RADIUS OF SPRAY TO PREVENT OVER-SPRAY BEYOND INTENDED AREAS OF COVERAGE.
6. ALL EQUIPMENT SHALL BE INSTALLED AS DETAILED. USE TEFLON TAPE ON MALE THREADS OF ALL THREADED CONNECTIONS.
7. ALL SPRINKLER HEADS WITHIN 15 FEET OF PEDESTRIAN WALKS, CURBS, ROADS, TOP OR TOE OF SLOPE, IN AND ADJACENT TO TURF AREAS SHALL BE POP/UP TYPE SPRINKLERS AS LISTED IN THE LEGEND AND AS INDICATED ON THE PLANS.
8. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE, WITH THE EXCEPTION OF SLOPE CONDITIONS WHERE HEAD SHALL BE SET BETWEEN PLUMB AND NORMAL TO SLOPE. ALL SPRINKLER HEADS SHALL BE SET AT HEIGHT AS SHOWN IN THE DETAIL DRAWINGS.
9. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES WITHIN WORK AREA PRIOR TO START OF CONSTRUCTION. AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL REQUEST MARKOUT OF UNDERGROUND UTILITIES BY CALLING THE REGIONAL NOTIFICATION CENTER FOR AN INQUIRY IDENTIFICATION NUMBER.
   THE CONTRACTOR SHALL ALSO REFER TO ALL OTHER IMPROVEMENT PLANS FOR THIS PROJECT REGARDING UTILITY LOCATIONS.

CONTROLS

1. SYSTEMS OF THIS PROJECT WILL BE CONTROLLED BY COMPUTER IRRIGATION CONTROLLER ASSEMBLY CAPABLE OF FLOW SENSING, RAIN AND SOLAR SENSING, SYSTEM SCHEDULING AND MONITORING VIA COMMUNICATIONS WITH THE MANUFACTURER WEB SITE. THE CONTRACTOR SHALL EXERCISE STRICT COMPLIANCE WITH THE MANUFACTURERS' INSTRUCTIONS FOR COMMUNICATION, GROUNDING, INSTALLATION AND TESTING, THE COMPLETE CONTROLLER
2. IRRIGATION CONTROLLER IS SPECIFIED AS AN ASSEMBLY WHICH INCLUDES ALL REQUIRED OPTIONS, CIRCUITRY AND CONNECTIONS WITHIN A STAINLESS STEEL WALL MOUNT ENCLOSURE. COMMUNICATION TO THE HUNTER INDUSTRIES WEB SITE IS MANDATORY. WORK DESCRIBED BY THESE CONTRACT DOCUMENTS INCLUDES PROOF OF PROPER FUNCTION, CERTIFICATION BY IMPERIAL TECHNICAL SERVICES AND/OR HUNTER INDUSTRIES AND DEMONSTRATION TO OWNER REPRESENTATIVE AND/OR CITY INSPECTOR. THE CONTRACTOR SHALL MAKE ALLOWANCE FOR THIS WORK AT NO ADDITIONAL COST.
3. TO PREVENT UNNECESSARY IRRIGATION, THE CONTROL SYSTEM IS CAPABLE OF REACTION TO WEATHER FORECASTS AND ON-BOARD RAIN SENSING DEVICE ARE USED TO GIVE INDICATION RAINFALL AND WILL INTERRUPT ALL SCHEDULED IRRIGATION ACCORDING TO USER DEFINED SET POINTS.
4. CONTROLLER LOCATIONS ARE SHOWN DIAGRAMMATICALLY. FINAL LOCATION TO BE DETERMINED ON SITE TO GIVE THE RAIN SENSING DEVICE A CLEAR VIEW OF THE SKY. (SEE ELECTRICAL AND/OR ARCHITECTURAL DRAWINGS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTION OF POWER TO THE CONTROLLER IN COMPLIANCE TO ALL GOVERNING CODES.
5. FOR TECHNICAL ASSISTANCE, OPERATION TESTING, APPROVAL AND CERTIFICATION THE CONTRACTOR SHALL CONTACT THE CONTROLLER EQUIPMENT ASSEMBLER AND/OR THE MANUFACTURER:

VALVE CALL-OUT SYMBOL

CONTROLLER — 1 — STATION NUMBER
DISCHARGE (GPM) — 10 | 1" — VALVE SIZE

DECODER CALL-OUT SYMBOL

[1] —ICD-100
[2] —ICD-200
[4] —ICD-400
[GR] —GROUNDING PLATE AND/OR ROD USED FOR SURGE SUPPRESSION

MEANS AND METHODS

IRRESPECTIVE OF ANY OTHER TERM IN THESE CONSTRUCTION DOCUMENTS, THE IRRIGATION CONSULTANT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES; OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS; OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH IRRIGATION CONSULTANT'S DOCUMENTS.

PROJECT MAINTENANCE

A LACK OF MAINTENANCE OR IMPROPER MAINTENANCE IN AREAS SUCH AS OR ASSOCIATED WITH, BUT NOT LIMITED TO, LANDSCAPE PLANTING, HARDSCAPE, LIGHTING, GRADING, DRAINAGE, WATER FEATURES, FURNISHINGS, AND IRRIGATION OR WATER MANAGEMENT WHETHER ASSOCIATED WITH THE PROJECT OR NOT MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS.
THE CONTRACTOR ACKNOWLEDGES AND AGREES THAT PROPER PROJECT MAINTENANCE IS REQUIRED AFTER THE PROJECT IS COMPLETE AND TO INFORM THE OWNER OF HIS/HER SOLE RESPONSIBLE FOR THE RESULTS OF ANY LACK OF MAINTENANCE OR IMPROPER MAINTENANCE.

FINAL EQUIPMENT LOCATION

1. MAJOR IRRIGATION EQUIPMENT IN PLANTER BEDS SHALL BE HIDDEN FROM CASUAL VIEW.
2. THE FINAL LOCATION OF ALL VALVES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE CITY OF CHULA VISTA LANDSCAPE INSPECTOR IN THE FIELD PRIOR TO INSTALLATION. SEE PLANS FOR PARTICULAR INFORMATION ON VALVE PLACEMENT.
3. THE CONTRACTOR SHALL STAKE LOCATIONS FOR REVIEW AND ADJUSTMENT BY THE LANDSCAPE ARCHITECT AND THE CITY OF CHULA VISTA'S LANDSCAPE INSPECTOR PRIOR TO INSTALLATION. NECESSARY RELOCATION OF IRRIGATION EQUIPMENT AS A RESULT OF THE CONTRACTORS FAILURE TO STAKE LOCATION AND RECEIVE APPROVAL SHALL BE AT THE CONTRACTORS EXPENSE.

WATER WINDOW CONFIRMATION

SYSTEM IS DESIGNED FOR TWO (2) VALVES OPERATING SIMULTANEOUSLY

Hydrozone	PRECIPITATION RATE (IN/HR)	PLANT FACTOR	WATER DAYS PER WEEK	AVERAGE DAILY RUN TIME (MIN)	NUMBER VALVES	TOTAL RUN TIME
1 - TURF ROTOR/ROTARY	0.6	0.8	6	30	14	420
2 - TURF ROTOR/ROTARY	0.6	0.8	6	30	5	150
3 - TURF SPRAY	1.5	0.8	6	12	1	12
4 - SHRUB SPRAY	1.5	0.5	6	8	24	192
5 - SHRUB BUBBLER	1.5	0.5	6	2	1	2
6 - TREE WELLS	6.0	0.5	6	2	3	6
TREES (SUPPLEMENTAL)	1.5	0.5	6	8	10	80
				TOTALS	58	862
DIVIDE BY NUMBER OF VALVES OPERATING SIMULTANEOUSLY						2
					AVERAGE DAILY MIN.	431
					AVERAGE DAILY HRS	7.18

ASSUMPTIONS:
CALCULATIONS ARE FOR PEAK MONTH AVERAGE : ET 6.3 IN JULY
SYSTEM EFFICIENCY WITH ET CONTROLLER - 0.90
6 DAYS PER WEEK AVAILABLE FOR IRRIGATION
WATER WINDOW - 8 HOURS

RECYCLED WATER SPRINKLER LEGEND : SPRAY HEAD AND BUBBLER HEAD SPRINKLERS

SYMBOL	MANUFACTURER / MODEL NUMBER	NOZZLE	RAD	PSI	FLOW - GPM Q	T	H	TT	TQ	F	DETAIL
TURF POP-UP SPRAY HEADS WITH CHECK VALVE, PRESSURE REGULATION, AND PURPLE CAP											
	RAIN BIRD RD-06-S-P30-NP 5' SERIES	Q/T/H/F	5'	30	0.10	0.12	0.20			0.41	G1, LI-14
	RAIN BIRD RD-06-S-P30-NP 8' SERIES	Q/T/H/F	8'	30	0.26	0.35	0.52			1.05	
	RAIN BIRD RD-06-S-P30-NP 10' SERIES	Q/T/H/F	10'	30	0.41	0.55	0.82			1.64	
	RAIN BIRD RD-06-S-P30-NP 12' SERIES	Q/T/H/TT/TQ/F	12'	30	0.65	0.87	1.30	1.74	1.95	2.60	
AS NEEDED : USE RAIN BIRD HE-VAN NOZZLES WHERE ADJUTABILITY IS REQUIRED FOR MAXIMUM COVERAGE AND MINIMAL OVER SPRAY.											
SHRUB HI-POP SPRAY HEADS WITH CHECK VALVE, PRESSURE REGULATION, AND PURPLE CAP											
	RAIN BIRD RD-12-S-P30-NP 5' SERIES	Q/H/F	5'	30	0.10		0.20			0.41	G1, LI-14
	RAIN BIRD RD-12-S-P30-NP 8' SERIES	Q/T/H/F	8'	30	0.26	0.35	0.52			1.05	
	RAIN BIRD RD-12-S-P30-NP 10' SERIES	Q/T/H/F	10'	30	0.41	0.55	0.82			1.64	
	RAIN BIRD RD-12-S-P30-NP 12' SERIES	Q/T/H/TT/TQ/F	12'	30	0.65	0.87	1.30	1.74	1.95	2.60	
	RAIN BIRD RD-12-S-P30-NP 15' SERIES	Q/T/H/TT/TQ/F	15'	30	0.92	1.23	1.85	2.48	2.78	3.70	
	RAIN BIRD RD-12-S-P30-NP STRIP SERIES	EST / SST	4'x15'	30	0.61 / 1.21						
AS NEEDED : USE RAIN BIRD HE-VAN NOZZLES WHERE ADJUTABILITY IS REQUIRED FOR MAXIMUM COVERAGE AND MINIMAL OVER SPRAY.											
TREE POP-UP SPRAY HEADS WITH CHECK VALVE, PRESSURE REGULATION, AND PURPLE CAP : SUPPLEMENTAL IRRIGATION											
O	RAIN BIRD RD-06-S-P30-NP	HUNTER 4H	4'	30	0.8 PER TREE (2 x 0.4 EACH)						G2, LI-14
NOTE : THE SINGLE SYMBOL ON THE PLANS REPRESENTS TWO (2) SPRINKLERS FOR EACH TREE AS DETAILED.											
TREE WELL POP-UP STREAM BUBBLER HEADS WITH CHECK VALVE, PRESSURE REGULATION, AND PURPLE CAP											
▼	RAIN BIRD RD-06-S-P30-NP	HUNTER MSBN-50Q	18"	30	2.0 PER TREE (4 x 0.5 EACH)						G2, LI-14
SHRUB POP-UP CENTER-STRIP BUBBLER HEADS WITH CHECK VALVE, PRESSURE REGULATION, AND PURPLE CAP											
⊠	RAIN BIRD RD-04-S-P30-NP	HUNTER 5-CST-B	24"	30	0.38 GPM EACH						G2, LI-14

RECYCLED WATER SPRINKLER LEGEND : ROTARY HEAD SPRINKLERS

SYMBOL	MANUFACTURER / MODEL NUMBER	NOZZLE	RAD	PSI	FLOW - GPM Q	T	H	210°	TQ	F	DETAIL
TURF POP-UP HEADS WITH RAIN BIRD R-VAN ROTARY NOZZLE, CHECK VALVE, PRESSURE REGULATION, AND PURPLE CAP											
	RAIN BIRD RD-12-S-P-45-NP SERIES	R-VAN-14	8'-14'	45	0.32	0.42	0.63	0.73	0.94		G1, LI-14
	RAIN BIRD RD-12-S-P-45-NP SERIES	R-VAN-14-360	8'-14'	45						1.27	
	RAIN BIRD RD-12-S-P-45-NP SERIES	R-VAN-18	13'-18'	45	0.50	0.65	1.01	1.27	1.51		
	RAIN BIRD RD-12-S-P-45-NP SERIES	R-VAN-18-360	13'-18'	45						1.85	
	RAIN BIRD RD-12-S-P-45-NP SERIES	R-VAN-24	17'-24'	45	0.84	1.14	1.68	1.96	2.52		
	RAIN BIRD RD-12-S-P-45-NP SERIES	R-VAN-24-360	17'-24'	45						3.48	

RECYCLED WATER SPRINKLER LEGEND : ROTOR HEAD SPRINKLERS

SYMBOL	MANUFACTURER / MODEL NUMBER	NOZZLE	RAD	PSI	FLOW - GPM Q	T	H	F	DETAIL
TURF POP-UP SPRINKLER HEADS WITH PRESSURE REGULATION, CHECK VALVE, STAINLESS STEEL RISER, AND PURPLE CAP									
25 25 25 25	RAIN BIRD 5006+PCSAMRNS	MPR-25 Q/T/H/F	25'	45	1.00	1.38	1.98	3.82	G3, LI-14
30 30 30 30	RAIN BIRD 5006+PCSAMRNS	MPR-30 Q/T/H/F	30'	45	1.40	1.85	2.96	5.78	
35 35 35 35	RAIN BIRD 5006+PCSAMRNS	MPR-35 Q/T/H/F	35'	45	1.92	2.46	3.81	7.58	

NOTE: REFER TO ADDITIONAL SPECIFICATIONS SECTION 15152 OF WATER AGENCY STANDARDS. ALL SPRINKLERS, VALVE BOXES AND VALVES FOR THE DISTRIBUTION OF RECYCLED WATER WITH EXTERIOR EXPOSURE ARE TO BE PURPLE. SPRINKLERS, VALVE BOXES AND VALVES CONNECTED TO A POTABLE WATER SOURCE ARE TO BE GREEN OR WITHOUT PURPLE MARKINGS. DECALS AND/OR ADHESIVE LABELS ON RISERS ARE NOT ACCEPTABLE.

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

IRRIGATION SHEET REFERENCES:

SEE SHEET T-2 FOR GENERAL LAYOUT AND POC INFORMATION
SEE SHEET LI-1 THROUGH LI-9 FOR IRRIGATION PLANS
SEE SHEET LI-10 FOR IRRIGATION LEGENDS
SEE SHEETS LI-11 THROUGH LI-14 FOR IRRIGATION DETAILS
SEE SHEET LI-15 FOR HYDROZONE MATRIX, MWELO CALCS, IRRIGATION SCHEDULES, PRESSURE LOSS CALCS, and D.E.H. RECYCLED WATER NOTES
SEE SHEETS LI-16 THROUGH LI-20 FOR IRRIGATION SPECIFICATIONS
SEE SHEET LI-20 FOR O.W.D. RECYCLED WATER NOTES
SEE SHEET LI-20 FOR CITY OF CHULA VISTA SUPPLEMENTAL RECYCLED WATER NOTES

"AS-BUILT "

SIGNED: DATE:
PRINT NAME: THOMAS A. PICARD R.L.A. # 4001
DISCIPLINE: LANDSCAPE ARCHITECT
REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date — CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE: 02 Dec 22
SCALE: N / A
JOB NO. 19.027
DRAWN BY: KK
W.O. NO. OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A; Vertical
Office / Field / Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD Date 02 Dec 22 R.L.A. No. 4001

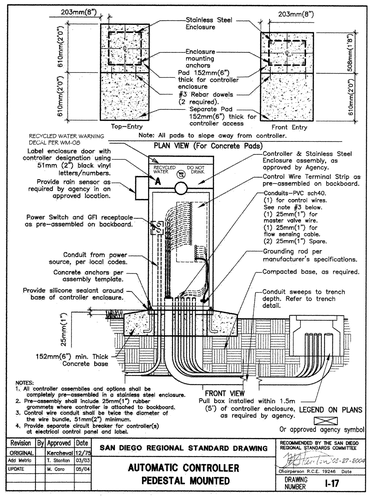
Approved: Mark A. Caro Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION LEGENDS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-10
Sheet 43 of 107

OWD PERMIT #PLR-22-007 OWD 12 of 22

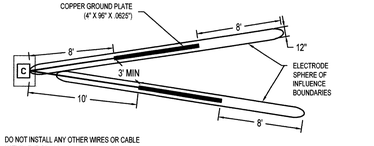
DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



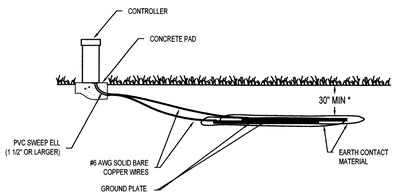
A1 AUTOMATIC CONTROLLER

for the latest rev. go to http://www.asic.org/design_guides.htm

TOP VIEW

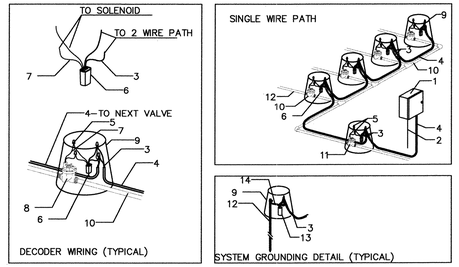


SIDE VIEW



* OR BELOW FROSTLINE, WHICHEVER IS DEEPER

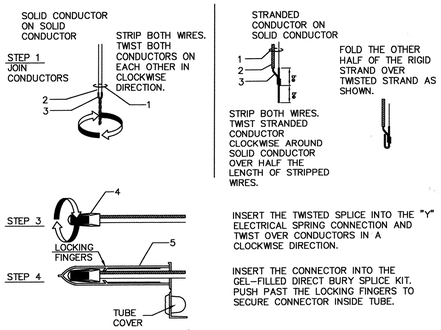
A2 CONTROLLER GROUNDING UP TO 64 STATIONS, ALL SOILS
SECTION – NO SCALE



1– CONTROLLER
2– 120 VAC POWER
3– TWO WIRE DECODER CABLE W/ COLOR CODED JACKET INSTALL WITHIN CONDUIT
4– CONDUIT
5– WIRE SPLICE–3M DBY
6– DECODER
7– 14 GAUGE DB WIRE.
8– REMOTE CONTROL VALVE
9– VALVE BOX
10– PVC MAINLINE
11– MASTER CONTROL VALVE
12– GROUND ROD 5/8"X 96" AND CLAMP
13– SP–100 LINE SURGE PROTECTOR
14– GREEN AND YELLOW WIRE LEADS TO GROUND ROD CLAMP

NOTE:
A. ALL WIRE SPLICES TO BE WITHIN A VALVE BOX. CONNECTORS TO BE 3M DBY
B. AT ALL SPLICES AND ALL DECODER CONNECTIONS PROVIDE 36" OF SPARE DECODER CABLE TO AID IN INSTALLATION, MAINTENANCE AND TROUBLESHOOTING. MAXIMUM DISTANCE FROM DECODER TO VALVE SOLENOID =150 FEET.
C. GROUNDING LOCATIONS 600 FEET MAXIMUM ALONG TWO–WIRE PATH AND 25 FEET
D. MAXIMUM FROM DEAD ENDS.

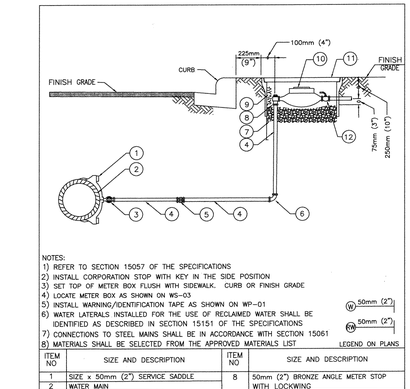
A3 TWO–WIRE PATH CONNECTIONS AND GROUNDING
SECTION – NO SCALE



1–DIRECT BURIAL IRRIGATION CONTROL WIRE
2–INSULATION
3–COPPER CONDUCTOR SOLID AND/OR STRANDED
4–ELECTRICAL SPRING CONNECTOR
5–GEL–FILLED CAPSULE.
6–COMPLETED SPLICE

NOTE:
A. ALL WIRE SPLICES TO BE WITHIN A VALVE BOX.
B. WIRE CONNECTOR SHALL BE DBY OR DBY–6 DIRECT BURY SPLICE KIT BY THE 3M COMPANY.
KIT SHALL INCLUDE A SCOTCHLOK SPRING CONNECTOR, A POLYPROPYLENE TUBE AND
C. A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL
D. DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 – 3 #14 OR 2 #12 PRE–STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

A4 WATERPROOF WIRE CONNECTOR/SPLICE
SECTION – NO SCALE



NOTES:
1) REFER TO SECTION 15057 OF THE SPECIFICATIONS
2) INSTALL CORPORATION STOP WITH KEY IN THE SIDE POSITION
3) SET TOP OF METER BOX FLUSH WITH SIDEWALK. CURB OR FINISH GRADE
4) LOCATE METER BOX AS SHOWN ON WS–03
5) INSTALL WARNING/IDENTIFICATION TAPE AS SHOWN ON WP–01
6) WATER LATERALS INSTALLED FOR THE USE OF RECLAIMED WATER SHALL BE IDENTIFIED AS DESCRIBED IN SECTION 15151 OF THE SPECIFICATIONS
7) CONNECTIONS TO STEEL MAINS SHALL BE IN ACCORDANCE WITH SECTION 15061
8) MATERIALS SHALL BE SELECTED FROM THE APPROVED MATERIALS LIST

W 50mm (2")
CW 50mm (2")
LEGEND ON PLANS

ITEM NO	SIZE AND DESCRIPTION	ITEM NO	SIZE AND DESCRIPTION
1	SIZE x 50mm (2") SERVICE SADDLE	8	50mm (2") BRONZE ANGLE METER STOP WITH LOCKWING
2	WATER MAIN		
3	50mm (2") BRONZE CORPORATION STOP	9	TRACER WIRE (AS REQUIRED). SEE WP–01
4	50mm (2") x REQUIRED LENGTH COPPER PIPE TYPE "K" SOFT/RIGID	10	WATER METER FURNISHED AND INSTALLED BY THE WATER AGENCY OF JURISDICTION
5	50mm (2"O BRONZE COMPRESSING COUPLING COPPER TO COPPER (IF REQUIRED)	11	METER BOX WITH LID. 425MM x 750mm (17" x 30")
6	50mm (2") 90° BRONZE COMPRESSION ELL	12	CUSTOMER SHUT–OFF VALVE (LOCKABLE)
7	10mm (3/8") ROCK. 100mm x 150mm (4" TO 6") DEEP		

50mm (2") WATER SERVICE INSTALLATION

WATER AGENCIES' STANDARDS
COMMITTEE APPROVAL: 12/31/2003
DRAWING NUMBER: WS –02
* MODIFICATIONS REQUESTED BY O.W.D.

B1 2" COPPER SERVICE INSTALLATION
SECTION – NO SCALE

NOTES:
1) REFER TO SECTION 15151 OF THE SPECIFICATIONS
2) SIGNS SHALL BE MANUFACTURED OF ALUMINUM SHEET. THICKNESS 1.6mm (0.063" OR 18 GAGE)
3) THE SIGN SHALL INCORPORATE A PURPLE BACKGROUND WITH WHITE LETTERS AND SYMBOLS
4) SIGN SHALL BE MOUNTED ON A 100mm X 100mm (4" X 4") PRESSURE TREATED WOOD POST SET IN CONCRETE. ATTACH THE SIGN TO THE POST USING 6.4mm X 38mm (1/4" X 2–1/2") ANODIZED LAG SCREWS AND WASHERS (2 EACH)

RECYCLED WATER "DO NOT DRINK" SIGN

WATER AGENCIES' STANDARDS
COMMITTEE APPROVAL: 11/18/2007
DRAWING NUMBER: WM –08

RW RECYCLED WATER WARNING SIGN
SECTION – NO SCALE

NOTES:
1) REFER TO SECTION 15151 AND 15152 OF THE SPECIFICATIONS
2) SET TOP OF METER BOX FLUSH WITH SIDEWALK, CURB, OR FINISH GRADE
3) INSTALL WARNING/IDENTIFICATION TAPE AS SHOWN ON WP–01
4) WATER LATERALS INSTALLED FOR THE USE OF RECYCLED WATER SHALL BE IDENTIFIED AS DESCRIBED IN SECTION 15151 OF THE SPECIFICATIONS
5) INSTALL WYE STRAINER HORIZONTAL TO SERVICE LATERAL
6) MATERIALS SHALL BE SELECTED FROM THE APPROVED MATERIALS LIST
7) A MORE PRESCRIPTIVE METHOD OF BACKFLOW PREVENTION MAY BE REQUIRED AS SHOWN ON THE APPROVED PLANS
8) WHEN THE POC SEQUENCE IS MORE THAN 2 FEET, INSTALL A SLEEVE AND ENCASE THE LINE IN SLURRY

ITEM NO	SIZE AND DESCRIPTION	ITEM NO	SIZE AND DESCRIPTION
1	METER ASSEMBLY PER WS–01 & WS–02	6	13mm (1/2") BRASS BALL VALVE W/BRASS HANDLE
2	BRASS OR COPPER PIPE	7	METER BOX WITH LID 250mm x 500mm (10"x20") OR 425mm x 750mm (17"x30")
3	WYE STRAINER, SEE NOTE 5	8	10mm (3/8") ROCK, 100mm TO 150mm (4" TO 6") DEEP
4	BRASS CHECK VALVE		
5	SCREWED BRASS UNION		

25mm (1") AND 50mm (2") RECYCLED WATER IRRIGATION CHECK VALVE INSTALLATION

WATER AGENCIES' STANDARDS
COMMITTEE APPROVAL: 01/26/2022
DRAWING NUMBER: WR–03

B3 RECYCLED WATER CHECK VALVE
SECTION – NO SCALE

1– BRASS PRESSURE REGULATOR.
2– BRASS UNION– CLASS 150 LBS.
3– BRASS NIPPLE.
4– THREADED BRASS PIPE FROM CHECK VALVE.
5– THREADED BRASS PIPE TO TEST STATION.
6– STANDARD RECT. DURA DRI–BOX– #123–DB–2–DS W/ PURPLE LOCKING LID.
7– 3/8" GRAVEL LEVELING PAD, 3" DEEP MIN.
8– AT FINISH GRADE IN TURF, 1" IN SHRUB AREA
9– UNDISTURBED OR COMPACTED SUBGRADE.

NOTE:
A. METALLIC PIPE TO BE IPS THREADED YELLOW BRASS. METALLIC FITTINGS TO BE CLASS 150 LBS YELLOW BRASS.
B. ALL PLUMBING AND INCLUDED APPURTENANCE TO BE SIZED EQUAL TO METER SIZE.
C. TWO VALVE BOXES, BOTTOMS FACE–TO–FACE, ATTACHED WITH STAINLESS STEEL COARSE THREADED SCREWS– ONE AT EACH CORNER.
D. GASKETS AT LID OF INVERTED VALVE BOX REMOVED TO ALLOW DRAINAGE.
E. VALVE BOX LID SHALL BE BRANDED AS SHOWN IN VALVE BOX INSTALLATION AND IDENTIFICATION DETAIL DRAWING.
F. SET PRESSURE AS NOTED ON THE DRAWINGS.
G. CONTRACTOR SHALL INCLUDE A CHRISTY'S R.W. WARNING AND STATION I.D. TAG INDICATING CONTROLLER AND PRESSURE REGULATOR. RECYCLED WATER WARNING TAG AND TO BE IN ENGLISH AND SPANISH.

B4 2" PRESSURE REGULATING VALVE WITH UNIONS
SECTION – NO SCALE

NOTES:
1) REFER TO SECTION 15151 AND 15152 OF THE SPECIFICATIONS
2) INSTALL ONE TEST STATION LOCATED DIRECTLY DOWNSTREAM OF MASTER VALVE AND PRESSURE REGULATOR VALVE PER WR–03. TEST STATION MAY BE SUBSTITUTED WITH A QUICK COUPLER AT THE DISCRETION OF THE PURVEYOR
3) SECOND CROSS CONNECTION TEST STATION INSTALLED AT FAR END OF ON–SITE MAIN LINE
4) BRAND "TS" ON PLASTIC TEST STATION LIDS
5) FITTINGS SHALL BE ALL BRASS

ITEM NO	SIZE AND DESCRIPTION	ITEM NO	SIZE AND DESCRIPTION
1	19mm (3/4") SCH 80 BRASS 90 ELL	6	JUMBO BOX WITH PURPLE COLORED LID
2	19mm (3/4") SCH 80 BRASS CLOSE NIPPLE	7	LINE SIZE BRASS BALL VALVE W/BRASS HANDLE
3	19mm (3/4") BRASS LOCKABLE BALL VALVE, FIP x METER SWIVEL	8	LINE SIZE x 19mm (3/4") SCH 80 BRASS TEE
4	19mm x 6mm (3/4" x 1/4") BRASS THREADED BUSHING WITH 6.3mm (1/4") NPT x 6.3mm (1/4") FLARED FITTING	9	TYPE "K" COPPER OR BRASS PIPE ONLY
		10	150mm (6") BASE OF 10mm (3/8") ROCK
5	19mm (3/4") SCH 80 BRASS NIPPLE		

25mm (1") AND 50mm (2") RECYCLED WATER IRRIGATION CROSS CONNECTION TEST STATION

WATER AGENCIES' STANDARDS
COMMITTEE APPROVAL: 01/26/2022
DRAWING NUMBER: WR–04

B5 RECYCLED WATER CROSS CONNECTION TEST STATION
SECTION – NO SCALE

1–PROPOSED IRRIGATION MAINLINE– SEE NOTE #3
2–EXISTING IRRIGATION MAINLINE
3–STUB–OUT WITH SOLVENT–WELD CAP
4–EXISTING GRADE

NOTES:
1. STUB–OUTS SHALL BE VISIBLE AT ALL TIMES– MINIMUM 12" ABOVE EXISTING GRADE.
2. MAINTAIN 10 FOOT MINIMUM SEPARATION BETWEEN EXISTING AND PROPOSED IRRIGATION SYSTEMS AT ALL TIMES DURING CONSTRUCTION.
3. CONTRACTOR SHALL SATISFY ALL REQUIREMENTS OF THE SD WAS STANDARD SPECIFICATIONS AND DRAWINGS PRIOR TO SCHEDULING FINAL CONNECTION WITH OTAY WATER DISTRICT.
4. CONTRACTOR SHALL PERFORM FINAL CONNECTION WITH DISTRICT REPRESENTATIVE (S) PRESENT AT TIME OF FINAL CONNECTION BETWEEN EXISTING AND PROPOSED IRRIGATION SYSTEMS.

WAS – "STANDARD SPECIFICATIONS FOR FOR POTABLE WATER, RECYCLED WATER AND SEWER FACILITIES." 'WATER AGENCY STANDARDS COMMITTEE.'

B6 TIE–IN SEPARATION
SECTION – NO SCALE

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

LANDSCAPE ARCHITECT TO CONVERT FIELD REDLINES OF CONSTRUCTION CHANGES TO BLACK LINES ON THIS DRAWING SET, AND SUBMIT TO OWD FOR REVIEW AND APPROVAL.

"AS-BUILT "
SIGNED: DATE:
PRINT NAME: THOMAS A. PICARD R.L.A. # 4001
DISCIPLINE: LANDSCAPE ARCHITECT
REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT THOMAS A. PICARD 4001 CALIFORNIA
Signature 30 Sep 23
02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE: 02 Dec 22
SCALE: NO SCALE
JOB NO. 19.027
DRAWN BY: KK
W.O. NO. OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS | Date | App'd

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A Vertical
Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 02 Dec 22
R.L.A. No. 4001

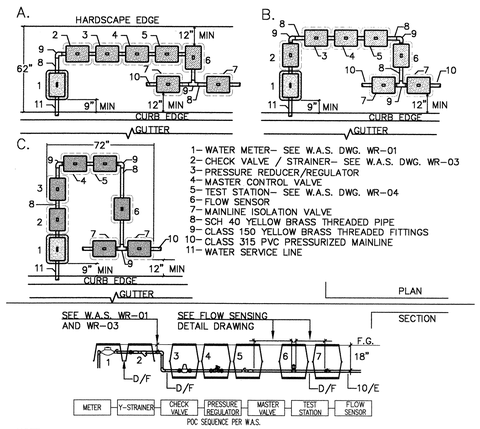
Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-11
Sheet 44 of 107

OWD PERMIT #PLR-22-007 OWD 13 of 22

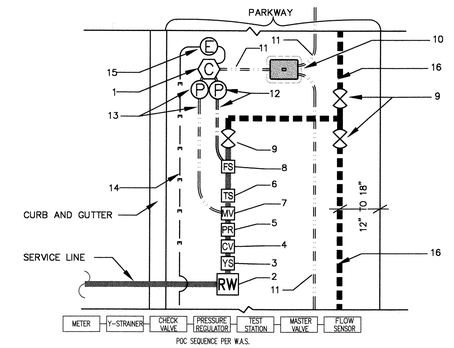
E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\2022122021Village 8 Park Support Sheets.dwg/LI-11|2 Dec 2022 11:57 AM by: Rick Dortch



1- WATER METER- SEE W.A.S. DWG. WR-01
2- CHECK VALVE / STRAINER- SEE W.A.S. DWG. WR-03
3- PRESSURE REDUCER/REGULATOR
4- MASTER CONTROL VALVE
5- TEST STATION- SEE W.A.S. DWG. WR-04
6- FLOW SENSOR
7- MAINLINE ISOLATION VALVE
8- SCH 40 YELLOW BRASS THREADED PIPE
9- CLASS 150 YELLOW BRASS THREADED FITTINGS
10- CLASS 315 PVC PRESSURIZED MAINLINE
11- WATER SERVICE LINE

NOTE:
A- VERTICALLY EFFICIENT BOX PLACEMENT
B- TYPICAL BOX PLACEMENT (I.E. SYMMETRICAL BOX PLACEMENT)
C- HORIZONTALLY EFFICIENT BOX PLACEMENT
D- ALL PLUMBING FROM THE METER TO THE FIRST ISOLATION VALVE/S TO BE SCH 40 IPS THREADED YELLOW BRASS. ALL METALLIC FITTINGS TO BE CLASS 150 YELLOW BRASS.
E- ALL PLUMBING DOWNSTREAM OF THE FIRST ISOLATION VALVE/S TO BE PVC AS DESCRIBED IN THE IRRIGATION LEGEND, NOTES AND SPECIFICATIONS.
F- ALL METALLIC PLUMBING AND INCLUDED APPURTENANCE THROUGH THE MASTER VALVE TO BE SIZED EQUAL TO METER SIZE.

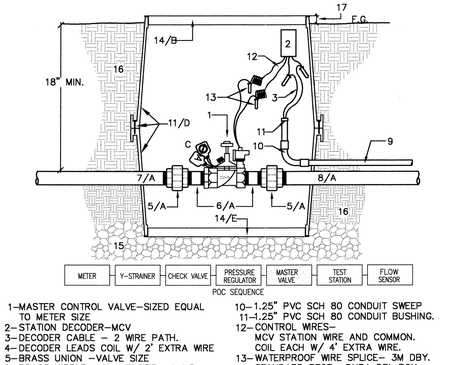
B7 SUGGESTED POINT OF CONNECTION ARRANGEMENT
SECTION/PLAN – NO SCALE



1- IRRIGATION CONTROLLER. SEE CONTROLLER DETAIL-SECTION VIEW.
2- WATER METER-W.A.S. WS-02
3- WYE STRAINER
4- CHECK VALVE-W.A.S. WR-03
5- PRESSURE REGULATOR
6- TEST STATION-W.A.S. WR-04
7- MASTER CONTROL VALVE.
8- FLOW SENSOR.
9- MAINLINE ISOLATION VALVES. CONTROL WIRE CONDUIT TO PULL BOX.
10- CONTROL WIRE PULL BOX- STND. REC..
11- CONTROL WIRE IN CONDUIT TO RCV'S
12- 1" CONDUIT AND 12" ROUND PULL BOX FOR FLOW SENSOR.
13- 1" CONDUIT AND 12" ROUND PULL BOX FOR MCV.
14- 1-1/4" CONDUIT FROM METER – 120 VAC
15- 120 VAC ELECTRICAL HAND HOLE.
16- IRRIGATION MAINLINE TO REST OF THE SYSTEMS.

NOTE: ALL CONTROL WIRE CONDUIT TO BE SIZED BY THE CONTRACTOR AND APPROVED BY THE CITY INSPECTOR. SCHEMATIC DRAWING ILLUSTRATES CONCEPT OF CONNECTIONS. ARRANGEMENT, SIZES AND DISTANCES WILL DEPEND ON SPECIFIC CONDITIONS AND VARY FROM PROJECT TO PROJECT.
PER CITY OF CHULA VISTA. ALL PLUMBING TO THE FIRST ISOLATION GATE VALVE TO BE BRASS.
W.A.S.= WATER AGENCY STANDARDS.

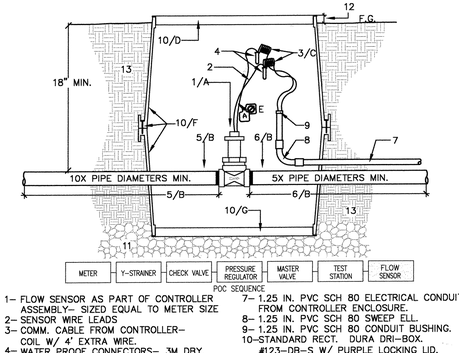
B8 POC AND CONTROL EQUIPMENT, ELECTRICAL CABLE, CONTROL WIRE ROUTING SCHEMATIC
SCHEMATIC



1-MASTER CONTROL VALVE-SIZED EQUAL TO METER SIZE
2- STATION DECODER-MCV
3-DECODER CABLE – 2 WIRE PATH.
4-DECODER LEADS COIL W/ 2' EXTRA WIRE
5-BRASS UNION –VALVE SIZE
6-BRASS NIPPLE –VALVE SIZE –L.A.R.
7-BRASS PIPE FROM TEST STATION– SINGLE SECTION, THREADED.
8-BRASS PIPE TO FLOW SENSOR– SINGLE SECTION, THREADED.
9-1.25" PVC SCH 80 ELECT. CONDUIT FROM PULL BOX AT CONTROLLER
10-1.25" PVC SCH 80 CONDUIT SWEEP
11-1.25" PVC SCH 80 CONDUIT BUSHING.
12-CONTROL WIRES– MCV STATION WIRE AND COMMON. COIL EACH W/ 4' EXTRA WIRE.
13-WATERPROOF WIRE SPLICE- 3M DBY.
14-STANDARD RECT. DURA DRI-BOX- #123-DB-2-DS W/ PURPLE BOX AND PURPLE LOCKING LID.
15-3/8" GRAVEL SUMP AND LEVELING PAD, 3" DEEP MINIMUM.
16-UNDISTURBED/COMPACTED SUBGRADE.
17-FLUSH IN TURF, 1" IN GROUNDCOVER.

NOTES:
A. METALLIC PIPE TO BE SCH 40 IPS THREADED YELLOW BRASS. METALLIC FITTINGS TO BE CLASS 150 LBS YELLOW BRASS.
B. VALVE BOX LID SHALL BE BRANDED AS SHOWN IN VALVE BOX INSTALLATION AND IDENTIFICATION DETAIL DRAWING.
C. CONTRACTOR SHALL INCLUDE A CHRISTY'S R.W. WARNING TAG AND IRRIGATION I.D. TAG INDICATING CONTROLLER AND MASTER CONTROL VALVE. WARNING TAG TO BE IN ENGLISH AND SPANISH. TAGS SHALL BE ATTACHED TO VALVE BONNET BOLT.
D. TWO VALVE BOXES, BOTTOMS FACE-TO-FACE, ATTACHED WITH STAINLESS STEEL COARSE THREADED SCREWS- ONE AT EACH CORNER.
E. GASKETS AT LID OF INVERTED VALVE BOX REMOVED TO ALLOW DRAINAGE.

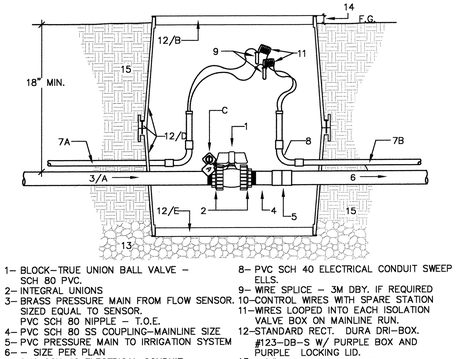
C1 MASTER CONTROL VALVE
SECTION – NO SCALE



1- FLOW SENSOR AS PART OF CONTROLLER ASSEMBLY- SIZED EQUAL TO METER SIZE
2- SENSOR WIRE LEADS
3- COMM. CABLE FROM CONTROLLER– COIL W/ 4' EXTRA WIRE.
4- WATER PROOF CONNECTORS– 3M DBY.
5- BRASS PRESSURE MAIN FROM MASTER CONTROL VALVE. SIZED EQUAL TO METER SIZE
6- BRASS PRESSURE MAIN FOR REQUIRED LENGTH SIZED EQUAL TO FLOW SENSOR.
7- 1.25 IN. PVC SCH 80 ELECTRICAL CONDUIT FROM CONTROLLER ENCLOSURE.
8- 1.25 IN. PVC SCH 80 SWEEP ELL.
9- 1.25 IN. PVC SCH 80 CONDUIT BUSHING.
10-STANDARD RECT. DURA DRI-BOX. #123-DB-S W/ PURPLE LOCKING LID.
11-3/8" GRAVEL LEVELING PAD, 3" DEEP MINIMUM.
12-AT FINISH GRADE IN TURF; 1" IN SHRUB AREA.
13-UNDISTURBED OR COMPACTED SUBGRADE.

NOTE:
A. FOLLOW MANUFACTURERS DIRECTIONS FOR CORRECT INSTALLATION.
B. NO SIZE OR DIRECTION CHANGE WITHIN 10x PIPE DIAMETER UPSTREAM AND 5x PIPE DIAMETER DOWNSTREAM OF SENSOR.
C. COMMUNICATION CABLE SHALL BE TWO CONDUCTOR, SHIELDED CABLE AEF 9516-2SP.
D. VALVE BOX LID SHALL BE BRANDED AS SHOWN IN VALVE BOX INSTALLATION AND IDENTIFICATION DETAIL DRAWING.
E. CONTRACTOR SHALL INCLUDE A CHRISTY'S R.W. WARNING AND STATION I.D. TAG INDICATING CONTROLLER AND FLOW SENSOR. RECYCLED WATER WARNING TAG AND TO BE IN ENGLISH AND SPANISH.
F. TWO VALVE BOXES, BOTTOMS FACE-TO-FACE, ATTACHED WITH STAINLESS STEEL COARSE THREADED SCREWS- ONE AT EACH CORNER.
G. GASKETS AT LID OF INVERTED VALVE BOX REMOVED TO ALLOW DRAINAGE.

C2 FLOW SENSOR
SECTION – NO SCALE



1- BLOCK-TRUE UNION BALL VALVE – SCH 80 PVC.
2- INTEGRAL UNIONS
3- PVC SCH 80 NIPPLE – T.O.E.
4- PVC PRESSURE MAIN – TYP.
5- PVC SCH 80 45 DEGREE ELLS – TYP. 4 PLACES.
6- PVC SCH 40 ELECTRICAL CONDUIT –SIZED AS REQUIRED FOR WIRE BUNDLE; 1-1/2" MINIMUM.
7- PVC SCH 40 ELECTRICAL CONDUIT SWEEP ELLS AND CONDUIT BUSHINGS.
8- PVC SCH 40 ELECTRICAL CONDUIT SWEEP ELLS.
9- WIRE SPLICE – 3M DBY. IF REQUIRED
10-CONTROL WIRES WITH SPARE STATION
11-WIRES LOOPED INTO EACH ISOLATION VALVE BOX ON MAINLINE RUN.
12-STANDARD RECT. DURA DRI-BOX. #123-DB-S W/ PURPLE BOX AND PURPLE LOCKING LID.
13-3/8" GRAVEL LEVELING PAD, 3" DEEP MINIMUM.
14-AT FINISH GRADE IN TURF; 1" IN SHRUB AREA.
15-UNDISTURBED OR COMPACTED SUBGRADE.

NOTE:
THIS IS THE FIRST MAINLINE ISOLATION VALVE AS CLOSE AS IS PRACTICAL DOWNSTREAM OF THE POC AS REQUIRED BY THE CITY OF CHULA VISTA.
A- METALLIC PIPE TO BE SCH-40 IPS THREADED YELLOW BRASS. METALLIC FITTINGS TO BE CLASS 150 LBS YELLOW BRASS.
B- VALVE BOX LID SHALL BE BRANDED AS SHOWN IN VALVE BOX INSTALLATION AND IDENTIFICATION DETAIL DRAWING.
C- CONTRACTOR SHALL INCLUDE A CHRISTY'S R.W. WARNING AND STATION I.D. TAG INDICATING CONTROLLER AND BALL VALVE. RECYCLED WATER WARNING TAG AND TO BE IN ENGLISH AND SPANISH.
D- TWO VALVE BOXES, BOTTOMS FACE-TO-FACE, ATTACHED WITH STAINLESS STEEL COARSE THREADED SCREWS- ONE AT EACH CORNER.
E- GASKETS AT LID OF INVERTED VALVE BOX REMOVED TO ALLOW DRAINAGE.

C3 BALL VALVE FOR MAINLINE ISOLATION AT POC WITH CONTROL WIRE IN CONDUIT
SECTION – NO SCALE

1- CHECK VALVE OR PRE-SET REGULATOR. SUP X SUP.
2- PVC UNION SCH 40
3- PVC SCH 40 NON-PRESSURE LATERAL LINE.
4- 12" ROUND VALVE BOX. DURA DRI-BOX. #1203-R-DB-2-DS – PURPLE BOX W/ PURPLE CAM-LOC LID.
5- DIRT SKIRT OF DURA DRI-BOX.
6- 3/8" GRAVEL SUMP AND LEVELING PAD, 3" DEEP, MINIMUM.
7- UNDISTURBED/COMPACTED SUB-GRADE.
8- 12" MIN. FROM WALL OR PAVING.
9- FLUSH IN TURF, 1" IN GROUND COVER. R.W. WARNING TAG PRINTED IN ENGLISH AND SPANISH

NOTE:
A. VALVE BOX LID SHALL BE BRANDED AS SHOWN IN VALVE BOX INSTALLATION AND IDENTIFICATION DETAIL DRAWING.
B. DIRT SKIRT OF THE DURA DRI-BOX TO BE DRILLED FOR DRAINAGE AND/OR NEATLY CUT AROUND PENETRATIONS.

C4 IN-LINE CHECK VALVE OR REGULATOR ON LATERAL
SECTION – NO SCALE

1- QUICK COUPLER VALVE. W/YELLOW LOCKING VINYL COVER – SINGLE LUG
2- BRASS RISER/NIPPLE. – LENGTH AS REQUIRED.
3- BRASS COUPLING–THREADED
4- BRASS REDUCING ELL. 1.5" X 1"
5- PVC SCH 80 1.5" NIPPLE FROM MANIFOLD ISOLATION VALVE
6- AT F.G. IN TURF– 1" IN SHRUB AREA.
7- 12" FROM WALKS, CURBS OR WALLS.
8- 12" ROUND BLACK DURA DRI-BOX #1204-R-DB WITH BLACK LOCKING LID.
9- DIRT SKIRT OF THE DURA DRI-BOX.
10- 1 CU.FT. CONCRETE THRUST BLOCK –SEE SPECS
11- 3/8" GRAVEL SUMP AND LEVELING PAD, 6" DEEP MINIMUM.
12- UNDISTURBED/COMPACTED SUBGRADE

NOTE:
A. ALL QCV'S TO BE ISOLATED DOWNSTREAM OF AN ISOLATION BALL VALVE.
B. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.
C. MIN. LINE SIZE SUPPLYING A QCV IS 1-1/2".
D. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED SOIL.
E. VALVE BOX LID SHALL BE BRANDED AS SHOWN IN VALVE BOX INSTALLATION AND IDENTIFICATION DETAIL DRAWING.
F. DIRT SKIRT OF THE DURA DRI-BOX TO BE DRILLED FOR DRAINAGE AND/OR NEATLY CUT AROUND PENETRATIONS.
G. BLUE OR YELLOW POTABLE WATER I.D. TAG

C5 POTABLE WATER QUICK COUPLER VALVE IN BOX
SECTION – NO SCALE

1- BALL VALVE – SCH 80 PVC.
2- UNION – PVC SCH 80 – VALVE SIZE
3- PVC SCH 80 NIPPLE – T.B.E.
4- PVC SCH 80 NIPPLE – T.O.E.
5- PVC PRESSURE MAIN – TYP.
6- PVC SCH 80 45 DEGREE ELLS – TYP. 4 PLACES.
7- PVC SCH 40 ELECTRICAL CONDUIT –SIZED AS REQUIRED FOR WIRE BUNDLE; 1-1/2" MINIMUM.
8- PVC SCH 40 ELECTRICAL CONDUIT SWEEP ELLS AND CONDUIT BUSHINGS.
9- CONTROL WIRES LOOPED INTO EACH ISOLATION VALVE BOX ON RUN.
10- WIRE SPLICE – 3M DBY. IF REQUIRED– MUST BE WITHIN VALVE BOX.
11- STANDARD RECT. DURA DRI-BOX. #123-DB-S-DS W/ PURPLE BOX AND PURPLE LOCKING LID.
12- DIRT SKIRT OF THE DURA DRI-BOX.
13- 3/8" GRAVEL SUMP AND LEVELING PAD, 3" DEEP MINIMUM.
14- UNDISTURBED OR COMPACTED SUBGRADE.
15- AT FINISH GRADE IN TURF, 1" IN SHRUB AREA

NOTE:
A. 4-45 DEGREE PVC SCH 80 ELBOW FITTINGS SHALL BE USED TO RAISE BALL VALVE HANDLE TO WITHIN 4" OF FINISH GRADE.
B. VALVE BOX LID SHALL BE BRANDED TO IDENTIFY VALVE.
C. R.W. WARNING TAG AS SPECIFIED AND CONTROLLER I.D. TAG. WARNING TAG TO BE IN ENGLISH AND SPANISH.
D. DIRT SKIRT OF THE DURA DRI-BOX TO BE DRILLED FOR DRAINAGE AND/OR NEATLY CUT AROUND PENETRATIONS.
E. SPLICING OF CONTROL WIRE WITHIN BOX ONLY OR, WITH APPROVAL OF OWNER REP.

C6a BALL VALVE (2.5" AND LARGER) FOR MAINLINE ISOLATION WITH CONTROL WIRE IN CONDUIT
SECTION – NO SCALE

1- BLOCK-TRUE UNION BALL VALVE – SCH 80 PVC.
2- INTEGRAL UNIONS
3- PVC SCH 80 NIPPLE – T.O.E.
4- PVC PRESSURE MAIN – TYP.
5- PVC SCH 80 45 DEGREE ELLS – TYP. 4 PLACES.
6- PVC SCH 40 ELECTRICAL CONDUIT –SIZED AS REQUIRED FOR WIRE BUNDLE; 1-1/2" MINIMUM.
7- PVC SCH 40 ELECTRICAL CONDUIT SWEEP ELLS AND CONDUIT BUSHINGS.
8- CONTROL WIRES LOOPED INTO EACH ISOLATION VALVE BOX ON RUN.
9- WIRE SPLICE – 3M DBY. IF REQUIRED– MUST BE WITHIN VALVE BOX.
10- STANDARD RECT. DURA DRI-BOX. #123-DB-S-DS W/ PURPLE BOX AND PURPLE LOCKING LID.
11- DIRT SKIRT OF THE DURA DRI-BOX.
12- 3/8" GRAVEL SUMP AND LEVELING PAD, 3" DEEP MINIMUM.
13- UNDISTURBED OR COMPACTED SUBGRADE.
14- AT FINISH GRADE IN TURF, 1" IN SHRUB AREA

NOTE:
A. 4-45 DEGREE PVC SCH 80 ELBOW FITTINGS SHALL BE USED TO RAISE BALL VALVE HANDLE TO WITHIN 4" OF FINISH GRADE.
B. VALVE BOX LID SHALL BE BRANDED TO IDENTIFY VALVE.
C. R.W. WARNING TAG AS SPECIFIED AND CONTROLLER I.D. TAG. WARNING TAG TO BE IN ENGLISH AND SPANISH.
D. DIRT SKIRT OF THE DURA DRI-BOX TO BE DRILLED FOR DRAINAGE AND/OR NEATLY CUT AROUND PENETRATIONS.
E. SPLICING OF CONTROL WIRE WITHIN BOX ONLY OR, WITH APPROVAL OF OWNER REP.

C6b BALL VALVE (2" AND SMALLER) FOR MAINLINE ISOLATION WITH CONTROL WIRE IN CONDUIT
SECTION – NO SCALE

1-PVC SCH 80 BALL VALVE WITH INTEGRAL UNIONS.
2-PVC SCH 80 NIPPLE – T.O.E.
3-PVC SCH 80 COUPLING
4-PVC SCH 80 PIPE – TYP.
5-PVC SCH 80 45 DEGREE ELLS – TYP. 2 PLACES.
6-PVC SCH 80 TEE OR ELL ON RCV MANIFOLD
7-STANDARD RECT. DURA DRI-BOX. #123-DB-2-DS – PURPLE BOX W/ PURPLE LOCKING LID.
8-DIRT SKIRT OF THE DURA DRI-BOX. CONTROLLER TO VALVE BOX.
9-3/8" GRAVEL SUMP AND LEVELING PAD, 3" DEEP MINIMUM.
10-UNDISTURBED OR COMPACTED SUBGRADE.
11-AT FINISH GRADE IN TURF, 1" IN SHRUB AREA

NOTE:
A. 2-45 DEGREE PVC SCH 80 ELBOW FITTINGS SHALL BE USED TO RAISE BALL HANDLE TO WITHIN 4" OF FINISH GRADE.
B. VALVE BOX LID SHALL BE BRANDED AS SHOWN IN VALVE BOX INSTALLATION AND IDENTIFICATION DETAIL DRAWING.
C. R.W. WARNING TAG AS SPECIFIED AND CONTROLLER I.D. TAG. WARNING TAG TO BE IN ENGLISH AND SPANISH.
D. DIRT SKIRT OF THE DURA DRI-BOX TO BE DRILLED FOR DRAINAGE AND/OR NEATLY CUT AROUND PENETRATIONS.
E. DEPTH AS REQUIRED FOR PROPER MANIFOLD INSTALLATION.

C6c BALL VALVE FOR MANIFOLD ISOLATION
SECTION – NO SCALE

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

LANDSCAPE ARCHITECT TO CONVERT FIELD REDLINES OF CONSTRUCTION CHANGES TO BLACK LINES ON THIS DRAWING SET, AND SUBMIT TO OWD FOR REVIEW AND APPROVAL.

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: THOMAS A. PICARD R.L.A. # 4001

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT – THOMAS A. PICARD – No. 4001 – Expires 30 Sep 23 – 02 Dec 22 – CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	NO SCALE
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS | Date | App'd

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4224) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A Vertical
Office | Field | Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 02 Dec 22
R.L.A. No. 4001

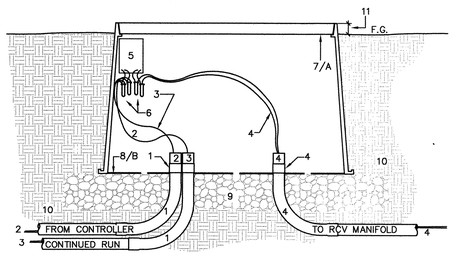
Approved: Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-12
Sheet 45 of 107
OWD PERMIT #PLR-22-007 OWD 14 of 22

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\20221202\Village 8 Park Support Sheets.dwg(LI-12)2 Dec 2022 11:56 AM by: Rick Dortch

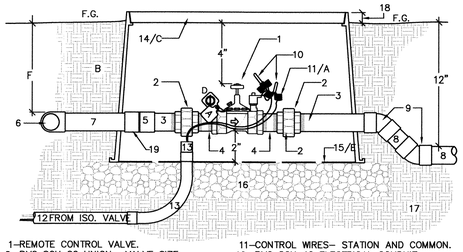
DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



1–1.25" PVC SCH 40 ELECTRICAL CONDUIT, SWEEP ELLS & BUSHINGS FOR DECODER CABLE
2–DECODER CABLE IN CONDUIT FROM CONTROLLER TO VALVE BOX.
3–DECODER CABLE ON CONTINUED RUN.
4–#14 CONTROL WIRE TO RCV – WITHIN CONDUIT– 3/4" MINIMUM.
5–DECODER – MOUNT TO INSIDE OF DEDICATED PULL BOXES WITH STAINLESS STEEL SCREWS
6–WATERPROOF CONNECTORS– 3M DBY OR EQUAL
7–STANDARD RECT. DURA DRI–BOX. #123–DB–2–DS – PURPLE BOX W/ PURPLE LOCKING LID.
8–DIRT SKIRT OF THE DURA DRI–BOX.
9–3/8" GRAVEL SUMP AND LEVELING PAD, 3" DEEP MINIMUM.
10–UNDISTURBED OR COMPACTED SUBGRADE.
11–AT FINISH GRADE IN TURF, 1" IN SHRUB AREA

NOTE:
A. VALVE BOX LID SHALL BE BRANDED AS SHOWN IN VALVE BOX INSTALLATION AND IDENTIFICATION DETAIL DRAWING.
B. DIRT SKIRT OF THE DURA DRI–BOX TO BE DRILLED FOR DRAINAGE AND/OR NEATLY CUT AROUND PENETRATIONS.

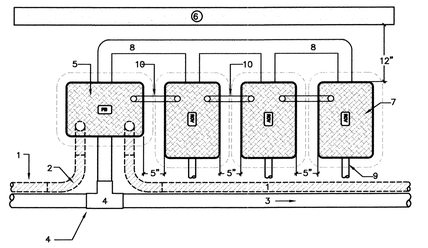
C7 VALVE DECODER PULL–BOX
SECTION – NO SCALE



1–REMOTE CONTROL VALVE.
2–PVC SCH 80 UNION –VALVE SIZE– WITH REDUCING BUSHING IF REQUIRED.
3–PVC SCH 80 NIPPLE –T.O.E.– L.A.R.
4–PVC SCH 80 NIPPLE –T.B.E.– L.A.R.
5–PVC SCH 80 COUPLING.
6–PVC SCH 80 TEE OR ELL AT MANIFOLD.
7–PVC PRESSURE PIPE.
8–PVC NON–PRESSURE PIPE.
9–PVC SCH 40 45 DEG. ELL –TYP. 2X.
10–WATERPROOF CONNECTORS– 3M DBY OR EQUAL.
11–CONTROL WIRES– STATION AND COMMON.
12–PVC SCH 40 ELECTRICAL CONDUIT– FROM MANIFOLD ISOLATION VALVE.
13–PVC SCH 40 ELECTRICAL CONDUIT SWEEP ELLS AND CONDUIT BUSHINGS. –SIZED AS REQ. – 1" MINIMUM.
14–STANDARD RECT. DURA DRI–BOX. #123–DB–2–DS W/ PURPLE LOCKING LID.
15–DIRT SKIRT OF THE DURA DRI–BOX.
16–3/8" GRAVEL SUMP AND LEVELING PAD, 3" DEEP, MINIMUM.
17–UNDISTURBED/COMPACTED SUBGRADE.
18–FLUSH IN TURF, 1" IN GROUNDCOVER.

NOTES:
A. PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION WITHIN VALVE BOX– WRAP AROUND 1/2" PIPE 15 TIMES. REMOVE PIPE.
B. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
VALVE BOX LID SHALL BE BRANDED AS SHOWN IN VALVE BOX INSTALLATION AND IDENTIFICATION DETAIL DRAWING.
CONTRACTOR SHALL INCLUDE A CHRISTY'S R.W. WARNING TAG AND IRRIGATION I.D. TAG INDICATING CONTROLLER AND STATION NUMBER. WARNING TAG TO BE IN ENGLISH AND SPANISH. TAGS SHALL BE ATTACHED TO VALVE BONNET BOLT.
DIRT SKIRT OF THE DURA DRI–BOX TO BE DRILLED FOR DRAINAGE AND/OR NEATLY CUT AROUND PENETRATIONS.
DEPTH AS REQUIRED FOR PROPER MANIFOLD INSTALLATION.

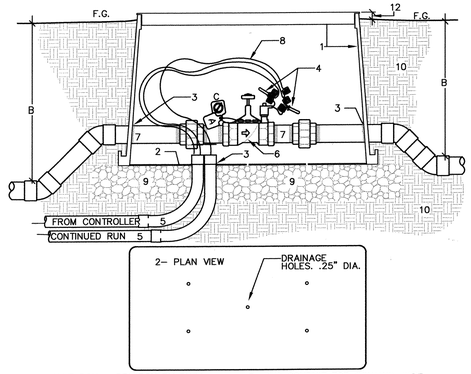
C8 REMOTE CONTROL VALVE FROM MANIFOLD WITH CONTROL WIRES IN CONDUIT
SECTION – NO SCALE



1– PVC SCH 40 ELECTRICAL CONDUIT.
2– CONDUIT SWEEP ELL – TYP.
3– IRRIGATION MAINLINE RUN.
4– PVC SCH 80 FITTING
5– RECTANGULAR VALVE BOX W/ISOLATION VALVE. USED ALSO AS PULL BOX
6– EDGE OF AREA. CURB OR WALL.
7– STANDARD RECTANGULAR VALVE BOX.
8– RCV MAINLINE MANIFOLD.
9– LATERAL RUN –TYP–.
10– CONTROL WIRE IN SCH 40 ELEC. CONDUIT FROM PULL BOX AND FROM VALVE BOX–TO–VALVE BOX

NOTES:
A– ALL LOW VOLTAGE CONTROL WIRE TO BE INSTALLED WITHIN PVC SCH 40 ELECTRICAL CONDUIT.
B– CONTROL WIRE CONDUIT TO FOLLOW IRRIGATION MAINLINE WHENEVER POSSIBLE.
C– CONDUIT TO BE SIZED BY CONTRACTOR AND APPROVED BY INSPECTOR.
D– 1" CONDUIT FROM MANIFOLD PULL BOX AND FROM VALVE BOX–TO–VALVE BOX.

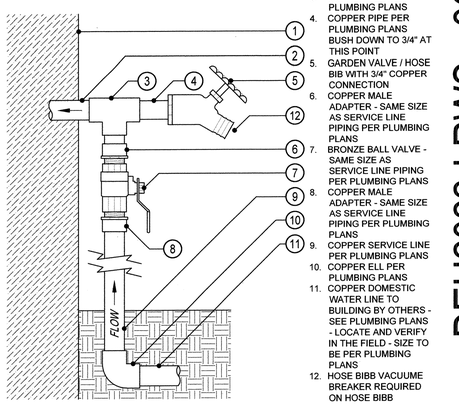
C9 ELECTRICAL CONDUIT, PULL BOX, AND VALVE MANIFOLD
SECTION – NO SCALE



1– VALVE BOX – DRI–BOX BY DURA PURPLE BOX AND LID FOR USE OF R.W. GREEN BOX AND LID FOR USE OF P.W.
2– DURA DIRT SKIRT – DRILL .25" DRAINAGE HOLES.
3– AT PIPE AND/OR CONDUIT, CUT NEATLY FOR PENETRATIONS. FILL VOID AROUND PIPE AND/OR CONDUIT WITH EXPANDING FOAM.
4– WATER PROOF CONNECTORS. 3M DBY OR EQUAL.
5– PVC CONDUIT FOR CONTROL WIRE.
6– ENCLOSED APPURTENANCE – SEE OTHER DETAILS.
7– INCLUDED PLUMBING – SEE OTHER DETAILS
8– CONTROL WIRE.
9– 3/8" GRAVEL LEVELING PAD – 3" MIN.
10– COMPACTED BACKFILL.
12– 1' – 2" IN SHRUB/ GROUND COVER. AT FINISHED GRADE TO TURF.

A. VALVE BOX LID SHALL BE BRANDED AS SHOWN IN VALVE BOX INSTALLATION AND IDENTIFICATION DETAIL DRAWING.
B. SEE OTHER DETAIL DRAWINGS FOR PIPE DEPTHS AND OTHER INFORMATION.
C. CONTROLLER/STATION I.D. TAG AND R.W. WARNING TAG IN ENGLISH AND SPANISH

C10 VALVE BOX
SECTION and PLAN – NO SCALE

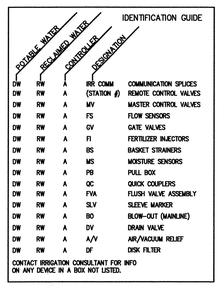


1. EXTERIOR WALL OF BUILDING
2. COPPER SERVICE LINE PER PLUMBING PLANS
3. COPPER TEE PER PLUMBING PLANS
4. COPPER PIPE PER PLUMBING PLANS BUSH DOWN TO 3/4" AT THIS POINT
5. GARDEN VALVE / HOSE BIB WITH 3/4" COPPER CONNECTION
6. COPPER MALE ADAPTER - SAME SIZE AS SERVICE LINE PIPING PER PLUMBING PLANS
7. BRONZE BALL VALVE - SAME SIZE AS SERVICE LINE PIPING PER PLUMBING PLANS
8. COPPER MALE ADAPTER - SAME SIZE AS SERVICE LINE PIPING PER PLUMBING PLANS
9. COPPER SERVICE LINE PER PLUMBING PLANS
10. COPPER ELL PER PLUMBING PLANS
11. COPPER DOMESTIC WATER LINE TO BUILDING BY OTHERS - SEE PLUMBING PLANS - LOCATE AND VERIFY IN THE FIELD - SIZE TO BE PER PLUMBING PLANS
12. HOSE BIBB VACUUME BREAKER REQUIRED ON HOSE BIBB

NOTES:
CONTRACTOR SHALL VERIFY LOCATION AND PIPE SIZE / TYPE IN THE FIELD. ADJUSTMENTS MAY NEED TO BE MADE BASED ON ACTUAL FIELD CONDITIONS.

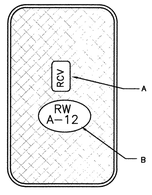
SECTION / ELEVATION

C11 THRESHOLD VALVE
SECTION – NO SCALE

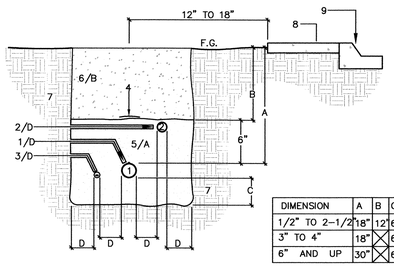


NOTES:
A–VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALTIC BASE WATER–PROOF PAINT. IN ADDITION, LABEL INSIDE SURFACE OF EACH VALVE BOX WITH PERMANENT BLACK MARKER OR PAINT.
B–CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
C–LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUND COVER AREAS WHEN POSSIBLE.
D–LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
E–CENTER VALVE BOXES OVER VALVE ASSEMBLE TO FACILITATE ACCESS AND MAINTENANCE.
F–SET VALVE BOXES AT EQUAL ELEVATIONS WITH TOPS AT FINISH GRADE IN TURF AREAS OR 1" ABOVE FINISH GRADE IN SHRUB/ GROUND COVER AREAS.
G–VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF AREA.
H–DO NOT DEFORM OR COLLAPSE VALVE BOX BY EXCESSIVE SOIL COMPACTION AROUND BOX.
I– SEE ALSO INDIVIDUAL VALVE INSTALLATION DETAILS.
J–ALL SPRAY HEADS, VALVE BOXES AND QUICK COUPLING VALVES SHALL BE CLEARLY COLORED (PURPLE) TO INDICATE THE USE OF RECYCLED WATER.

D VALVE BOX IDENTIFICATION AND INSTALLATION
SECTION – NO SCALE



SAMPLE:
RECYCLED WATER SYSTEM OF CONTROLLER "A"
REMOTE CONTROL VALVE ON STATION 12.



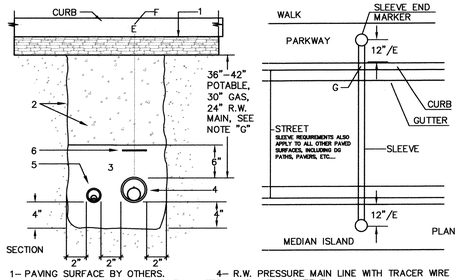
DIMENSION	A	B	C	D
1/2" TO 2–1/2"	18"	12"	6"	2"
3" TO 4"	18"		6"	2"
6" AND UP	30"		6"	2"

1– R.W. IRRIGATION MAINLINE WITH TRACER WIRE
2–R.W. IRRIGATION LATERAL LINE
3–DECODER CABLE AND/OR CONTROL WIRES IN PVC SCH 40 ELECTRICAL CONDUIT
4–DETECTABLE R.W. WARNING TAPE– 3" WIDE T.CHRISTY'S MOD.# TA–DA–3–PRW
5–SAND BEDDING– OR APPROVED NATIVE SOIL.
6– CLEAN BACKFILL– APPROVED NATIVE SOIL.
7– UNDISTURBED NATIVE SOIL
8– SIDEWALK
9– CURB AND GUTTER

NOTE: FLOW SENSOR WIRE SHALL BE KEPT 12" MINIMUM AWAY FROM OTHER WIRES.

NOTE:
E. PRESSURE MAINLINE SHALL BE INSTALLED ON A 6" SAND BED & COVERED BY 6" OF SAND PRIOR TO ANY OTHER BACKFILL MATERIAL. TRACER WIRE TAPED TO TOP OF MAINLINE AT 3' INTERVALS.
F. SEE SPECIFICATIONS FOR APPROVED BACKFILL AND OTHER REQUIREMENTS.
G. IRRIGATION PIPE LINES SHOWN DIAGRAMMATICALLY. PIPE SHALL BE INSTALLED 12" TO 18" FROM WALK OR CURB.
H. PIPE AND CONDUIT TO BE INSTALLED IN SLEEVES UNDER ALL PAVING AND EXTEND 12" PAST EDGE OF PAVING. DECODER CABLE AND/OR CONTROL WIRE TO BE INSTALLED IN PVC SCH 40 ELECTRICAL CONDUIT AND BE AT INCREASED DEPTH UNDER PAVING AS FOLLOWS.
SLEEVES AND CONDUIT UNDER PAVING TO BE:
–30"TO 36" COVER UNDER ROADS AND DRIVES.
–18" TO 24" COVER UNDER WALKS.

E1 TRENCHING – PIPE AND LOW VOLTAGE WIRE
SECTION – NO SCALE



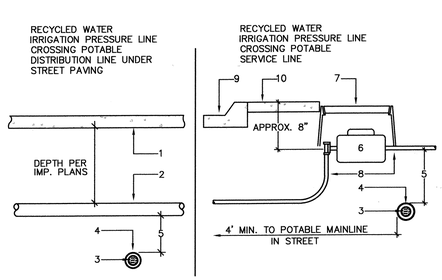
1– PAVING SURFACE BY OTHERS.
2– REFER TO ENGINEER FOR SPECIFIC MATERIA AND COMPACTION REQUIREMENTS. SAND BEDDING. SE30 OR BETTER–
3– PER CIVIL ENG. REQUIREMENTS.
4– R.W. PRESSURE MAIN LINE WITH TRACER WIRE AND WITHIN SLEEVE.
5– LOW VOLTAGE CONTROL WIRES IN CONDUIT WITHIN SLEEVE. SLEEVE SIZE AS REQUIRED.
6– DETECTABLE RW WARNING TAPE – 3" WIDE T.CHRISTY'S MOD.# TA–DA–3–PRW

THIS DRAWING SHOWS RELATIVE PIPE DEPTHS AND SLEEVE MARKING ONLY. BACKFILL MATERIAL, COMPACTION REQUIREMENTS. ROAD BED REQUIREMENTS SHALL BE ACCORDING TO CIVIL PLANS.

NOTE:
A. TRACER WIRE TAPED TO TOP OF MAINLINE AT 3' INTERVALS.
B. ALL SLEEVES TO BE PVC SCH 40 AND SHALL BE PURPLE PIPE.
C. ALL SLEEVES TO BE SIZED TWICE THE DIA. OF INTERNAL PIPE OR CONDUIT (4" MIN.) INCLUDING SLEEVES FOR 120VAC, 24VAC, 2–WIRE, FLOW SENSOR, ETC..
D. ALL SLEEVES TO RUN A MIN. OF 12" TO 18" BEYOND HARDSCAPE EDGES, SLEEVES MUST END IN A SOFT WORKABLE LANDSCAPE AREA.
E. SLEEVE ENDS SHALL BE MARKED WITH 10" ROUND VALVE BOX WITH PURPLE LOCKING COVER. SEE SLEEVE MARKER DETAIL.
F. ETCH THE LETTER "E" INTO CURB DIRECTLY ABOVE THE SLEEVE. SEE ALSO SLEEVE MARKER DETAIL DRAWING. PAINT A 4" SQUARE ON THE ETCHED LETTER 'E'.
G. DIMENSION FROM BOTTOM OF BASE MATERIAL TO TOP OF SLEEVE.
H. SLEEVES TO END IN SOIL AREA LARGE ENOUGH TO ALLOW ACCESS FOR REPAIRS
I. SLEEVE TO HAVE NO FITTINGS OTHER THAN EXTRUDED BELLED ENDS.
J. BENDS IN SLEEVES SHALL NOT BE LESS THAN MINIMUM BENDING RADIUS AS PUBLISHED BY THE PIPE MANUFACTURER.

NOTE: FLOW SENSOR WIRE SHALL BE KEPT 12" MINIMUM AWAY FROM OTHER WIRES.

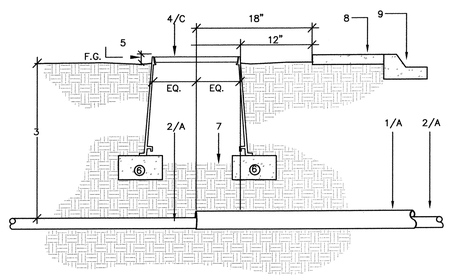
E2 PIPE AND LOW VOLTAGE WIRE UNDER PAVING
SECTION AND PLAN – NO SCALE



1–STREET SURFACE.
2–POTABLE MAINLINE – SEE IMPROVEMENT DRAWINGS.
3–RECYCLED WATER IRRIGATION MAINLINE.
4–SLEEVE.
5–12" MINIMUM REQUIRED VERTICAL SEPARATION.
6–POTABLE WATER METER.
7–METER BOX.
8–POTABLE SERVICE LINE.
9–CURB.
10–SIDEWALK.

NOTE:
A. VERTICAL CLEARANCE OF 12" MIN. IS MANDATORY WHEN CROSSING PATH OF A POTABLE WATER LINE. INSTALLATION OF RECYCLED WATER IRRIGATION MAINLINE OUTSIDE OF ASSOCIATION SETBACK WILL PROVIDE THE NECESSARY 10' HORIZONTAL CLEARANCE FROM POTABLE MAINLINE IN STREET.
B. ALL RECYCLED WATER IRRIGATION PIPE AND SLEEVES SHALL BE PURPLE AND LABELED AS SPECIFIED IN:
"STANDARD SPECIFICATIONS FOR FOR POTABLE WATER, RECYCLED WATER AND SEWER FACILITIES." 'WATER AGENCY STANDARDS COMMITTEE.' DECEMBER 2003

E3 RECYCLED WATER PRESSURE LINE CROSSING POTABLE WATER LINE
SECTION – NO SCALE



1– PVC SCH 40 OR 80 SLEEVE.
2– SLEEVED PIPE.
3– SEE SPECS. AND TRENCHING DETAILS.
4–10" ROUND VALVE BOX.
5– FLUSH IN TURF, 1" IN GROUND COVER.
6– BRICK SUPPORT– ONE EACH SIDE
7– UNDISTURBED OR COMPACTED SUB–GRADE.
8– SIDEWALK
9– CURB AND GUTTER

NOTE:
A. SLEEVE TO BE 2 TIMES THE DIAMETER OF PIPE TO BE SLEEVED.
B. SLEEVE MARKER BOX TO BE CENTERED OVER END OF SLEEVE.
C. SLEEVE MARKER BOX COVER SHALL BE PERMANENTLY MARKED AS SHOWN IN VALVE BOX ID DETAIL DRAWING.

E4 SLEEVE MARKER
SECTION – NO SCALE

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

LANDSCAPE ARCHITECT TO CONVERT FIELD REDLINES OF CONSTRUCTION CHANGES TO BLACK LINES ON THIS DRAWING SET, AND SUBMIT TO OWD FOR REVIEW AND APPROVAL.

"AS-BUILT "
SIGNED: DATE:
PRINT NAME: THOMAS A. PICARD R.L.A. # 4001
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT THOMAS A. PICARD 4001 CALIFORNIA Renewal 30 Sep 23 Re-issued Date 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	NO SCALE
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor		CV DWG:14011, 14012	HALE ENGINEERING				DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.				DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841
Date Completed							

SCALE: Horizontal N.T.A. Vertical
Office / Field / Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD Date 02 Dec 22 R.L.A. No. 4001

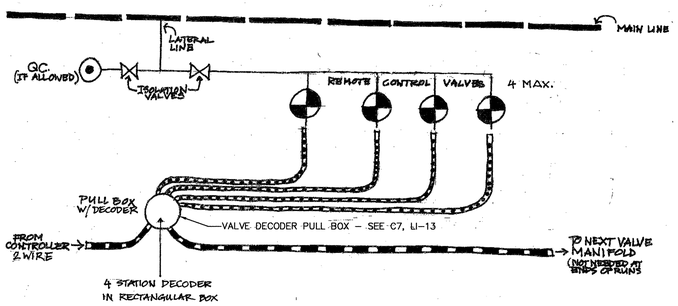
Approved: Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-13
Sheet 46 of 107
OWD PERMIT #PLR-22-007 OWD 15 of 22

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\20221202\Village 8 Park Support Sheets dwg\LI-13\2 Dec 2022 11:56 AM by: Rick Dortch

DEH2022-LRWS - 001367
OWD WO# D0944-060297
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

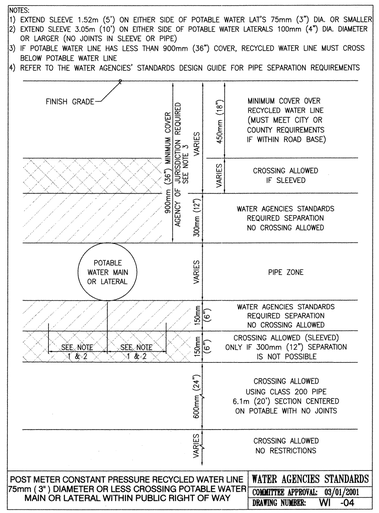


2 WIRE CONDUITS FOR 4 VALVE MANIFOLD MAX.

C12 TWO-WIRE CONDUIT FOR 4-VALVE MANIFOLD

SECTION – NO SCALE

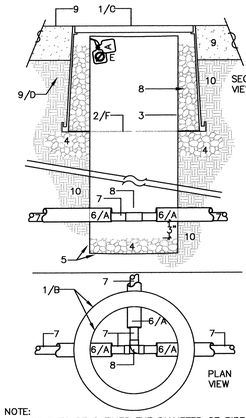
NOTES:
1) EXTEND SLEEVE 1.52m (5') ON EITHER SIDE OF POTABLE WATER LAT'S 75mm (3") DIA. OR SMALLER
2) EXTEND SLEEVE 3.05m (10') ON EITHER SIDE OF POTABLE WATER LATERALS 100mm (4") DIA. DIAMETER OR LARGER (NO JOINTS IN SLEEVE OR PIPE)
3) IF POTABLE WATER LINE HAS LESS THAN 900mm (36") COVER, RECYCLED WATER LINE MUST CROSS BELOW POTABLE WATER LINE
4) REFER TO THE WATER AGENCIES' STANDARDS DESIGN GUIDE FOR PIPE SEPARATION REQUIREMENTS



POST METER CONSTANT PRESSURE RECYCLED WATER LINE 75mm (3") DIAMETER OR LESS CROSSING POTABLE WATER MAIN OR LATERAL WITHIN PUBLIC RIGHT OF WAY	WATER AGENCIES STANDARDS COMMITTEE APPROVAL: 03/01/2001 DRAWING NUMBER: WI -04

E5 RECYCLED / POTABLE PIPE CROSSING

SECTION – NO SCALE

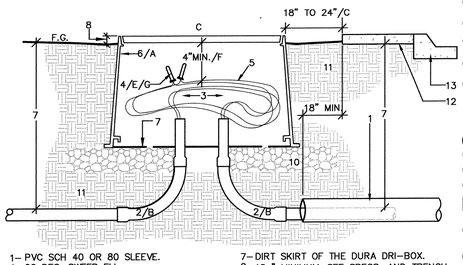


1– 12" ROUND DURA DRI–BOX. #1203–R–DB–2–DS PURPLE BOX W/ PURPLE LOCKING LID.
2– DIRT SKIRT OF THE DURA DRI–BOX. CUT 8.5" ROUND FOR STAND PIPE
3– 8" PCV SCH 40 STAND PIPE; VIEW PORT
4– 3/8" GRAVEL SUMP AND LEVELING PAD
5– AND/OR SUMP, 3" DEEP, MINIMUM. LANDSCAPE FABRIC AND .25" GALVANIZED WIRE MESH TO PREVENT RODENT ACCESS.
6– PVC IRRIGATION LINE; MAINLINE OR LATERAL LINE– SEE LEGEND.
7– PVC SCH 40 IRRIGATION PIPE SLEEVE
8– PVC SCH 80 MAINLINE FITTING, OR SCH 40 LATERAL LINE FITTING.
9– PAVING AND SUB–BASE PER CIVIL.
10– UNDISTURBED/COMPACTED SUBGRADE.
11– FLUSH IN TURF, 1" IN GROUNDCOVER.

NOTE:
A. SLEEVE TO BE 2 TIMES THE DIAMETER OF PIPE TO BE SLEEVED.
B. SLEEVE VIEWPORT TO BE CENTERED OVER FITTING.
C. SLEEVE VIEWPORT BOX COVER SHALL BE BRANDED WITH "SV" TO INDICATE SLEEVE VIEWPORT.
D. SOIL COMPACTION PER CIVIL ENG.
E. CONTRACTOR SHALL INCLUDE A CHRISTY'S R.W. WARNING TAG AND IRRIGATION I.D. TAG INDICATING CONTROLLER NUMBER. WARNING TAG TO BE IN ENGLISH AND SPANISH. TAGS SHALL BE ATTACHED THROUGH DRILLED HOLE IN STAND PIPE.
F. DIRT SKIRT OF THE DURA DRI–BOX TO BE NEATLY CUT AROUND STAND PIPE PENETRATION TO PREVENT RODENT INTRUSION.
G. FILL VOID BETWEEN VALVE BOX AND STAND PIPE WITH 3/8" CRUSHED ROCK,

E6 VIEWPORT FOR SLEEVE UNDER PAVING

SECTION / PLAN – NO SCALE

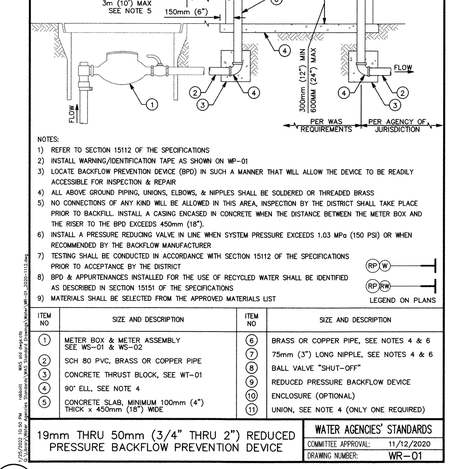


1– PVC SCH 40 OR 80 SLEEVE.
2– 90 DEG. SWEEP ELL
3– CONTROL WIRE OR COMMUNICATION CABLE PER SPECIFICATIONS.
4– APPROVED WATERPROOF WIRE CONNECTORS FOR SPLICED CONNECTION.
5– EXPANSION LOOP– 4 FT. EXTRA WIRE OR CABLE IN BOX
6– STANDARD RECT. DURA DRI–BOX. #123–DB–2–DS W/ PURPLE LOCKING LID.
7– DIRT SKIRT OF THE DURA DRI–BOX.
8– 18 " MINIMUM–SEE SPECS. AND TRENCH DETAIL FOR DEPTHS.
9– FLUSH IN TURF: 1" IN GROUND COVER.
10– 3/8" GRAVEL LEVELING PAD AND SUMP– MIN. 3"DEEP.
11– UNDISTURBED / COMPACTED SUB–GRADE.
12– SIDEWALK
13– CURB AND GUTTER

NOTE:
A. INSTALL PULL BOXES AS SHOWN ON PLANS, AT ALL STREET CROSSINGS AND OTHER PAVING CROSSINGS IN EXCESS OF 20 FEET. MAINLINE ISOLATION VALVES WILL ALSO ACT AS PULL BOXES ON THE CONDUIT ROUTE. SEE MAINLINE ISOLATION VALVE DETAIL DRAWING.
B. ALL CONTROL WIRES TO BE INSTALLED WITHIN CONDUIT. SIZE CONDUIT APPROPRIATE TO WIRE BUNDLE.
C. PULL BOX COVER SHALL BE PERMANENTLY MARKED AS SHOWN IN VALVE BOX IDENTIFICATION DETAIL DRAWING AND LOCATED AS SHOWN BY DETAIL "M2" AND "N" AND AS REQUIRED BY THE CITY OF CHULA VISTA.
D. CONDUCTORS FOR EACH CONTROLLER CLOCK SHALL BE WITHIN SEPERATE CONDUIT.
E. ALL SPARE WIRE ENDS SHALL BE INSULATED IN THE SAME MANNER AS WIRE SPLICES. WIRE BUNDLES INSIDE PULL BOXES SHALL BE AT LEAST 4" FROM THE UNDER SIDE OF THE BOX COVER. MINIMUM SIZE PULL BOX SHALL BE AS SHOWN ABOVE. LARGER BOXES AND/OR EXTENSIONS MAY BE NECESSARY TO MEET THE 4" CLEARANCE REQUIREMENT. LOOP CONTROL WIRES INTO PULL BOX. ALL SPLICES ARE TO BE MADE IN PULL BOXES OR REMOTE CONTROL VALVE BOXES.
F. THE BOX COVER. MINIMUM SIZE PULL BOX SHALL BE AS SHOWN ABOVE. LARGER BOXES AND/OR EXTENSIONS MAY BE NECESSARY TO MEET THE 4" CLEARANCE REQUIREMENT. LOOP CONTROL WIRES INTO PULL BOX. ALL SPLICES ARE TO BE MADE IN PULL BOXES OR REMOTE CONTROL VALVE BOXES.

F CONTROL WIRE OR FLOW SENSING CABLE WITHIN CONDUIT AND PULL BOX

SECTION – NO SCALE



NOTES:
1) REFER TO SECTION 15112 OF THE SPECIFICATIONS
2) INSTALL WARNING/IDENTIFICATION TAPE AS SHOWN ON WP–01
3) LOCATE BACKFLOW PREVENTION DEVICE (BPD) IN SUCH A MANNER THAT WILL ALLOW THE DEVICE TO BE READILY ACCESSIBLE FOR INSPECTION & REPAIR
4) ALL ABOVE GROUND PIPING, UNIONS, ELBOWS, & NIPPLES SHALL BE SOLDERED OR THREADED BRASS
5) NO CONNECTIONS OF ANY KIND WILL BE ALLOWED IN THIS AREA, INSPECTION BY THE DISTRICT SHALL TAKE PLACE PRIOR TO BACKFILL. INSTALL A CASING ENCASED IN CONCRETE WHEN THE DISTANCE BETWEEN THE METER BOX AND THE RISER TO THE BPD EXCEEDS 450mm (18").
6) INSTALL A PRESSURE REDUCING VALVE IN LINE WHEN SYSTEM PRESSURE EXCEEDS 1.03 MPa (150 PSI) OR WHEN RECOMMENDED BY THE BACKFLOW MANUFACTURER
7) TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 15112 OF THE SPECIFICATIONS PRIOR TO ACCEPTANCE BY THE DISTRICT
8) BPD & APPURTENANCES INSTALLED FOR THE USE OF RECYCLED WATER SHALL BE IDENTIFIED AS DESCRIBED IN SECTION 15151 OF THE SPECIFICATIONS
9) MATERIALS SHALL BE SELECTED FROM THE APPROVED MATERIALS LIST

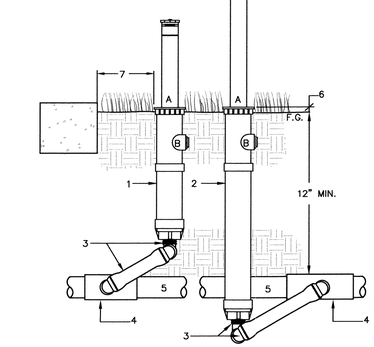
RP W
RP RW
LEGEND ON PLANS

ITEM NO	SIZE AND DESCRIPTION	ITEM NO	SIZE AND DESCRIPTION
1	METER BOX & METER ASSEMBLY SEE WS–01 & WS–02	6	BRASS OR COPPER PIPE, SEE NOTES 4 & 6
2	SCH 80 PVC, BRASS OR COPPER PIPE	7	75mm (3") LONG NIPPLE, SEE NOTES 4 & 6
3	CONCRETE THRUST BLOCK, SEE WT–01	8	BALL VALVE "SHUT–OFF"
4	90° ELL, SEE NOTE 4	9	REDUCED PRESSURE BACKFLOW DEVICE
5	CONCRETE SLAB, MINIMUM 100mm (4") THICK x 450mm (18") WIDE	10	ENCLOSURE (OPTIONAL)
		11	UNION, SEE NOTE 4 (ONLY ONE REQUIRED)

19mm THRU 50mm (3/4" THRU 2") REDUCED PRESSURE BACKFLOW PREVENTION DEVICE	WATER AGENCIES' STANDARDS COMMITTEE APPROVAL: 11/12/2020 DRAWING NUMBER: WR–01

H1 POTABLE WATER BACKFLOW PREVENTER

SECTION – NO SCALE

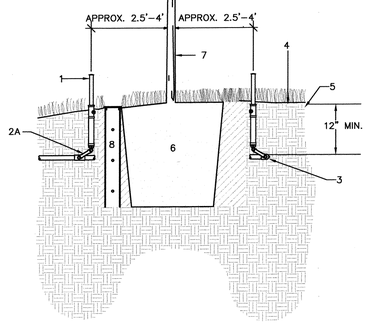


1– 6" POP–UP HEAD BODY.
2– 12" POP–UP HEAD BODY.
3– SWING JOINT– 3 SCH 40 1/2" ST ELLS, 1 SCH 80 1/2" X 12" NIPPLE
4– PVC SCH 40 TEE–SST OR EL–ST.
5– PVC NON–PRESSURE LATERAL.
6– AT FINISH GRADE IN TURF; 1" IN SHRUB AREA.
7– DISTANCE FROM WALLS: 4' TO 10' RAD. HEAD = 6" 12' TO 15' RAD. HEAD = 8" OTHER HARDSCAPE = 3".

NOTE:
A. RECYCLED WATER WARNING CAP.
B. DO NOT USE SIDE INLET.

G1 POP–UP ROTARY OR SPRAY HEAD

SECTION – NO SCALE

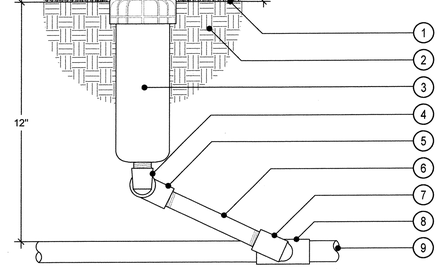


1– 6" POP–UP SPRAY HEAD
2– SWING JOINT– SEE POP–UP SPRAY HEAD DETAIL
3– EXTENSION FROM LATERAL LINE – SEE PARKWAY DETAIL DRAWING
4– PARKWAY PLANTING – PER PLANTING PLAN
5– FINISH GRADE.
6– ROOTBALL.
7– TREE – SEE PLANTING PLANS & PLANT LEGEND.
8– BREATHER TUBE ON SLOPED SIDE OF TREE PLANTED AREA (TYP) – PER TREE PLANTING DETAIL (SEE L.P. SHEETS).

NOTE:
A. USE TEFLON TAPE ON ALL THREADED CONNECTIONS
B. DO NOT USE SIDE INLET

G2 TREE SPRINKLER HEADS

SECTION – NO SCALE



SECTION / ELEVATION

1. FINISH GRADE
2. NATIVE SOIL / BACKFILL PER SPECIFICATIONS
3. POP–UP ROTOR HEAD & NOZZLE PER LEGEND
4. 3/4" SCH 40 PVC STREET ELL TxT
5. 3/4" SCH 40 PVC STREET ELL TxT
6. 3/4" x 12" MIN. SCH 80 PVC THREADED NIPPLE
7. 3/4" MARLEX STREET ELL
8. SCH 40 PVC LATERAL LINE FITTING WITH 3/4" FEMALE THREADED OUTLET
9. LATERAL LINE PIPING PER LEGEND

NOTES:
USE TEFLON TAPE ON ALL PVE TO PVC CONNECTIONS; NO PIPE DOPE ALLOWED. SET SET PERIMETER HEADS 4"–6" FROM CURBS AND WALKS AND 6"–12" FROM VERTICAL OBJECTS SUCH AS FENCES AND WALLS, ETC. INSTALL HEADS +/- 1/2" ABOVE FINISH GRADE.

G3 POP–UP ROTAR HEAD

SECTION – NO SCALE

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

LANDSCAPE ARCHITECT TO CONVERT FIELD REDLINES OF CONSTRUCTION CHANGES TO BLACK LINES ON THIS DRAWING SET, AND SUBMIT TO OWD FOR REVIEW AND APPROVAL.

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: THOMAS A. PICARD R.L.A. # 4001

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT THOMAS A. PICARD No. 4001 30 Sep 23 02 Dec 22 CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	NO SCALE
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd
Contractor		CV DWG:14011, 14012	HALE ENGINEERING			
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed						

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A; Vertical

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 02 Dec 22
R.L.A. No. 4001

Approved: Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-14
Sheet 47 of 107

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\20221202\Village 8 Park Support Sheets.dwg\LI-14\2 Dec 2022 11:56 AM by: Rick Dortch

OWD PERMIT #PLR-22-007 OWD 16 of 22

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
OWD WO# D0944-060297

IRRIGATION SCHEDULE GUIDELINE - PLANT ESTABLISHMENT PERIOD (IMMATURE ROOT DEPTH)

HYDRO ZONE	HYDROZONE DATA			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
			Days per Month =	31	28	31	30	31	30	31	31	30	31	30	31
			Historic ET =	2.2	2.8	4.1	4.8	5.6	6.0	6.3	6.0	4.8	3.8	2.7	2.1
HZ 1 - Turf Park Rotor/Rotary	Plant Kc =	0.80	Total Monthly Run Time	235	299	438	512	598	640	672	640	512	406	288	224
	Soil Type =	SiltyClay	Irrigation Days per Month	22	28	31	30	31	30	31	31	30	31	27	21
	Root Depth =	1	Station Run Time per ID	11	11	15	18	20	22	22	21	18	14	11	11
	Precip. Rate =	0.60	Cycles per Irrigation Day	1	1	1	2	2	2	2	2	2	1	1	1
	Irr. Eff. =	0.75	Station Run Time per Cycle	11	11	15	9	10	11	11	11	9	14	11	11
HZ 2 - Turf Dog Park Rotor/Rotary	Plant Kc =	0.80	Total Monthly Run Time	235	299	438	512	598	640	672	640	512	406	288	224
	Soil Type =	SiltyClay	Irrigation Days per Month	22	28	31	30	31	30	31	31	30	31	27	21
	Root Depth =	1	Station Run Time per ID	11	11	15	18	20	22	22	21	18	14	11	11
	Precip. Rate =	0.60	Cycles per Irrigation Day	1	1	1	2	2	2	2	2	2	1	1	1
	Irr. Eff. =	0.75	Station Run Time per Cycle	11	11	15	9	10	11	11	11	9	14	11	11
HZ 3 - Turf Dog Park Spray	Plant Kc =	0.80	Total Monthly Run Time	94	120	175	205	239	256	269	256	205	163	116	90
	Soil Type =	SiltyClay	Irrigation Days per Month	22	28	31	30	31	30	31	31	30	31	27	21
	Root Depth =	1	Station Run Time per ID	5	5	6	7	8	9	9	9	7	6	5	5
	Precip. Rate =	1.50	Cycles per Irrigation Day	1	1	1	2	2	2	2	2	2	1	1	1
	Irr. Eff. =	0.75	Station Run Time per Cycle	5	5	6	4	4	5	5	5	4	6	5	5
HZ 4 Shrubs Spray	Plant Kc =	0.50	Total Monthly Run Time	59	75	110	128	150	160	168	160	128	102	72	56
	Soil Type =	SiltyClay	Irrigation Days per Month	5	6	9	10	12	13	14	13	10	8	6	5
	Root Depth =	3	Station Run Time per ID	12	13	13	13	13	13	12	13	13	13	12	12
	Precip. Rate =	1.50	Cycles per Irrigation Day	2	3	3	3	3	3	2	3	3	3	2	2
	Irr. Eff. =	0.75	Station Run Time per Cycle	6	5	5	5	5	5	6	5	5	5	6	6
HZ 5 Shrubs Bubbler	Plant Kc =	0.50	Total Monthly Run Time	59	75	110	128	150	160	168	160	128	102	72	56
	Soil Type =	SiltyClay	Irrigation Days per Month	5	6	9	10	12	13	14	13	10	8	6	5
	Root Depth =	3	Station Run Time per ID	12	13	13	13	13	13	12	13	13	13	12	12
	Precip. Rate =	1.50	Cycles per Irrigation Day	2	3	3	3	3	3	2	3	3	3	2	2
	Irr. Eff. =	0.75	Station Run Time per Cycle	6	5	5	5	5	5	6	5	5	5	6	6
HZ 6 - Trees Tree Wells Bubbler	Plant Kc =	0.50	Total Monthly Run Time	15	19	28	32	38	40	42	40	32	26	18	14
	Soil Type =	SiltyClay	Irrigation Days per Month	2	3	4	4	5	5	5	5	4	3	3	2
	Root Depth =	8	Station Run Time per ID	8	7	7	8	8	8	9	8	8	9	6	7
	Precip. Rate =	6.00	Cycles per Irrigation Day	6	5	5	6	6	6	6	6	6	6	4	5
	Irr. Eff. =	0.75	Station Run Time per Cycle	2	2	2	2	2	2	2	2	2	2	2	2
Supplemental Tree Sprinklers	Plant Kc =	0.50	Total Monthly Run Time	59	75	110	128	150	160	168	160	128	102	72	56
	Soil Type =	SiltyClay	Irrigation Days per Month	2	3	4	4	5	5	5	5	4	3	3	2
	Root Depth =	8	Station Run Time per ID	30	25	28	32	30	32	34	32	32	34	24	28
	Precip. Rate =	1.50	Cycles per Irrigation Day	5	5	5	6	5	6	6	6	6	6	4	5
	Irr. Eff. =	0.75	Station Run Time per Cycle	6	5	6	6	6	6	6	6	6	6	6	6

IRRIGATION SCHEDULE GUIDELINE - PLANT ESTABLISHMENT PERIOD (MATURE ROOT DEPTH)

HYDRO ZONE	HYDROZONE DATA			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
			Days per Month =	31	28	31	30	31	30	31	31	30	31	30	31
			Historic ET =	2.2	2.8	4.1	4.8	5.6	6.0	6.3	6.0	4.8	3.8	2.7	2.1
HZ 1 - Turf Park Rotor/Rotary	Plant Kc =	0.80	Total Monthly Run Time	235	299	438	512	598	640	672	640	512	406	288	224
	Soil Type =	SiltyClay	Irrigation Days per Month	22	28	31	30	31	30	31	31	30	31	27	21
	Root Depth =	1	Station Run Time per ID	11	11	15	18	20	22	22	21	18	14	11	11
	Precip. Rate =	0.60	Cycles per Irrigation Day	1	1	1	2	2	2	2	2	2	1	1	1
	Irr. Eff. =	0.75	Station Run Time per Cycle	11	11	15	9	10	11	11	11	9	14	11	11
HZ 2 - Turf Dog Park Rotor/Rotary	Plant Kc =	0.80	Total Monthly Run Time	235	299	438	512	598	640	672	640	512	406	288	224
	Soil Type =	SiltyClay	Irrigation Days per Month	22	28	31	30	31	30	31	31	30	31	27	21
	Root Depth =	1	Station Run Time per ID	11	11	15	18	20	22	22	21	18	14	11	11
	Precip. Rate =	0.60	Cycles per Irrigation Day	1	1	1	2	2	2	2	2	2	1	1	1
	Irr. Eff. =	0.75	Station Run Time per Cycle	11	11	15	9	10	11	11	11	9	14	11	11
HZ 3 - Turf Dog Park Spray	Plant Kc =	0.80	Total Monthly Run Time	94	120	175	205	239	256	269	256	205	163	116	90
	Soil Type =	SiltyClay	Irrigation Days per Month	22	28	31	30	31	30	31	31	30	31	27	21
	Root Depth =	1	Station Run Time per ID	5	5	6	7	8	9	9	9	7	6	5	5
	Precip. Rate =	1.50	Cycles per Irrigation Day	1	1	1	2	2	2	2	2	2	1	1	1
	Irr. Eff. =	0.75	Station Run Time per Cycle	5	5	6	4	4	5	5	5	4	6	5	5
HZ 4 Shrubs Spray	Plant Kc =	0.50	Total Monthly Run Time	59	75	110	128	150	160	168	160	128	102	72	56
	Soil Type =	SiltyClay	Irrigation Days per Month	5	6	9	10	12	13	14	13	10	8	6	5
	Root Depth =	3	Station Run Time per ID	12	13	13	13	13	13	12	13	13	13	12	12
	Precip. Rate =	1.50	Cycles per Irrigation Day	2	3	3	3	3	3	2	3	3	3	2	2
	Irr. Eff. =	0.75	Station Run Time per Cycle	6	5	5	5	5	5	6	5	5	5	6	6
HZ 5 Shrubs Bubbler	Plant Kc =	0.50	Total Monthly Run Time	59	75	110	128	150	160	168	160	128	102	72	56
	Soil Type =	SiltyClay	Irrigation Days per Month	5	6	9	10	12	13	14	13	10	8	6	5
	Root Depth =	3	Station Run Time per ID	12	13	13	13	13	13	12	13	13	13	12	12
	Precip. Rate =	1.50	Cycles per Irrigation Day	2	3	3	3	3	3	2	3	3	3	2	2
	Irr. Eff. =	0.75	Station Run Time per Cycle	6	5	5	5	5	5	6	5	5	5	6	6
HZ 6 - Trees Tree Wells Bubbler	Plant Kc =	0.50	Total Monthly Run Time	15	19	28	32	38	40	42	40	32	26	18	14
	Soil Type =	SiltyClay	Irrigation Days per Month	2	3	4	4	5	5	5	5	4	3	3	2
	Root Depth =	8	Station Run Time per ID	8	7	7	8	8	8	9	8	8	9	6	7
	Precip. Rate =	6.00	Cycles per Irrigation Day	6	5	5	6	6	6	6	6	6	6	4	5
	Irr. Eff. =	0.75	Station Run Time per Cycle	2	2	2	2	2	2	2	2	2	2	2	2
Supplemental Tree Sprinklers	Plant Kc =	0.50	Total Monthly Run Time	59	75	110	128	150	160	168	160	128	102	72	56
	Soil Type =	SiltyClay	Irrigation Days per Month	2	3	4	4	5	5	5	5	4	3	3	2
	Root Depth =	8	Station Run Time per ID	30	25	28	32	30	32	34	32	32	34	24	28
	Precip. Rate =	1.50	Cycles per Irrigation Day	5	5	5	6	5	6	6	6	6	6	4	5
	Irr. Eff. =	0.75	Station Run Time per Cycle	6	5	6	6	6	6	6	6	6	6	6	6

IRRIGATION SCHEDULE GUIDELINE NOTES:
THE IRRIGATION SCHEDULE GUIDELINES ARE BASED ON THE HYDROZONE DATA LISTED IN THE CHARTS ABOVE (HISTORICAL ET, ESTIMATED CROP COEFFICIENT FROM WUCOLS, ESTIMATED SOIL TYPE, ESTIMATED ROOT DEPTH, CALCULATED PRECIPITATION RATE, ESTIMATED IRRIGATION EFFICIENCY, AND A MANAGED ALLOWABLE DEPLETION OF 50%). THESE SCHEDULES WILL NEED TO BE FINE-TUNED AND ADJUSTED BASED ON ACTUAL SITE CONDITIONS. AT ALL TIMES THE CORRECT AMOUNT OF WATER SHALL BE APPLIED FOR MAXIMUM PLANT HEALTH. THE CONTROLLER FOR THIS PROJECT IS A 'SMART' CONTROLLER. IT IS SUGGESTED THAT THE AUTOMATIC ET ADJUSTMENT FEATURE NOT BE USED UNTIL PLANTS HAVE DEVELOPED ESTABLISHED ROOT SYSTEMS.

DEPARTMENT OF ENVIRONMENTAL HEALTH RECYCLED WATER NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE OTAY WATER DISTRICT RULES AND REGULATIONS.
2. DRINKING WATER FOUNTAINS AND DESIGNATED OUTDOOR EATING AREAS SHALL BE PROTECTED AGAINST CONTACT WITH RECYCLED WATER SPRAY, MIST, OR RUNOFF.
3. BEST MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUNOFF, OVERSPRAY, AND MISTING.
4. HOSE BIBS ARE STRICTLY PROHIBITED.
5. CROSS-CONNECTIONS BETWEEN RECYCLED WATER LINES AND POTABLE WATER LINES ARE STRICTLY PROHIBITED.
6. NO SUBSTITUTIONS OF PIPE MATERIALS WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE OTAY WATER DISTRICT.
7. ALL MAINLINE PIPES SHALL HAVE WARNING TAPE PER OTAY WATER DISTRICT'S RULES AND REGULATIONS.
8. HOURS FOR IRRIGATION WITH RECYCLED WATER ARE FROM 9:00 P.M. TO 6:00 A.M. THE HOURS FOR IRRIGATION WITH DISINFECTED TERTIARY RECYCLED WATER MAY BE MODIFIED BY LOCAL AUTHORITY. IRRIGATION DURING PUBLIC USE PERIODS WITH DISINFECTED TERTIARY RECYCLED WATER SHALL BE UNDER SUPERVISION OF THE DESIGNATED USER SUPERVISOR. IRRIGATION WITH WATER OF A LESSER QUALITY THAN DISINFECTED TERTIARY RECYCLED WATER SHALL BE BETWEEN THE HOURS OF 9:00 P.M. AND 6:00 A.M.
9. BURIAL OF ALL WIRING AND PIPING SHALL MEET OTAY WATER DISTRICT RULES AND REGULATIONS.
10. NON-DESIGNATED USE AREAS SHALL BE PROTECTED FROM CONTACT WITH RECYCLED WATER, WHETHER BY WINDBLOWN SPRAY OR BY DIRECT APPLICATION THROUGH IRRIGATION OR OTHER USE. LACK OF PROTECTION, WHETHER BY DESIGN, CONSTRUCTION PRACTICE, OR SYSTEM OPERATION IS STRICTLY PROHIBITED.
11. IRRIGATION HEADS SHALL BE RELOCATED AND ADJUSTED TO MINIMIZE OR ELIMINATE OVERSPRAY ONTO SIDEWALKS, STREETS, AND NON-DESIGNATED USE AREAS.
12. RECYCLED WATER QUICK COUPLING VALVES SHALL BE OF A TYPE DESIGNED FOR USE ON RECYCLED WATER DISTRIBUTION SYSTEMS PER OTAY WATER DISTRICT RULES AND REGULATIONS.
13. ON RECYCLED WATER SYSTEMS, ALL APPURTENANCES (SPRINKLER HEADS, VALVE BOXES, ETC.) SHALL BE COLOR-CODED (PURPLE) IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) GUIDELINES AND SECTION 116815 OF THE CALIFORNIA HEALTH AND SAFETY CODE.
14. ALL IRRIGATION PIPES SHALL BE STENCILED WITH THE WARNING "NON-POTABLE OR RECYCLED WATER" COLOR-CODED (PURPLE) AND LAID WITH WARNING TAPE AND STENCILING ORIENTED TOWARDS THE TOP OF THE TRENCH PER OTAY WATER DISTRICT'S RULES AND REGULATIONS.
15. ON NEW SITE SYSTEMS (POST-METER), POTABLE WATER LINES, CONSTANT PRESSURE RECYCLED WATER MAINLINES, AND SEWER LINES SHALL SHOULD BE PLACED A MINIMUM OF FOUR FEET APART OR AS DIRECTED BY THE PROJECT ENGINEER AND/OR REGULATORY AGENCY MEASUREMENTS SHALL BE BETWEEN FACING SURFACES, NOT CENTER LINE OF PIPE.
16. CONSTANT PRESSURE RECYCLED WATER LINES SHALL CROSS AT LEAST TWELVE (12) INCHES BELOW POTABLE WATER LINES AND MAINTAIN AT LEAST TWELVE INCHES OF VERTICAL SEPARATION BETWEEN OTHER UTILITIES.
17. IF A CONSTANT PRESSURE RECYCLED WATER LINE MUST BE INSTALLED ABOVE A POTABLE WATER LINE OR LESS THAN TWELVE (12) INCHES BELOW A POTABLE WATER LINE, THEN THE RECYCLED WATER LINE SHALL BE INSTALLED WITHIN AN APPROVED PROTECTIVE SLEEVE AS PER OTAY WATER DISTRICT RULES AND REGULATIONS.
18. DEVELOPER/CONTRACTOR SHALL CONDUCT A CROSS-CONNECTION SHUTDOWN TEST AND COVERAGE TEST AS DIRECTED BY THE OTAY WATER DISTRICT AND THE SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH PRIOR TO ANY USE OF RECYCLED WATER.
19. THE REQUIRED CROSS-CONNECTION INSPECTION SHALL BE PERFORMED BY EITHER THE OTAY WATER DISTRICT AND/OR COUNTY OF SAN DIEGO, DEPARTMENT OF ENVIRONMENTAL HEALTH. COPIES OF THE INSPECTION REPORTS SHALL BE FORWARDED TO THE NON-INSPECTING PARTY.
20. THE DESIGN AND LOCATIONS PROPOSED FOR RECYCLED WATER "DO NOT DRINK" WARNING SIGNS SHALL BE CALLED OUT ON THE PLANS.
21. WHEN RECYCLED WATER BECOMES AVAILABLE, AN ON-SITE USER/SUPERVISOR SHALL BE DESIGNATED IN WRITING. THIS INDIVIDUAL SHALL BE FAMILIAR WITH PLUMBING SYSTEMS WITHIN THE PROPERTY, WITH THE BASIC CONCEPTS OF BACKFLOW/CROSS CONNECTION PROTECTION, THE DISTRICT'S RULES AND REGULATIONS AND THE SPECIFIC REQUIREMENTS OF A RECYCLED WATER SYSTEM. COPIES OF THE DESIGNATION, WITH CONTACT PHONE NUMBERS SHALL BE PROVIDED TO THE OTAY WATER DISTRICT AND SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.

IN CASE OF AN EMERGENCY, CONTACT: DON ROSS 760.798.1766. OR AFTER HOURS, CONTACT: DON ROSS 760.219.1159

22. ALL PUBLIC AND PRIVATE POTABLE WATER MAINS, INCLUDING FIRE SERVICE MAINS AND ANY WATER WELLS AND WATER COURSES WITHIN THE RECYCLED WATER PROJECT LIMITS SHALL BE SHOWN ON THE PLANS.
23. CALL OUT ON THE PLANS IF THERE ARE OR ARE NOT DRINKING FOUNTAINS AND OR DESIGNATED OUTDOOR EATING AREAS ON THIS SITE.
24. EDUCATE ALL MAINTENANCE PERSONNEL ON A CONTINUOUS BASIS REGARDING THE PRESENCE AND USE OF RECYCLED WATER. PERSONNEL MUST BE INFORMED THAT RECYCLED WATER IS INTENDED FOR LANDSCAPE IRRIGATION ONLY, AND SHALL NOT BE USED FOR DRINKING, WASHING HANDS, CLEANING TOOLS, AND ANY OTHER NON-APPROVED USE. THE HIGH TURNOVER RATE OF EMPLOYEES IN THE LANDSCAPE INDUSTRY REQUIRES THAT THIS IMPORTANT INFORMATION BE DISSEMINATED ON AN ALMOST DAILY BASIS.
25. A PHYSICAL SEPARATION SHALL BE PROVIDED BETWEEN ADJACENT AREAS IRRIGATED WITH RECYCLED WATER AND WITH POTABLE WATER. SEPARATION SHALL BE PROVIDED BY DISTANCE, CONCRETE MOW STRIPS OR OTHER APPROVED METHODS.

ALL DEPARTMENT OF ENVIRONMENTAL HEALTH FEES SHALL BE PAID TO:

MAILING ADDRESS:
DEPARTMENT OF ENVIRONMENTAL HEALTH
ATTN: RECYCLED WATER
BOX 129261
PHYSICAL ADDRESS:
COUNTY OF SAN DIEGO PERMIT CENTER
5510 OVERLAND AVENUE
SAN DIEGO, CA. 92123
(858) 565-5173
(CONTACT SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH FOR APPROPRIATE FEES)

PRESSURE LOSS CALCULATIONS : PARK

VALVE : P49 - 27 GPM
WORST CASE HYDRAULIC CONDITION : HIGHEST ELEVATION / FARTHEST
STATIC PRESSURE AT POC : 91

EQUIPMENT	SIZE	LENGTH	LOSS	Remaining PSI
Service Line (70 gpm)	2"	25'	1.2	89.8
Water Meter (70 gpm)	2"	-	3.7	86.1
Pressure Entering POC Assembly				86.1
Pressure Regulator Setting at R/P Assembly				80.0
POC Equipment	2"	-	3.0	77.0
Master Valve	2"	-	1.6	75.4
Flow Sensor	2"	-	1.0	74.4
CL315 PVC Mainline (70 gpm)	3"	60'	0.4	74.0
CL315 PVC Mainline (70 gpm)	3" Loop	1050'	1.8	72.2
CL315 PVC Mainline (27 gpm)	2"	60'	0.7	71.5
CL315 PVC Mainline (27 gpm)	2" Loop	700'	1.4	70.1
Elecric Control Valve	1 1/2"	-	1.8	68.3
Lateral Lines	Misc.	Misc	3.0	65.3
Misc. Losses (10%)	n/a	-	1.5	63.8
SUBTOTAL PRESSURE AVAILABLE :				63.8
Elevation Losses	Feet :	5	0.433	2.2
PRESSURE AVAILABLE AT SPRINKLER HEAD :				61.7
PRESSURE REQUIRED AT SPRINKLER HEAD :				45.0
RESIDUAL PRESURE :				16.7

HYDROZONE INFORMATION MATRIX

Hydrozone Number	Station Number	Area (sq. ft.)	Percent of Area	Description / Plant Type	Plant Factor (WUCOLS)	Irrigation Type	Zone Flow (GPM)	Precipitation Rate (in./hr.)	Zone Pressure
1	P1	5,516	5.5%	Turf - Park	High	Rotor/Rotary	38	0.60	45 psi
1	P2	5,516	5.5%	Turf - Park	High	Rotor/Rotary	38	0.60	45 psi
4	P3	197	0.2%	Planters	Low/Med	Spray	7	1.50	30 psi
Trees	P4	0	0.0%	Supplemental Tree Sprinklers	Low/Med	Spray	19	1.50	30 psi
1	P5	6,097	6.1%	Turf - Park	High	Rotor/Rotary	42	0.60	45 psi
1	P6	5,952	5.9%	Turf - Park	High	Rotor/Rotary	41	0.60	45 psi
1	P7	6,242	6.2%	Turf - Park	High	Rotor/Rotary	43	0.60	45 psi
4	P8	756	0.8%	Planters	Low/Med	Spray	20	1.50	30 psi
Trees	P9	0	0.0%	Supplemental Tree Sprinklers	Low/Med	Spray	4	1.50	30 psi
4	P10	1,643	1.6%	Planters	Low/Med	Spray	32	1.50	30 psi
1	P11	5,952	5.9%	Turf - Park	High	Rotor/Rotary	41	0.60	45 psi
1	P12	5,516	5.5%	Turf - Park	High	Rotor/Rotary	38	0.60	45 psi
Trees	P13	0	0.0%	Supplemental Tree Sprinklers	Low/Med	Spray	20	1.50	30 psi
1	P14	2,613	2.6%	Turf - Park	High	Rotor/Rotary	18	0.60	45 psi
1	P15	4,355	4.3%	Turf - Park	High	Rotor/Rotary	30	0.60	45 psi
1	P16	5,516	5.5%	Turf - Park	High	Rotor/Rotary	38	0.60	45 psi
1	P17	5,952	5.9%	Turf - Park	High	Rotor/Rotary	41	0.60	45 psi
6	P18	54	0.1%	Tree Wells	Low/Med	Bubbler	12	6.00	30 psi
4	P19	773	0.8%	Planters	Low/Med	Spray	17	1.50	30 psi
Trees	P20	0	0.0%	Supplemental Tree Sprinklers	Low/Med	Spray	7	1.50	30 psi
4	P21	1,200	1.2%	Planters	Low/Med	Spray	24	1.50	30 psi
Trees	P22	0	0.0%	Supplemental Tree Sprinklers	Low/Med	Spray	13	1.50	30 psi
1	P23	844	0.8%	Turf - Park	High	Rotor/Rotary	9	0.60	45 psi
4	P24	1,295	1.3%	Planters	Low/Med	Spray	24	1.50	30 psi
5	P25	378	0.4%	Planters	Low/Med	Bubbler	15	1.50	30 psi
4	P26	186	0.2%	Planters	Low/Med	Spray	5	1.50	30 psi
1	P27	4,293	4.3%	Turf - Park	High	Rotor/Rotary	41	0.60	45 psi
Trees	P28	0	0.0%	Supplemental Tree Sprinklers	Low/Med	Spray	13	1.50	30 psi
4	P29	1,696	1.7%	Planters	Low/Med	Spray	31	1.50	30 psi
Trees	P30	0	0.0%	Supplemental Tree Sprinklers	Low/Med	Spray	11	1.50	30 psi
4	P31	1,249	1.2%	Planters	Low/Med	Spray	24	1.50	30 psi
4	P32	1,379	1.4%	Planters	Low/Med	Spray	31	1.50	30 psi
4	P33	1,141	1.1%	Planters	Low/Med	Spray	26	1.50	30 psi
Trees	P34	0	0.0%	Supplemental Tree Sprinklers	Low/Med	Spray	7	1.50	30 psi
4	P35	1,430	1.4%	Planters	Low/Med	Spray	32	1.50	30 psi
6	P36	23	0.0%	Tree Wells	Low/Med	Bubbler	2	6.00	30 psi
1	P37	2,674	2.7%	Turf - Park	High	Rotor/Rotary	29	0.60	45 psi
4	P38	275	0.3%	Planters	Low/Med	Spray	5	1.50	30 psi
4	P39	264	0.3%	Planters	Low/Med	Spray	17	1.50	30 psi
2	P40	1,540	1.5%	Turf - Dog Park	High	Rotor/Rotary	15	0.60	45 psi
2	P41	1,950	1.9%	Turf - Dog Park	High	Rotor/Rotary	19	0.60	45 psi
4	P42	264	0.3%	Planters	Low/Med	Spray	17	1.50	30 psi
4	P43	264	0.3%	Planters	Low/Med	Spray	17	1.50	30 psi
Trees	P44	0	0.0%	Supplemental Tree Sprinklers	Low/Med	Spray	19	1.50	30 psi
2	P45	3,567	3.6%	Turf - Dog Park	High	Rotor/Rotary	26	0.60	45 psi
4	P46	264	0.3%	Planters	Low/Med	Spray	17	1.50	30 psi
4	P47	280	0.3%	Planters	Low/Med	Spray	18	1.50	30 psi
6	P48	25	0.0%	Tree Wells	Low/Med	Bubbler	1	6.00	30 psi
2	P49	3,709	3.7%	Turf - Dog Park	High	Rotor/Rotary	27	0.60	45 psi
4	P50	704	0.7%	Planters	Low/Med	Spray	12	1.50	30 psi
4	P51	704	0.7%	Planters	Low/Med	Spray	12	1.50	30 psi
2	P52	3,567	3.6%	Turf - Dog Park	High	Rotor/Rotary	26	0.60	45 psi
4	P53	637	0.6%	Planters	Low/Med	Bubbler	16	1.50	30 psi
3	P54	233	0.2%	Turf - Dog Park	High	Spray	6	1.50	30 psi
Trees	P55	0	0.0%	Supplemental Tree Sprinklers	Low/Med	Spray	10	1.50	30 psi
4	P56	388	0.4%	Planters	Low/Med	Bubbler	25	1.50	30 psi
4	P57	676	0.7%	Planters	Low/Med	Spray	13	1.50	30 psi
4	P58	572	0.6%	Planters	Low/Med	Spray	11	1.50	30 psi
	TOTAL =	100,321	100.0%			Peak Flow =	43		

MWELO - WATER EFFICIENT LANDSCAPE WORKSHEET : NON-RESIDENTIAL - ETAF = 0.45

Reference Evapotranspiration (ETo) 51.2 (CHULA VISTA) MAWA = Eto X 0.62 X [(**0.45** X LA)+(0.55 X SLA)]

Hydrozone Number	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	(PF/IE)	Landscape Area (sq. ft.)	(PF/IE) x Area	Estimated Total Water Use (ETWU)
REGULAR LANDSCAPE AREAS							
HZ 1 Turf Park	0.80	Sprinkler	0.75	1.07	67,038	71,507	SLA
HZ 2 Turf Dog Park	0.80	Sprinkler	0.75	1.07	14,333	15,289	SLA
HZ 3 Turf Dog Park	0.80	Sprinkler	0.75	1.07	233	249	SLA
HZ 4 Planters	0.50	Sprinkler	0.75	0.67	18,237	12,158	SLA
HZ 5 Shrub Bubblers	0.50	Bubbler	0.75	0.67	378	252	SLA
HZ 6 Tree Wells	0.50	Sprinkler	0.75	0.67	102	68	SLA
				Total	100,321	99,522	
SPECIAL LANDSCAPE AREAS							
Recycled Water Use				1	100,321	100,321	3,184,590
Edible Plant Areas				1	0	0	0
Recreational Areas				1	0	0	0
				Total	100,321	100,321	
						ETWU TOTAL	3,184,590
						MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	3,184,590

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

LANDSCAPE ARCHITECT TO CONVERT FIELD REDLINES OF CONSTRUCTION CHANGES TO BLACK LINES ON THIS DRAWING SET, AND SUBMIT TO OWD FOR REVIEW AND APPROVAL.

"AS-BUILT "
SIGNED: DATE:
PRINT NAME: THOMAS A. PICARD R.L.A. # 4001
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT
THOMAS A. PICARD 4001
Signature
30 Sep 23
Renewal Date
02 Dec 22
Date
CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	NO SCALE
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A; Vertical
Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD Date 02 Dec 22 R.L.A. No. 4001

Approved: Mark A. Caro Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION SPECIFICATIONS, SCEDULES, AND CALCULCATIONS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-15
Sheet 48 of 107

OWD PERMIT #PLR-22-007 OWD 17 of 22

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\20221202\Village 8 Park Support Sheets.dwg\LI-15\2 Dec 2022 11:55 AM by: Rick Dortch

WATER AGENCIES' STANDARDS STANDARD SPECIFICATIONS
SECTION 15152 RECYCLED WATER FACILITIES (ONSITE)
From www.sdwas.org Dated 08-03-2018

W.A.S. SECTION 15152 SHALL SUPERSEDE ALL OTHER SPECIFICATIONS SHOWN ON THESE DRAWINGS.

PART 1 GENERAL

1.1 DESCRIPTION

This section includes special provisions, materials, and identification of onsite (post meter, private) recycled water irrigation or plumbing systems. The purpose of this section is to provide Rules and Regulations and establish procedures and specifications for the development and operation of recycled water systems in the District's service area.

1.2 REFERENCE STANDARDS

The publications listed below form part of this specification to the extent referenced and are referred to in the text by the basic designation only. Reference shall be made to the latest edition of said standards unless otherwise called for.
AWWA- American Waterworks Association Guidelines for Distribution of Non-potable Water
CCR- California Code of Regulations Title 22 and Title17.
DOHS- Department of Health Services
Recycled Water Plan Check and Inspection Manual, County of San Diego, Department of Environmental Health

1.3 RELATED WORK SPECIFIED ELSEWHERE

WAS Standard Drawings

WAS Standard Specification 01000

1.4 OFFSITE AND ONSITE CRITERIA

Recycled water facilities are separated into two categories:

A. "Offsite" (pre-meter, public) recycled water facilities consist of those facilities which are on the upstream side of the meter. These facilities are, or will be, owned, operated and maintained by the District. Specification Section 15151 details the requirements for construction of Offsite Recycled Water Facilities.

B. "Onsite" (post-meter, private) recycled water facilities consist of those facilities which are on the downstream side of the water meter. These are facilities which will be owned, operated and maintained by the customer. This specification will detail the requirements for the design, installation and testing of onsite recycled irrigation and plumbing systems.

1.5 POLICY

The District operates and maintains a recycled water distribution system within its service area enabling it to provide disinfected tertiary treated recycled water for a variety of beneficial uses. Recycled Water usage as an alternate will conserve an equal amount of potable water for domestic use.

The beneficial use of recycled water is regulated by the California State Water Resources Control Board (CWRCB). California Water Code Section 13551 establishes a State policy to encourage the use of recycled water. Permission to use recycled water is based on the ability to adequately treat wastewater to the point that the recycled water (effluent) meets or exceeds the requirements of existing Title 22, Chapter 3, regulations of the California Code of Regulations. Title 22 was promulgated by the State of California Department of Health Services (DOHS) to ensure proper health protection and specify the treatment degree to match the intended applications.

In accordance with waste discharge requirements for water reclamation projects, the Regional Water Quality Control Board, San Diego Region, (RWQCB) requires that Rules and Regulations for facilities using recycled water be established.

1.6 APPROVED USE

These Rules and Regulations pertain to recycled water service to lands and/or improvements lying within the legal boundaries of the District unless otherwise stated. It is the intent of the District to provide recycled water service in accordance with these Rules and Regulations to all areas identified in the District's Water Reclamation Master Plan, including all subsequent revisions for the use of recycled water. Recycled water service shall be provided to the service area when related transmission distribution facilities are completed and service becomes available.

In accordance with the goals of the District, the uses of recycled water include only those uses approved by the State of California Department of Health Services (DOHS), the County of San Diego Department of Environmental Health (DEH) and for which Title 22 of the California Code of Regulations provides treatment requirements. All potential applications of recycled water shall be reviewed and approved by the District prior to installation of facilities. Prior to approval and at its discretion, the District may set forth specific requirements as conditions for providing service and/or require specific prior approval from the appropriate regulatory agencies.

The facilities shall be constructed in accordance with the procedures and requirements of the District. No recycled water mains or connections to the recycled water mains shall be installed unless shown on the Approved Plans.

1.7 CONDITIONS OF SERVICE

Recycled water service shall be provided by the District only if such service is obtained in the manner provided in these Rules and Regulations. Recycled water service shall be available, provided, and used in accordance with other codes, rules, and regulations referenced in this specification.

If any of the following conditions of service are not satisfied at all times recycled water service may be revoked by the District.

A. Financial: Conditions relating to service rates, fees and billing shall be established by the Board of Directors.

B. Operational:

1. Liability: The District shall not be liable for any water-related damage resulting from, but not limited to:
   a. defective plumbing
   b. broken or faulty services
   c. onsite facilities failures
   d. high or low pressure conditions
   e. interruptions of service
   f. unauthorized connections
2. Service: All recycled water will be provided to the user as specified in the Application/Permit For Recycled Water Service. Recycled water use will be subject to the same restrictions as stated in these specifications and the regulatory requirements of DOHS and DEH.

C. Regulatory: Recycled water service may be suspended whenever the quality of the recycled water does not comply with the requirements of the regulatory agencies or at any time these Rules and Regulations For Recycled Water Service are violated.

1.8 DESIGN CRITERIA - ONSITE RECYCLED SYSTEMS

A. The design of onsite recycled water facilities, including the preparation of plans and specifications, shall be under the responsibility of a licensed Landscape Architect or Civil Engineer registered with the State of California. A Declaration of Responsible Charge shall appear on the title sheet of the plans.

B. The design of onsite recycled facilities shall conform to the most current provisions set forth herein and to any other conditions, standards, and requirements set forth by the District.

C. In those areas where recycled water is not immediately available, and the District has determined that recycled water will be supplied in the future, the onsite facilities shall be designed to use recycled water. Provisions shall be made, as directed by the District, to allow for connection to the recycled distribution main when it becomes available. In the interim, potable water shall be supplied through a temporary potable water connection using a master reduced pressure principal backflow device installed per these Standard Specifications. When recycled water becomes available, the Owner shall remove the backflow prevention device in the presence of, and as directed by, the District Engineer. The onsite system will be connected to the recycled water distribution main per the requirements of the Standard Specifications at the time the connection is made.

D. Onsite recycled water systems shall be designed to include backflow prevention per the requirements of the Standard Specifications. In some cases, more stringent backflow protection may be required.

E. The recycled water system shall be separate and independent of any potable water system. Cross connections between potable water facilities and recycled water facilities are prohibited.

F. Hose bibs on recycled water facilities are prohibited.

G. Fire hydrants, wharf heads, or other appurtenances shall only be included in the design when these appurtenances are expressly approved by the District and DOHS.

H. Drinking fountains shall be protected from the spray of recycled water. There shall be no direct contact of recycled water with a drinking fountain. Protection of drinking fountains can be accomplished either by maintaining a horizontal separation of at least 9m (30') between the drinking fountain and the nearest spray type emitter, spray head modification, or by the use of a covered fountain. The manner used to protect drinking fountains from the spray of recycled water shall be approved by the District and DOHS.

I. Potable and recycled lines shall not to be installed in the same trench. Recycled lines shall be designed to be installed below the potable lines where the two pipelines run parallel to each other. Where this is not possible, the recycled line shall be installed in a casing. Details of this installation shall be clearly drawn on the plans.

J. Onsite recycled water irrigation systems shall be designed to meet the peak moisture demand of the plant material to be irrigated. The use of moisture sensors is encouraged, but not mandatory.

K. Onsite recycled water irrigation systems shall be designed to apply irrigation water in a manner compatible with the infiltration rates of the soil types within the approved use area. Evidence that infiltration rates have been assessed shall be included with the design. Where varying soil types are present, the system design shall be compatible with the lowest infiltration rate present.

L. Onsite recycled water systems shall be designed to prevent discharge onto areas not under control of the Owner. Appropriate sprinklers, bubblers, emitters, rotors, etc., shall be employed in the design to confine the discharge to the approved use area. The design shall avoid spray patterns which discharge onto obstructions that tend to concentrate water which results in ponding and/or runoff.

M. Onsite recycled irrigation systems shall be designed to provide a physical separation between adjacent areas irrigated with potable water. The means of separation shall be provided by either a distance of 3m (10'), concrete mow strips, approved fence or other approved means. Where concrete mow strips or other means are used, they shall be shown on the plans.

N. Onsite recycled water systems shall be designed to operate during periods of minimal public use of the area. The total time required to irrigate the design area shall not exceed nine (9) hours in any twenty four (24) hour period. The system shall be designed to operate between the hours of 9 PM and 6 AM.

O. Onsite recycled water system designs shall include automatic system control devices which can be easily adjusted to minimize ponding and runoff.

P. Onsite recycled water system design plans shall contain the following information for each meter requested:

1. Meter location and size
2. Gross and net irrigation area served by each meter (sq ft or acres)
3. Peak flow through the meter in liters/minute (GPM)
4. Estimate of the yearly demand (acre-feet)
5. Design operating pressure at the meter in Kpa (PSI)

Q. Onsite recycled water system design plans shall contain a legend showing the pertinent data for the materials to be used in the system construction. Included shall be a pipe schedule (listing pipe sizes and materials of construction), valve types (including quick- coupling type valves), and the following information for each type of sprinkler device:

1. Manufacturer and model number
2. Sprinkler radius in meters (feet)
3. Operating pressure in Kpa (psi)
4. Flow in liters/minute (gpm)
5. Sprinkler pattern

R. Onsite recycled water design plans shall contain the following detailed information:

1. Points of connection
2. Routing of all pipes
3. Gate valves
4. Control valves
5. Quick-coupling valves
6. Routing of control wires
7. Control stations
8. The area controlled by each control station
9. Signage plan and sign detail
10. Cross connection test station locations and detail
11. Location of mow strips, fences, walls, or other barriers
12. Adjacent parcels, lots or home sites irrigated with potable water

S. Onsite recycled water design plans shall clearly detail backflow prevention devices, all potable water lines, buildings, walls, exterior drinking, and decorative fountains, swimming pools, playgrounds, or any other permanent facilities in the design area. If none of the items listed in this paragraph are present in the design area, it shall be specifically stated on the plans that none exist.

T. Onsite recycled water design plans shall clearly indicate the following minimum top of pipe depth requirements:

1. Intermittent pressure lines 50mm (2") in diameter and smaller: 300mm (12") deep.
2. Constant pressure lines less than 150mm (6") in diameter: 450mm (18") deep.
3. Constant pressure lines 150mm (6") in diameter and larger: 750mm (30") deep.

U. The District's Recycled Water Use Notes are to be included on all onsite recycled water system design plans. These notes, as appended, may be expanded or otherwise modified as directed by the District.

V. The name(s) and 24-hour contact telephone number for the party responsible for operation and maintenance of the system shall appear on the cover sheet of the design plans..

W. An Inspection Note shall be shown on each page of the design plans. The note shall be as follows: The District Inspection Division shall be notified 48 hours (2 working days) prior to the start of construction. All work performed without benefit of inspection shall be subject to rejection and removal.

1.9 WARNING/IDENTIFICATION TAPE

All irrigation pipe, both potable and recycled, shall include the installation of Warning/Identification Tape.

PART 2 MATERIALS

2.1 ONSITE RECYCLED WATER FACILITIES

A. Pipe shall be solid purple-colored PVC material conforming to the following:

1. 75mm (3") or smaller pipe shall conform to ASTM-D1784, Type 1, Grade 1, PVC- 1120 for schedule 40 or 80, or ASTM-D2241, Type 1, Grade 1, PVC-1120 for SDR rated pipe. Ends shall be solvent welded joints conforming to ASTM- D2672.
2. 100mm (4") and larger pipe shall conform to either AWWA C900 or C905 with elastomeric ring bell-type pipe ends, conforming to ASTM-D3139. Where purple pipe is unavailable, 0.203mm (0.008" or 8 mils) purple plastic sleeve material maybe used in accordance with Section 15151.
3. Identification markings shall be continuous on two sides of the pipe. Markings shall include the nominal pipe size, PVC type, ASTM or AWWA designation, pressure rating and the words "CAUTION-RECYCLED WATER".

B. Fittings for PVC pipe shall conform to the following:

1. 75mm (3") and smaller pipe shall use solvent weld joint type fittings, minimum Schedule 40, with a working pressure rating no lower than that of the pipe. Schedule 40 fittings shall conform to ASTM-D2466 and Schedule 80 fittings to ASTM-D2464 and D-2467. PVC solvent cement shall conform to ASTM-D2564.
2. 100mm (4") and larger pipe shall use either mechanical joint ductile-iron Class 350 fittings conforming to AWWA C153; or grip tite fittings conforming to AWWA C110 and C111.

C. Warning tape shall be an inert plastic film formulated for prolonged underground conditions. The minimum thickness shall be 0.102mm (0.004" or 4 mils) and the overall width shall be a minimum of 75mm (3"). The tape shall have purple printing on a silver background or black printing on a purple background with the words "CAUTION: RECYCLED WATERLINE BELOW".

D. Quick-coupling valves shall be acme thread type for operation with a special coupler key. They shall be constructed of brass with a solid purple-colored locking rubber or vinyl cover. The locking cover shall have the warning "NON-POTABLE-DO NOT DRINK" in English and Spanish, and the International "DO NOT DRINK" symbol. The warnings shall be permanently molded into the cover.

E. Sprinklers, rotor heads and other types of dispersion heads shall have the exposed surface colored purple. The exposed surface shall be colored through the use of integrally molded purple plastic or permanently attached purple plastic ring or disc.

F. Valve boxes shall be per industry standards with solid purple-colored lids as a minimum. The entire box may be molded from purple-colored PVC. The lids shall have the warning "NON-POTABLE- DO NOT DRINK" in English and Spanish and the International "DO NOT Drink" symbol. The warnings shall be permanently molded into the lid.

G. Valves shall have their exterior surface painted purple and be tagged with identification tags. The purple paint shall be as listed on the Approved Materials List. Identification tags shall be 75mm x 100mm (3" x 4") weatherproof purple plastic. The plastic tags shall be imprinted in black permanent markings with the words "Caution: Recycled Water- Do Not Drink" on one side and "Peligro: Agua Impura- No Beber" on the opposite side.

H. Warning labels and signs shall be required and installed per the approved signage plans. Labels and signs shall be submitted to the District Engineer for approval prior to installation. The labels and signs shall notify that the system contains recycled water that is unsafe to drink. They shall be in English and Spanish with the international "Do Not Drink" symbol. As a minimum, signs shall be installed at impoundments, ingress and egress points, and on the exterior front panel of irrigation controllers.

I. Strainers shall be the same nominal size as the service meter and shall have a ball valve on the strainer leg for flushing. 50mm (2") and smaller wye pattern strainers shall be bronze body, in-line type with stainless steel screens. Strainers shall have a 13mm (1/2") bronze ball valve installed on the strainer's wye leg. 75mm (3") and larger wye pattern strainers shall be cast-or ductile-iron and have the size ball valve recommended by the manufacturer installed on the strainer's wye leg

J. Check valves shall be in-line, spring-loaded, bronze-body construction. Check valves shall be globe, wafer, or dual check type valves with stainless steel springs. Check valves shall be the same size as the service meter.

K. A more stringent method of backflow prevention may be required when a fertilizer or pesticide injection system is shown on the Approved Plans.

2.2 ONSITE POTABLE WATER FACILITIES

A. Pipe shall be white-or blue-colored PVC material conforming to this specification.

B. Quick-coupling valves shall not be acme thread type. They shall have a cover made of brass, yellow rubber or vinyl.

C. Onsite systems distributing potable water shall not have purple markings.

2.3 WARNING/IDENTIFICATION TAPE

Warning/Identification Tape materials shall conform to Section 15000.

PART 3 EXECUTION

3.1 ONSITE RECYCLED WATER FACILITIES

A. Onsite recycled water facilities shall not be installed until the plans have been approved by the District Engineer and the San Diego County, Department of Environmental Health Services (DOHS), and a pre-construction meeting has been held with the District Inspection Division. If any portion of the onsite recycled system is installed prior to plan approval and/or inspection, all or any portion of the system shall be exposed and corrected as directed by the District Engineer.

B. Onsite recycled water facilities shall be installed as shown on the approved plans. Deviations from these plans by the installer shall not be permitted until the revised plans have been submitted to, and approved by, the governing regulatory agencies.

C. Installation of onsite recycled water facilities shall conform to the following:

1. The recycled water system shall be separate and independent of any potable water system. Cross connections between potable water facilities and onsite recycled water facilities are prohibited.
2. Hose bibs on recycled water facilities are prohibited.
3. Drinking fountains shall be protected from the spray of recycled water in a manner approved by the governing regulatory agencies and as directed by the District Engineer.
4. Conditions that cause overspray, ponding and runoff shall be limited or prevented.

D. Onsite recycled water and potable water facilities shall be installed in accordance with the following criteria:

1. The horizontal separation between onsite recycled and potable lines shall be a minimum of 1200mm (48"), measured between outside diameters.
2. In general, onsite recycled water lines shall be installed below potable water lines, with a minimum vertical separation of 300mm (12"), measured between outside diameters. Exceptions to this general requirement are as follows:
   a. Recycled water lines may be installed above potable water lines where the recycled lines (laterals) are intermittently pressurized. No special construction requirements are necessary, provided the 300mm (12") vertical separation is maintained.
   b. Constantly pressurized recycled water lines may be installed above potable water lines providing the recycled pressured line has an automatic flow control/shut-off device installed, or the recycled line is sleeved. An automatic flow control/shut-off device shall terminate all flow to a lateral automatically should the flow exceed a preset maximum Kpa (gpm). Sleeving shall extend 1.5m (5') each side from the center-line of the potable line, for a total length of 3m (10'). The sleeve shall be purple PVC. In all cases, the 300mm (12") vertical separation shall be maintained.

E. Onsite recycled water systems shall be installed to prevent discharge onto areas not under control of the Owner. Appropriate irrigation components shall be employed in the installation to confine the discharge to the approved use area. The installation shall avoid spray patterns which discharge onto obstructions that tend to concentrate water to produce ponding and/or runoff.

F. Onsite recycled water systems shall be installed to operate during periods of minimal public use of the area. The total time required to irrigate the design area shall not exceed nine (9) hours in any 24-hour period. The system shall be installed to operate between the hours of 9 PM and 6 AM.

G. Onsite recycled water systems shall be installed to the following minimum top of pipe depth requirements:

1. Intermittent pressure lines 50mm (2") and smaller - 300mm (12").
2. Constant pressure lines smaller than 150mm (6") - 450mm-600mm (18" Min. -24" Max.).
3. Constant pressure lines 150mm (6") and larger - 750mm (30").

H. Warning/Identification Tape shall be installed on all onsite potable and recycled lines as called for in Section 15000.

I. Hydrotesting shall be performed on all constant pressure lines in the presence of the District Engineer. The test pressure shall be a minimum of 345 Kpa (50 psi) above the rating of the pipe. The two hour pressure test will consist of a one hour pump up period and a one hour hold period. No leakage (drop in pressure) shall be allowed. If leakage exceeds this rate, the leak points shall be located and repaired, and the hydrotest repeated until there is zero leakage.

J. Only potable water shall be used for hydrotesting, flushing, the operational test and the cross connection test (if required). Potable water shall be supplied through a separate temporary water meter obtained from the District and located at a District-approved potable water source. A reduced pressure principal backflow device shall be installed at ground level immediately downstream of the temporary potable water meter. A temporary high line shall be installed to supply the proposed recycled irrigation system during the construction and testing period.

K. A wye strainer and check valve shall be installed in accordance with Standard Drawing WR-03 selected from the Approved Materials List.

1. For meter sizes 19mm (¾") through 50mm (2"), the strainer and check valve shall be installed in a separate 25mm (1") meter box abutted to the service meter box.
2. For meter sizes larger than 50mm (2"), the strainer and check valve shall be installed in a separate vault adjacent to meter vault. The vault shall be of sufficient size to provide adequate room for maintenance and removal of the strainer and check valve.
3. The strainer and check valve shall be installed and inspected prior to service being established.

L. Cross connection test stations shall be installed at the locations shown on the Approved Plans and detailed on the Standard Drawings. In general, one test station shall be installed directly downstream of each point of connection, downstream of any pressure reducing valves. Additional cross connection station(s) may be required as indicated on the Approved Plans.

M. A controller recycled irrigation map shall be prepared and submitted to the District prior to commencing service. The map shall be prepared as follows:

1. Provide one map for each automatic controller showing the area covered. The map shall be 275mm x 425mm (11" x 17") in size.
2. The map is to be a reduced drawing of the actual system. The line weights and lettering on the original controller map drawing shall be so drawn that, when reduced, it is clearly legible.
3. The map shall be a blackline print with a different color used to show area of coverage for each station and subsystem.
4. When completed and approved, the maps shall be hermetically sealed between two pieces of clear, colorless plastic, each piece being a minimum of 0.254mm (0.010" or 10 mils) thick.

N. The owner or owner's representative shall contact the District's Inspection Division and arrange for a coverage test inspection. The owner or owner's representative must be in attendance along with persons capable of making system adjustments. If modifications to the system are required, other than minor adjustments, the owner will be notified in writing of the changes required. To avoid suspension of service, the modifications must be made in a timely manner. All modifications to the system are the responsibility of the owner, applicant, or customer and said owner, applicant or customer shall pay all costs associated with such modifications.

O. Either prior to or at the time of the coverage test, a Final Inspection shall also be performed. The following items must be completed to the satisfaction of the District Engineer before permanent service will be established:

1. Application for recycled service has been made to the District.
2. Warning signs and labels are installed.
3. Quick coupling valves, valve boxes, controllers and other system components are clearly identified with the proper markings indicating distribution of either recycled or potable water.
4. Windblown spray, runoff and ponding have been limited or prevented.
5. Controller clocks are set to operate during the approved hours.
6. Controller maps have been submitted to the District.
7. Site supervisor and twenty four (24) hour contact phone number identified.

P. In those areas where recycled water is not immediately available, but the District has determined that recycled water will be supplied in the future, the onsite facilities shall be installed to use recycled water. Provisions shall be made, as directed by the District, to allow for connection to the recycled distribution main when it becomes available. In the interim, potable water shall be supplied through a temporary potable water connection installed in accordance with the District's Standard Specifications. When recycled water becomes available, the Owner shall remove the backflow prevention device in the presence of and as directed by the District Engineer, and shall connect the onsite system to the recycled water service lateral.

3.2 OPERATION AND MAINTENANCE

A. General:

1. The operation, surveillance, maintenance, and repair of all onsite recycled water facilities are the responsibility of the customer. The customer's designated "On- Site Recycled Water Supervisor" shall bear the responsibility for the distribution of recycled water in accordance with the District Rules and Regulations. The District shall receive the following information regarding the individual designated as "On-Site Supervisor": their name, address and telephone number of their location during normal working hours, and a telephone number at which they can be reached during off hours.
2. The District must be notified in writing of any change in the information in Section 15152.3.02.A.1 within ten (10) working days.

B. The customer shall have the following responsibilities pertaining to operation of onsite facilities:

1. To ensure that all operations and maintenance personnel are trained and familiarized with the use of recycled water.
2. To ensure precautionary measures be taken to minimize direct contact with recycled water. For work involving more than a casual contact with recycled water, employees must be provided with proper protective equipment. Adequate first aid supplies should be available on the premises. All cuts and abrasions should be promptly treated to prevent infection.
3. To furnish their operations and maintenance personnel with maintenance instructions, irrigation schedules, controller charts, and as-built plans to ensure proper operation in accordance with these Rules and Regulations.
4. To ensure all recycled water facilities are operated and maintained in accordance with these Rules and Regulations and other documents governing recycled water systems within the District.

C. The customer shall be responsible for any and all subsequent uses of the recycled water. Operation, maintenance and control measures to be utilized in this regard, where appropriate, shall include but are not limited to the following:

1. Operation of onsite recycled water facilities shall be operated to prevent or minimize discharge onto areas not under control of the customer so as to minimize public contact.
2. Operation of the onsite recycled water facilities shall be during periods of minimal human use of the service area. Consideration shall be given to allow a maximum dry-out time before the irrigated area will be used by the public.
3. Utilization of automatic controller systems to minimize ponding and runoff of recycled water. Total sprinkler run times shall not be greater than the time needed to supply the landscape's water requirement. If runoff occurs before the landscape's water requirements are met, the automatic controllers shall be reprogrammed with a greater number of water cycles of shorter duration to meet the requirements. This method of operation is intended to minimize ponding and runoff.
4. The customer reporting to the District any and all failures in the recycled water system that cause an unauthorized discharge of recycled water.
5. Protection of all drinking fountains located within the approved use area from contact with windblown recycled water spray, direct application through irrigation or other approved uses by location and/or a protecting structure. Protection shall be by design, construction practice and system operation.
6. Protection of facilities that may be used by the public. They include but are not limited to, eating surfaces and playground equipment located within the approved use areas. These shall be protected by siting and/or shelter from contact with recycled water to the maximum extent possible. Windblown spray, direct contact through wash down or by irrigation application, or other approved uses are considered sources of recycled water. Protection shall be by design, construction practice and system operation.
7. Notification of the District of all updates and proposed changes. Approval by the District and DOHS shall be obtained prior to construction in accordance with District procedures. All updates and proposed changes shall comply with these Rules and Regulations and the governing documents of all other regulatory agencies.

D. The customer shall enforce the following prohibitions:

1. Cross-connections: Cross-connections, as defined by the California Code of Regulations, Title 17, resulting from the use of recycled water or from the physical presence of a recycled water service, whether by design, construction practice or system operation, are strictly prohibited.
2. Hose Bibs: Use or installation of permanent hose bibs on any customer water system that presently operates or is designed to operate with recycled water, regardless of the hose bib construction or identification, is prohibited.
3. Runoff: Conditions that directly or indirectly cause runoff of recycled water either within or outside of the approved use area, whether by design, construction practice or system operation, are prohibited.
4. Ponding: Conditions that directly or indirectly cause recycled water to pond either within or outside of the approved use area, whether by design, construction practice, or system operation, are prohibited.
5. Windblown Spray: Conditions that directly or indirectly permit windblown spray to pass outside of the approved use area, whether by design, construction practice, or system operation, are prohibited.

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

LANDSCAPE ARCHITECT TO CONVERT FIELD REDLINES OF CONSTRUCTION CHANGES TO BLACK LINES ON THIS DRAWING SET, AND SUBMIT TO OWD FOR REVIEW AND APPROVAL.

"AS-BUILT "
SIGNED: DATE:
PRINT NAME: THOMAS A. PICARD R.L.A. # 4001
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD 4001 — CALIFORNIA — Signed 30 Sep 23 — Renewal Date 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE: 02 Dec 22
SCALE: NO SCALE
JOB NO. 19.027
DRAWN BY: KK
W.O. NO. OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd
Contractor		CV DWG:14011, 14012	HALE ENGINEERING			
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed						

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4334) WELL MON.@ CL INT. RUTGERS & OTAY LAKES PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A; Vertical
Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 02 Dec 22
R.L.A. No. 4001

Approved: Mark A. Caro Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION SPECIFICATIONS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-16
Sheet 49 of 107

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\20221202\Village 8 Park Support Sheets.dwg\LI-16\2 Dec 2022 11:55 AM by: Rick Dortch

OWD PERMIT #PLR-22-007 OWD 18 of 22

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

6. Disposal in Unapproved Areas: Disposal of recycled water for any purposes, including approved uses, in areas other than those specifically approved by the District and without the prior knowledge and approval of the governing regulatory agencies, is prohibited.
7. Unapproved Uses: Use of recycled water for any purposes other than those specifically approved by the District, is prohibited.

3.3 MONITORING AND INSPECTION

The District shall monitor and inspect the entire recycled distribution facility, including both offsite and onsite facilities. The District shall conduct monitoring programs, maintain records as deemed necessary, inspect onsite facilities for compliance with these Rules and Regulations, and provide reports as requested by other regulating agencies. For these purposes, the District shall have the right to enter upon the customer's premises during reasonable hours to inspect onsite recycled water facilities and approved use areas. Reasonable hours shall include hours when irrigation is occurring. The District, Regional Water Quality Control Board, DOHS and DEH shall have the right to enter upon the customer's premises during reasonable hours, from time to time, to verify that the customer's irrigation practices conform with these Rules and Regulations. Where necessary, keys and/or lock combinations shall be issued upon request to the District to provide such access.

3.4 VIOLATION AND NOTIFICATION

A. The District reserves the right to determine whether a violation of the Rules and Regulations has resulted from any action or occurrence that is the responsibility of a customer. Insofar as the violation of these Standards Specifications constitutes a violation of any regulatory agency requirement, the District shall make its determination with consultation on behalf of the concerned agency.

B. Specific violations shall include those that directly cause noncompliance with any one of the specific prohibitions as listed in these Rules and Regulations. However, by definition, noncompliance with any condition or conditions of these Rules and Regulations, whether willfully or by accident, shall constitute a violation.

C. It is the responsibility of the customer to notify the District of any and all failures in the onsite recycled water system whether or not in the customer's opinion the failures resulted in violations. Failures may occur as a result of the customer's action, an action by unauthorized personnel or any non-designated use of the recycled water service. If there are any doubts regarding whether a violation has occurred, the customer should notify the District so that a determination can be made.

D. Notification of failures and violations should be made by telephone, as soon as possible, to the District. If the failure occurs after normal business hours, notification should be made no later than 9:00 a.m. on the next regular business day following the occurrence.

3.5 CORRECTIVE ACTION

A. If the District's investigation results in the determination that a violation has occurred, then it shall be the responsibility of the customer to initiate corrective action. Pertinent violations will be documented and a copy of this notice will be hand-delivered or mailed to the customer.

B. A timetable for completing the corrective action should be negotiated with the District by the customer. Such corrections can involve human factors, such as additional training or procedures modifications, as well as physical alterations to the system. Corrections not made in accordance with the timetable shall result in the termination of service by shutting off and locking the meter.

C. If, in the opinion of the District, the violation constitutes an immediate danger to the public health, then service shall be terminated immediately by shutting off the meter or service and locking it. Service shall be resumed only after the violation has been corrected to the satisfaction of the District.

D. The customer is to maintain a written log of all system failures and violations, including corrective action taken. The log will be reviewed by the District regularly.

3.6 ADMINISTRATIVE REVIEW

A mandatory administrative review will be conducted to examine customer's irrigation practice if three written violations are issued within a 30-day period. The District and customer or agent is required to present reasons for non-compliance with these Rules and Regulations. The customer shall present a plan for corrective action acceptable to the District and the regulatory agencies. The accepted plan and implementation schedule shall be adhered to or service may be suspended.

END OF WAS SECTION

LANDSCAPE IRRIGATION SPECIFICATIONS- 32.28 00

(W.A.S. SECTION 15152 TAKES PRECEDENCE OVER THESE SPECIFICATIONS AND ALL OTHER DRAWING NOTES)

PART 1 - GENERAL

1.1 DEFINITIONS

A. City: San Diego, CA

B. Landscape Architect: Tributary Landscape Architecture (TLA)

C. Irrigation Consultant: Independent Irrigation Consultants, Inc. (IIC)

D. Irrigation Equipment and Documents or Calculations

1. BFP- BackFlow Prevention Device assembly
2. R/P- Reduced Pressure type backflow prevention device
3. PB- Pull Box or handhole
4. FS- Flow Sensor
5. FM- Flow Meter
6. VB- Valve Box
7. MCV- Master Control Valve
8. QCV- Quick Coupler Valve
9. RCV-Remote Control Valve
10. BV- Ball Valve
11. GV- Gate Valve
12. BO- Blow Out valve
13. SDI- Subsurface Drip Irrigation
14. PE- PolyEthylene tubing, usually for drip irrigation
15. AVRV- Air Vacuum Relief Valve
16. FV- Flush Valve, usually for drip irrigation
17. DI- Drip Indicator
18. LDP- Landscape Documentation Package
19. MWELO- Model Water Efficient Landscape Ordinance
20. WELW- Water Efficient Landscape Worksheet
21. WUCOLS- Water Use Classification of Landscape Species
22. DWR- Department of Water Resources. (a California State Agency)
23. HZ- Hydrozone
24. HA- Hydrozone Area
25. MAWA- Maximum Applied Water Allowance
26. ETWU- Estimated Total Water Use
27. CIMIS- California Irrigation Management Information System
28. PF- Plant Factor
29. K_S- Species Factor
30. C_{CO}- Crop Coefficient
31. K_{mc}- MicroClimate factor
32. K_d- Density Factor
33. K_L- Landscape Coefficient = $(K_s \times K_{mc} \times K_d)$
34. IE- Irrigation Efficiency
35. ET- EvapoTransporation
36. ETo- Reference EvapoTransporation
37. ETAF- EvapoTransporation Adjustment Factor (PF/IE)

1.2 SCOPE OF CONTRACT

A. The following terms, conditions, and instructions, as well as the Landscape Architect's plans and specifications, the contractor's contract and shop drawings and any change orders and/or addendums issued by Landscape Architect shall form the general contract.

B. No change from the general contract shall be made without authorization from the Landscape Architect and/or owner. All such instructions shall be in writing on a "change order" form. Unless contractor notifies Landscape Architect within forty-eight (48) hours upon receipt of a change order, such order shall constitute a part of the general contract. The Landscape Architect shall have authority to make minor changes. Any changes involving extra cost or alteration of the overall appearance of the project shall be counter-signed by the owner. The Landscape Architect may instruct the contractor to issue change orders for any addition, alteration, or deduction he wishes to make. The contract price shall be adjusted by equitable agreement to cover such changes. If any instruction by Landscape Architect involves extra cost to the contractor, he shall give written notice to the owner before proceeding with work.

1.3 IRRIGATION CONSTRUCTION DOCUMENTS AND EXERCISE OF CARE

A. The owner shall furnish the contractor with all drawings, specifications, revisions ordered by the Landscape Architect, and change orders. The contractor will furnish his contract, any shop drawings required and a work sheet on which he will note any deviation from the contract not otherwise covered. The contractor will keep on the job at all times a field set of drawings, work sheet and shop drawings, updated weekly, upon which deviations are noted.

B. These plans are prepared for the convenience of the contractor; the contractor shall verify all site conditions, which may affect the intended design of the landscape work. Any discrepancies shall be reported to the owner's representative immediately.

C. The irrigation design as indicated on the plans is diagrammatic. Scaled dimensions are approximate. The contractor shall check and verify all dimensions on the site prior to proceeding with work under this contract..

D. 14 days prior to any excavation, the contractor shall notify the utility Underground Service Alert (Dig Alert) of Southern California at 1-800-227-2600. And submit all necessary information regarding the project and location.

E. The contractor shall locate and mark all existing utilities such as power, telephone, domestic water, water, and tile drains. Extreme care shall be taken by the contractor when excavating or working in these areas and coordination and cooperation between the owner's representative and the contractor is required as the work progress to the area. Contractor shall give 24 hours notice to representative as work progresses to underground utility areas. Contractor shall be responsible for damage to any utilities.

F. Should utilities marked and located or, be found during excavation, the contractor shall immediately discontinue with work in the area, except necessary emergency work, to repair or prevent damage and promptly notify the owner of the incidence and to obtain instructions. No other work shall commence instructed by the owner or owner's representative.

G. Failure to notify the owner of discovery of such utilities or damage thereto will result in the contractor being liable for any and all damage caused to the utilities as a result of his actions.

H. The contractor shall, before starting work on the irrigation system, carefully note all finish grades in order to satisfy the contractor that work may proceed, and to restore finish grades to original contours before completion.

I. The installation of all irrigation materials, including pipe, shall be coordinated with the landscape drawings to avoid interfering with the trees, shrubs, or other planting.

J. Lay out drip irrigation grid and/or sprinkler heads and make any minor adjustments required due to difference between site and drawings. Any such deviations in layout shall be within the intent of the original drawings, and without additional cost to the owner. When directed by the owner, the layout shall be approved before installation.

K. Do not willfully install any part of the irrigation system as indicated on the drawings when it is obvious in the field that previously unknown obstructions or grade differences exist, that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect.

L. The contractor shall connect to the water source as indicated on the drawings. The contractor shall verify static pressure as stated on the plans prior to beginning work. If location, static pressure or size of point of connection (POC) differ from that shown on the plans, the contractor will promptly notify Landscape Architect before starting work.

M. The routing of the pressure supply lines as indicated on the drawings is diagrammatic. Locate all pressure supply lines in planting areas. Cross perpendicular under pavement in a sleeve as described in these specifications.

1.4 RELATED DOCUMENTS

A. Local, municipal and state codes, laws, rules and regulations governing or relating to any portion of this work are hereby made a part of these plans and specifications and the standard specifications for public works construction (GreenBook) latest edition, and associated supplements.

B. City Landscape Manual, latest edition and the department of public works design standards, latest edition.

C. The water district's standard specifications for water, sewer and recycled facilities, latest edition.

D. County Department of Environmental Health, recycled water plan check and inspection manual, latest edition.

E. AWWA - American Water Works Association guidelines for distribution of non-potable water.

F. UPC - Uniform Plumbing Code published by the Association of Western Plumbing Officials, latest edition.

G. "ASTM" - American Society for Testing and Materials, latest edition.

H. "ANSI" - American National Standards Institute, latest edition.

I. "A.S.S.E." and the USC Foundation for Cross Connection Control, latest edition.

J. "NEC" - National Electric Code (NEC), latest edition.

K. "UL" - Underwriters Laboratories, Inc. (UL), latest edition.

L. CCR - California Code of Regulations Title 22, 23 and Title 17.

M. DOHS - Department of Health Services.

N. WAS (Water Agency Standards) standard drawings.

O. WAS (Water Agency Standards) standard specification 01000

1.5 SCOPE OF WORK

A. The work consists of furnishing labor, tools, machinery, materials, and processes required to complete the sprinkler irrigation system described herein and shown on the drawings.

B. The intent of the drawings and specifications is to indicate and specify a complete irrigation system for the support and maintenance of landscape plantings, installed ready for use without further cost in labor or materials to the owner and complying with all applicable codes, specifications and details.

1.6 SEQUENCEING AND SCHEDULING

A. Install landscape headers, sidewalks, and mowing strips before installation of sprinkler system, except that sleeves and mainlines under paving shall be in place before paving construction.

B. Specimen trees (48 inch box and larger) shall be installed after staking but before the installation of the irrigation system

C. Obtain permission, in writing, from the Owner, Owner's Representative at least 2 working days before shutting off existing in_use water lines. The Contractor shall receive instructions from the Owner as to the exact length of time of each shut_off.

1.7 QUALITY ASSURANCE:

A. Subcontract work to a single firm specializing in irrigation work. Contractor shall possess all licenses and permits required to perform the work of this contract including a c-27 landscaping license.

1.8 PRODUCT DATA SUBMITTALS:

A. The Contractor shall furnish the articles, equipment, materials or processes specified by name in the Drawings and Specifications. No substitution will be allowed without prior written approval by the Architect.

B. Complete list of materials intended for installation, in the same order as listed in the irrigation legend, shall be submitted prior to performing any work. Material list shall include the manufacturer, model number and description of all materials and equipment to be used. Although manufacturer and other information may be different, the following is a guide to proper submittal format, however the submittal shall be submitted as an Xcel spread sheet (available upon request):

Item#	Description	Manufacturer	Model No.
1	Controller	Hunter Industries	A2C
2	Backflow Prevention	Zurn/Wilkins	975XL
3	MCV	Superior	3200
4	RCV	Hunter Industries	ICV

C. Irrigation submittal must be specific and complete. All items must be listed and should include solvent/primer, wire, wire connectors, valve boxes, etc. No copies of manufacturer's literature (catalog cuts) are required as submittal information, unless requested.

D. The Contractor may submit substitutions for equipment and materials listed on the irrigation Drawings by following procedures as outlined in Section 1.9 of the Irrigation Specifications.

E. Equipment or materials installed or furnished without prior approval of the Landscape Architect may be rejected and the Contractor required to remove such materials from the site at contractor's own expense

F. Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the Drawings and Specifications on the basis of the information or samples submitted.

G. Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the Drawings and Specifications on the basis of the information or samples submitted.

H. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

1.9 SUBSTITUTIONS

A. If the irrigation contractor wishes to substitute any equipment or materials for that which is listed on the irrigation Drawings and Specifications, he may do so by providing the following information to the Owner's authorized representative for approval:

1. Provide a statement indicating the reason for making the substitution. Use a separate sheet of paper for each item to be substituted.
2. Provide descriptive catalog literature, performance charts and flow charts for each item to be substituted.
3. Provide the amount of cost difference if the substituted item is approved.

B. The Owner's authorized representative shall have the sole responsibility in accepting or rejecting any substituted item as an approved equal to those equipment and materials listed on the irrigation Drawings and Specifications.

1.10 RECORD DRAWINGS:

A. Prior to the initiation of any construction, the contractor is responsible to contact the Otay Water District and City of Chula Vista and verify each agency's current guidelines for the preparation of record as-built drawings.

B. The contractor is responsible to install all irrigation improvements at the exact locations specified on the approved plans. Any deviation from the approved plans will require prior written authorization from the Owner. Deviations from the approved plans will result in the preparation and processing of a plan construction change through the Otay Water District & County of San Diego Department of Environmental Health. If the contractor has made field deviations without prior written authorization from the owner, they will be held responsible for all design change fees and plan processing fees.

C. Prior to the initiation of irrigation work, the landscape contractor shall verify they have on site the most current version of the landscape irrigation plans.

D. Field as-built drawings must be prepared off the latest approved plans or subsequent addendums. The landscape contractor shall verify & request from the owner, a digital file, in pdf format , of the complete irrigation plan set for use in preparing the field record drawings and as-built drawings. The contractor shall employ a competent drafter to include the following above grade irrigation appurtenances:

1. Power source - electrical meter or other point of connection
2. Automatic controller assembly
3. Weather and/or et sensors
4. Water source - water meter or other point of connection.
5. Cross connection control or test station
6. Control head - backflow prevention device assembly or other type
7. Isolation valves
8. Quick coupling valves
9. Irrigation remote control valves w/ station designation.
10. Pull boxes.
11. Boxes indicating sleeving under paved surfaces.

E. The following below grade improvements shall also be fully dimensioned on the field as-built drawings: :

1. Control wire route.
2. Irrigation mainline route
3. Changes in direction of the irrigation mainline
4. Sleeving under paved surfaces

F. Immediately upon the installation of any buried pipe or equipment, the contractor shall indicate on the drawings the locations of said equipment. Dimensions shall be provided from two separate given permanent objects such as buildings, fire hydrants, street lights, sidewalks, curbs and driveways.

G. Upon completion of the filed as-built drawings the contractor shall conduct their own internal second review of the field as-built drawings. This must be conducted by a different staff member, who did not prepare the field as-built drawings.

H. The contractor shall submit to the Landscape Architect and/or owner's representative the PDF files with the dimensioned locations of all irrigation equipment (as noted above) and a complete set of as-built drawings in full size paper and digital pdf.

I. Upon approval from governing agencies, all field revisions shall be recorded on the record mylar drawings and resubmitted to the governing agency.

J. The content and format is different for each agency, therefore the Landscape Architect will prepare two separate sets of final as-built drawings. The contractor is responsible to use each agency's approved final as-built drawings for their use, in preparing the controller charts.

K. The Landscape Architect shall provide to the governing agency either an electric file (in pdf format or as directed by the agency's landscape inspector) of the approved "as-built" plans. Each valve system and associated callouts shall be color coded to the satisfaction of each agency.

1.11 CONTROLLER CHARTS:

A. Prior to the initiation of any construction, the contractor is responsible to contact the Otay Water District and City of Chula Vista and verify each agency's current written guidelines for the preparation of controller charts.

B. Prior to the preparation of controller charts, the contractor shall contact the Landscape Architect and acquire the as-built drawings, as approved and signed by each agency.

C. Two sets of controller charts shall be prepared for each agency, each using only the approved final as-built plans, by that agency.

D. Controller charts prepared for the Otay Water District shall show the valves, mainline, and sprinkler heads serviced by that particular controller.

E. Controller charts prepared for the Otay Water District controller charts shall show the valves, mainline, sprinkler heads and all dimensions serviced by that particular controller.

F. Within each controller, each valve/system shall be identified by a unique contrasting color.

G. All valves shall be numbered to match the operation schedule and the drawings. Only those areas controlled by that controller shall be shown.

H. Controller charts shall be a plot plan, entire or partial, showing buildings, walks, roads and walls. A photostatic print of this plan, reduced as necessary and legible in all details, shall be made to a size that will fit into the controller enclosure and/or cabinet.

I. The contractor shall prepare two different sets controller charts, based on each agency's written controller chart criteria:

1. Controller charts prepared for the Otay Water District, must be prepared from approved and signed final as-built plans by the Otay Water District. For each controller, the contractor shall provide two sets of 11" x 17" hermetically sealed between two pieces of ten mil. plastic, as follows:
   - One set returned to the Landscape Architect, for their use in including within the final Otay water District as-built submittal package.
   - One set place in the controller enclosure.
2. Controller charts prepared for the City of Chula Vista, must be prepared from approved and signed final as-built plans by the City of Chula Vista. For each controller, the contractor shall provide two sets of 11" x 17" hermetically sealed between two pieces of ten mil. plastic, as follows:
   - Both sets to be provided to the Owner's representative.
   - This print shall be approved by the City of Chula Vista & Landscape Architect or the owner's authorized representative and shall be hermetically sealed between two pieces of ten mil. plastic.

1.12 EQUIPMENT, KEYS, MANUALS & CERTIFICATIONS:

A. Upon completion of the contractor's maintenance period, the contractor shall provide the following equipment to the owner's representative:

1. (2) Controller enclosure keys for each enclosure. (if new equipment is installed)
2. (2) Keys to access special electrical switch inside each controller enclosure. (if new equipment is installed)
3. Quick coupling key and matching swivels for each of 10 quick coupler valves installed. (one minimum)
4. Sets of tools required for servicing and/or adjusting each sprinkler and valve type.
5. Copy of the backflow prevention device certification, if applicable.
6. Sets of service manuals for all irrigation equipment installed.

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

LANDSCAPE ARCHITECT TO CONVERT FIELD REDLINES OF CONSTRUCTION CHANGES TO BLACK LINES ON THIS DRAWING SET, AND SUBMIT TO OWD FOR REVIEW AND APPROVAL.

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: THOMAS A. PICARD R.L.A. # 4001

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA — 30 Sep 23 Renewal Date 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	NO SCALE
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor	CV DWG:14011, 14012	HALE ENGINEERING				DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.				DESCRIPTION: 3" BRASS DISK (LS4334) WELL MON.@ CL-INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841
Date Completed						

SCALE: Horizontal N / A Vertical

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD Date 02 Dec 22 R.L.A. No. 4001

Approved: Mark A. Cow Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION SPECIFICATIONS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-17
Sheet 50 of 107

OWD PERMIT #PLR-22-007 OWD 19 of 22

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\20221202\Village 8 Park Support Sheets.dwg\LI-17\2 Dec 2022 11:54 AM by: Rick Dortch

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

1.13 GUARANTEES:

A. Contractor shall furnish a written guarantee in accordance with the general conditions, for a period of one (1) year from the date of final acceptance and conclusion of the maintenance period. Guarantee shall cover the complete irrigation system, including settling of the backfill in trenches and repairs and/or replacement of any material damaged thereby or there from.

B. Manufacturer's warranties shall not relieve the contractor of his liability under the guarantee. Such warranty shall only supplement the guarantee.

1.14 WATER SERVICE:

A. POC (Point Of Connection) shown on plans is/are approximate. Contractor shall coordinate with owner's authorized representative and governing water district to have water available when required.

B. Individually owned, accessed or maintained areas shall be separately metered and controlled.

C. Each point of connection shall be serviced by a backflow prevention device, located downstream of the meter and approved by the city, the water district and the San Diego County Department of Environmental Health.

1.15 ELECTRICAL SERVICE:

A. Point of connection shown on plans is approximate. Contractor shall coordinate with owner's authorized representative to have power available when required.

B. Individually owned, accessed or maintained areas shall be separately metered and controlled.

C. Controllers shall operate on single phase, 110 to 120 volt, 60 cycle, alternating current and "U.L." listed. (Underwriters Laboratory)

D. Controllers shall be enclosed in a U.L. listed weatherproof corrosion-resistant enclosure with locking cover.

E. Conduit for 120 volt and 24 volt wiring shall be approved by governing building codes and inspections for electrical service.

1.16 COMMUNICATION SERVICE: (N.A. THIS PROJECT)

A. Central control system and method of communication to individual controllers shall be as specified on plans.

B. Point of connection shown on plans is approximate. Contractor shall coordinate with owner's authorized representative to have communication line available when required.

C. Prior to installation, contractor shall field verify that phone or, other method of communication to each controller location is adequate and unobstructed.

PART 2 - PRODUCTS

2.1 GENERAL:

A. All materials and equipment shall be purchased new, specifically for this project, unless otherwise noted on the plans.

B. The contractor shall furnish the articles, equipment, materials or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Landscape Architect, or the owner's authorized representative. Equipment or materials installed or furnished without the prior approval of the Landscape Architect may be rejected and the contractor required to remove and replace such materials from the site at his own expense. Contractor shall also include a documented continuity test of all controller field wire prior to backfilling any trenches.

C. Cross connection test stations shall be installed at the locations shown on the approved plans and detailed on the standard drawings. In general, one test station shall be installed directly downstream of each point of connection, downstream of any pressure reducing valves. Additional cross connection station(s) may be required as indicated on the approved plans.

2.2 POINT OF CONNECTION

A. Point of connection can reference a connection to any service, existing or new.

1. To water service this will generally be downstream of a metering device (water meter)
   a. Water meter shall be as required by the water purveyor or other empowered agency. These plans and specifications have no enforcement of product type.
   b. The irrigation connection will be downstream of the metering device at a point where the maintenance responsibility of the purveyor ends.
2. To existing mainline of existing system, the connection will be made with material, type, size and methods as indicated on the irrigation plan sheets.
3. To a power source this will generally be at a service panel downstream of a metering device.

2.3 BACKFLOW PREVENTION DEVICES:

A. For potable water systems: Only potable water shall be used for hydrotesting, flushing, the operational test and the cross connection test (if required). Potable water shall be supplied through a separate temporary water meter obtained from the district and located at a district-approved potable water source. A reduced pressure principal backflow device shall be installed at ground level immediately downstream of the temporary potable water meter. A temporary high line shall be installed to supply the proposed recycled irrigation system during the construction and testing period.

B. Reduced pressure principle backflow preventers shall be brass, bronze, or epoxy coated cast iron bodies with all bronze or stainless steel trim and all moving parts of non-corrosive materials, and shall completely and positively prevent back-siphoning of water. The backflow preventer assembly shall include inlet and discharge shutoff ball valves with all risers, connectors, and appurtenances of copper pipe, conforming to WW-P-351, and copper fittings with pressure rating 1 conforming to ww-p-460. Backflow preventers shall be of the type and size designated on the drawings.

C. Atmospheric and anti-siphon backflow preventers shall be brass with non-corrosive parts and shall completely and positively prevent back-siphoning of water. Anti-siphon valves shall be convertible to automatic control. Backflow preventers shall be type and size as designated on the drawings.

D. For recycled water systems: spring check valve with Wye-strainer. Constructed of ASTM B-584 cast bronze. Check valve shall be in-line and spring loaded with stainless steel spring and brass seats. Wye strainer with EPDM O-Ring cap gasket. Wye strainer to be with 30 mesh stainless steel screen. Wye strainer shall have 1/2" bronze ball valve on the Wye leg. Sizes to match water meter. See legend for manufactures and part numbers.

E. Atmospheric and anti-siphon backflow preventers shall be brass with non-corrosive parts and shall completely and positively prevent back-siphoning of water. Anti-siphon valves shall be convertible to automatic control. Backflow preventers shall be type and size as designated on the drawings.

2.4 PRESSURE REGULATION DEVICES:

A. Pressure regulating valve body and bell housing shall be of bronze construction, rated at 300 PSI with all internal parts of stainless steel or other corrosion resistant material.

B. Pressure reg. valve shall allow adjustment of downstream pressure from 75 - 125 PSI

C. Pressure reg. valve shall be model 500HR as manufactured by Zurn/Wilkins, or approved equal.

2.5 AUTOMATIC IRRIGATION CONTROLLER:

A. Contractor shall furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems

1. Traditional control systems. Communication and power form controller to remote control valve by means of a separate station wire with common to each to each control valve location.
2. Two wire/decoder systems. Communication and power form controller to remote control valve by means of twisted pair control wires a plug-in decoder output module and addressed decoders at the control valve location.

B. Controller shall be housed in a sturdy, vandal-proof enclosure, manufactured of 14 gauge stainless steel; furnished for maximum protection, as called for on the drawings (size as required).

C. Controller shall be as specified by the model number shown on the plans and/or notes.

2.6 AUTOMATIC CONTROL STATION WIRE AND COMMUNICATION CABLE.

A. 2 Wire/Decoder systems:

1. Communication cable/wire shall be a 2-conductor control cable design consisting of direct burial, single conductor copper wire AWG-U.F., 600 VAC insulated with PVC and having a high density polyethylene direct burial jacket. The two-wires shall be arranged as a "twisted pair" within a separate PVC jacket. Wire will be listed as Type UF by UL or ETL or CSA approved for direct burial application.
2. "Decoder" control wire shall be model P7354D, as manufactured by Paige Electric and distributed by Hunter Industries as IDWIRE1 (14AWG) or IDWIRE2 (12AWG), or as specified as a part of the controller assembly.

B. Traditional Control Systems:

1. Control wire shall be direct burial, single conductor copper wire AWG-U.F., 600 VAC insulated with PVC and having a high density polyethylene direct burial jacket. Conductors to be listed as Type UF by UL approved for direct burial application. Control wire shall be P7263D as manufactured by Paige Electric, or equal.
   a. Insulation color of pilot wires (for each automatic control valve) shall be a different color wire for each automatic controller. Pilot wires for single controller installations shall be black.
   b. All pilot wire shall be #14 AWG minimum for all lengths to 1,200 feet.
   c. All pilot wire shall be #12 AWG minimum for all lengths in excess of 1,200 feet.
   d. Common wires shall be white with a different color stripe for each automatic controller. The color of stripe shall be equal to the color of the pilot wire.
   e. All common wires shall #12 AWG minimum.

C. Flow sensor communication cable:

1. Cable for flow sensors shall be a two conductor of ICEA class B, #16 AWG 7 strand, conforming to ASTM B-3 and B-8, aluminum shield with drain wire, and shall have a jacket of 0.50 sunlight and moisture resistant PVC as manufactured by Arizona Electric Fabrications, Inc. model #9516-2SP, or as noted in the plans.

2.7 FLOW, RAIN, MOISTURE SENSING DEVICES:

A. All sensing devices shall be as specified in drawings.

2.8 MASTER CONTROL / REMOTE CONTROL VALVES: AS SPECIFIED IN DRAWINGS.

A. Remote control valve (zone or station control valve) shall be normally closed electrically actuated, hydraulic diaphragm type. Valve shall include manual flow adjustment knob.

1. Brass valve body shall be constructed of brass or bronze and include all stainless steel seats, trim and bolt attachments.
2. Plastic valve body shall be constructed of glass reinforced nylon and/or PVC and include all stainless steel seats, trim and bolt attachments.

B. Master control valve (mainline valve) shall be either normally open or normally closed electrically actuated, hydraulic diaphragm type, as specified in the irrigation legend. Valve shall include manual flow adjustment knob.

1. Brass valve body shall be constructed of brass or bronze and include all stainless steel seats, trim and bolt attachments.
2. Plastic valve body shall be constructed of glass reinforced nylon and/or PVC and include all stainless steel seats, trim and bolt attachments.

C. Valves shall be operable manually without electricity by means of an internal bleed.

D. If specified in the plans, the valve shall have a pressure regulating module capable of regulating outlet pressure between 15 and 100 PSI (+or- 5 PSI). Module shall have an adjusting screw for setting pressure and a schrader valve connection for monitoring pressure. Pressure regulating module shall be adjusted at each valve for proper downstream pressure.

E. Valves shall be as specified in irrigation legend.

2.9 QUICK COUPLING VALVES:

A. Quick coupling valves shall be 2-piece brass body with stainless spring. Valve shall be type and size as specified on the drawings, and include the illustrated stabilization method and/or product as detailed.

B. Quick coupling valves servicing potable water irrigation systems shall accept a standard bayonet style key. Valve body shall be with locking yellow rubber cover.

C. Quick coupling valves servicing recycled water irrigation systems shall accept an acme-threaded key. Valve body shall be with locking purple rubber cover. Cover shall be marked "DO NOT DRINK" in Spanish and English, and the International "DO NOT DRINK" symbol. The warning shall be permanently molded on the cover.

D. Acme threaded quick coupling valves are not permitted on potable water systems.

E. Quick coupling key shall be of brass/bronze with swivel assembly. Supply a minimum of two (2) key/swivel assemblies for each type of quick coupling valve installed, or one (1) key/swivel assembly for each of five (5) quick coupling valves installed.

2.10 MAINLINE AND/OR MANIFOLD ISOLATION VALVES:

A. Ball valves: as specified in drawings.

B. Gate valves: as specified in drawings.

2.11 NON-PRESSURE LATERAL LINE ANTI-DRAIN VALVES:

A. Anti-drain valves shall be required to prevent low head drainage of irrigation water from sprinkler system at shut-down due to changes in elevation

B. Anti-drain valves shall be Hunter HCV-series, or approved equal.

2.12 MANUAL AND ANTI-SIPHON VALVES:

A. Manual and anti-siphon control valves shall be brass or plastic with non-corrosive internal parts and convertible to automatic control. Valves shall be the type and size as designated on the drawings.

2.13 VALVE AND PULL BOXES:

A. Master control valve/pressure reg. Assembly -for Recycled Water irrigation systems.

1. 1" valve assembly. Shall be 14"x20"x12" nom. Rect. Jumbo plastic valve box and 6" extension with lockable purple top. See irrigation legend and detail drawings.
3. 1-1/2" and 2" valve assembly. Shall be 17"x30"x18" nom. Rect. Jumbo plastic valve box and 6" extension with lockable purple top. See irrigation legend and detail drawings.

B. Master control valve/pressure reg. Assembly -for Potable Water irrigation systems.

1. 1" valve assembly. Shall be 14"x20"x12" nom. Rect. Jumbo plastic valve box and 6" extension with lockable green top, or with color as noted on the plans and legend. See irrigation legend and detail drawings.
2. 1-1/2" and 2" valve assembly. Shall be 17"x30"x18" nom. Rect. Jumbo plastic valve box and 6" extension with lockable green top, or with color as noted on the plans and legend. See irrigation legend and detail drawings.

C. Remote control valve, ball valve -for Recycled Water irrigation systems.

1. 10"x16"x12" nom. Rect. Plastic valve box with lockable purple top. See irrigation legend and detail drawings.

D. Remote control valve, ball valve -for Potable Water irrigation systems.

1. 10"x16"x12" nom. Rect. Plastic valve box with lockable green top, or with color as noted on the plans and legend. See irrigation legend and detail drawings.

E. Remote control valve/press. Reg. Assembly -for Recycled Water drip irrigation systems.

1. 10"x16"x12" nom. Rect. Plastic valve box with lockable purple top. See irrigation legend and detail drawings.

F. Remote control valve/press. Reg. Assembly -for Potable Water drip irrigation systems.

1. 10"x16"x12" nom. Rect. Plastic valve box with lockable green top, or with color as noted on the plans and legend. See irrigation legend and detail drawings.

G. Quick coupler valves -for Recycled Water irrigation systems.

1. 10" or 12"dia x 12" deep Round Plastic valve box with lockable purple top. See irrigation legend and detail drawings.

H. Quick coupler valves -for Potable Water irrigation systems.

1. 10" or 12"dia x 12" deep Round Plastic valve box with lockable green top, or with color as noted on the plans and legend. See irrigation legend and detail drawings.

I. Pull or splice boxes - shall be plastic valve box with lockable green top, or with color as noted on the plans and legend. See irrigation legend and detail drawings for the following conditions:

1. For 16 control wires or less -10" round box.
2. For more than 16 control wires or for conduited pull box -10"x16"x12" rect.

2.14 PIPE AND FITTINGS:

A. Polyvinyl chloride (PVC) pipe and fittings:

1. All on-site recycled water irrigation piping, and on-site potable water piping installed under this design shall be identified in accordance with the standards of the governing agencies; city, water district, department of health.
2. All PVC pipe shall be made from N.S.F. approved, Type1, Grade 1 PVC compound conforming to ASTM resin specification D1784. Pipe shall meet requirements set forth in federal specification PS-22-70 with an appropriate standard dimension ratio.
3. Furnish plastic pipe continuously and permanently marked with following information: manufacturer's name or trade mark, size, class and type of pipe, working pressure at 73.4 degrees F., and National Sanitation Foundation (N.S.F.) rating.
4. All pressure supply lines located upstream of remote control valves and quick couplers shall meet the following criteria:
5. All two (2) inch and larger sized pipe shall be class 315 polyvinyl chloride (PVC) with a standard dimension ratio (SDR) of 13.5; conforming to ASTM resin specification D1784 and product design specification ASTM D2241.
6. All one and one-half (1-1/2) inch and smaller sized pipe shall be schedule 40 polyvinyl chloride (PVC) conforming to ASTM resin specification D1784 and product design specification ASTM 1785.
7. All non-pressure distribution (lateral) lines located downstream of remote control valves shall meet the following criteria:
8. All non-pressure lateral lines shall be schedule 40 polyvinyl chloride (PVC) conforming to ASTM resin specification D1784 and product design specification ASTM D1785
9. Minimum lateral line pipe size is 3/4". 1/2" diameter pipe is not permitted.
10. No close nipples shall be used.
11. All on-site potable water piping shall be white PVC.
12. All on-site recycled water piping shall be purple colored PVC, continuously stenciled on opposite sides of the pipe with the words "caution-recycled water". Pacific plastic cycle flow recycled water pipe or equal.

B. Polyvinyl chloride pipe fittings and connections shall be produced from Type 1, Grade 1, polyvinyl chloride conforming to ASTM resin specification D1784. Fittings shall be high impact molded fittings, manufactured from virgin compounds as specified for piping tapered socket or molded thread type, suitable for either solvent weld or screwed connections. Machine threaded fittings and plastic saddle and flange fittings are not acceptable. Furnish fittings permanently marked with the following information: nominal pipe size, type and schedule of material, and national sanitation foundation (N.S.F.) seal of approval.

1. Fittings for pressure supply lines located upstream of remote control valves and quick couplers shall meet the following criteria:
2. Fittings shall be schedule 80 socket and/or threaded type conforming product design specification ASTM D2467 and ASTM D2464.
3. Fittings for non-pressure distribution lines located downstream of remote control valves shall meet the following criteria:
4. Fittings shall be schedule 40 socket and/or threaded type conforming product design specification ASTM D2466.
5. Sleeves servicing water lines and electrical conduit shall be schedule 40 polyvinyl chloride (PVC) conforming to ASTM resin specification D1784 and product design specification ASTM D1785
6. Solvent cements shall comply with ASTM D2564. Socket joints shall be made per recommended procedures for joining PVC plastic pipe and fittings with PVC solvent cement by the pipe and fitting manufacturer and procedures outlined in the appendix of ASTM D2564.
7. Thread lubricant shall be teflon ribbon-type, or approved equal, suitable for threaded installations as per manufacturer's recommendations.

C. Metallic pipe and fittings

1. Copper pipe shall be Type K hard copper. For plumbing installations between the water meter and the backflow prevention device as required by the district and illustrated by the water agency standards detail drawings.
2. Fittings for copper tubing shall meet ANSI B 16.22 wrought copper or cast brass, recessed solder joint type fittings.
3. Brass pipe shall be IPS standard weight 125 pounds, 85% red brass.
4. Brass fittings shall be standard 125 pound class 85% red brass fittings and connections.
5. Galvanized steel pipe shall be schedule 40 ASTM, 120-gip threaded, coupled and hot-dip galvanized.
6. Galvanized steel fittings shall be heavy pattern, banded, and galvanized malleable iron.

2.15 CONCRETE THRUST BLOCK AND SUPPORTS:

A. All concrete work shall be 2,000 psi minimum compressive strength at twenty-eight (28) days, 5 sack mix, tool finished on exposed surfaces.

2.16 WARNING / IDENTIFICATION TAPE:

A. Warning/identification tape materials shall conform to W.A.S part 2.08 of section 15000.

B. Marker tape shall be 5 Mil polyethylene, 3" wide with a 20 gauge solid aluminum foil core as manufactured by T. Christy enterprises at (800) 258-4583. Further marking tape shall meet the following criteria:

1. For constant pressure lines of systems connected to a potable water source, tape shall be blue in color with the words, "CAUTION WATER LINE BELOW" in 1" high black letters. Model number TA-DT-03-BW or equal.
2. For constant pressure lines of systems connected to a recycled water source, tape shall be purple in color with the words, "CAUTION RECYCLED/RECLAIMED WATER LINE BELOW" in 1" high black letters. Model number TA-DT-03-PRW or equal.
3. For control wire not installed with a constant pressure line, tape shall be red in color with the words, "CAUTION ELECTRICAL LINE BELOW" in 1" high black letters. Model number TA-DT-03-RE or equal.

2.17 RECYCLED WATER WARNING AND VALVE/STATION IDENTIFICATION TAGS:

A. Recycled water identification tags shall be weatherproof plastic 3" x 4", purple in color with words in black letters reading, "CAUTION-RECYCLED WATER- DO NOT DRINK", imprinted on one side and "PELIGRO-AGUA IMPURA - NO TOMAR", printed on the other side.

B. Warning tags shall be model # ID -MAX-P2-RC006 manufactured by T. Christy enterprises, or equal.

1. Valve/station identification tags for recycled water systems shall be weatherproof plastic 3" x 4", purple in color with controller and station number printed in 1-1/8" high black letters. Tags shall be model # ID -STD-P1 as manufactured by T. Christy enterprises, or equal.
2. Valve/station identification tags for potable water systems shall be weatherproof plastic 3" x 4", yellow in color with words in black letters reading, "POTABLE WATER USED FOR IRRIGATION - DO NOT DRINK", imprinted on one side. On the blank side the contractor shall provide the controller and station number in 1" high, black letters/numbers using permanent weatherproof ink. Tags shall be model # ID -MAX-Y2-PW016 as manufactured by T. Christy enterprises, or equal.
3. Weatherproof black ink marker to be model # ID-TAGPEN as manufactured by T. Christy enterprises, or equal.

2.18 SPRINKLERS AND BUBBLERS:

A. Sprinkler heads shall be of the types and sizes with diameter (or radius) of throw, pressure, nozzle discharge and/or other designations indicated on the irrigation sprinkler head legend of the plans.

B. All sprinkler heads of the same type and size shall be of the same manufacturer. Heads shall be equipped with all options and equipment per the irrigation sprinkler head legend.

C. All sprinkler heads shall be equipped with a manufacturer installed internal check valve, when available.

D. All sprinkler heads used on recycled water systems shall be equipped with manufacturer's purple top.

2.19 DRIP EQUIPMENT (SEE IRRIGATION LEGEND, NOTES AND DETAIL DRAWINGS):

A. Pressure Regulators:

1. Pressure regulating valve for drip systems, as part of the zone control valve assembly shall be a factory calibrated, pre-set type. Regulator will be capable of reducing the downstream pressure to 25-40 PSI depending on system design parameters and specified model.
2. Pressure regulator shall be constructed engineering-grade thermoplastics with internal elastomeric seals and a reinforced elastomeric diaphragm. Regulation shall be accomplished by a fixed stainless steel compression spring, enclosed in a chamber isolated from the normal water passage.
3. Pressure regulating valve shall be as specified in the irrigation legend and sized according to flow and pressure requirements as described in the detail drawings.

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

LANDSCAPE ARCHITECT TO CONVERT FIELD REDLINES OF CONSTRUCTION CHANGES TO BLACK LINES ON THIS DRAWING SET, AND SUBMIT TO OWD FOR REVIEW AND APPROVAL.

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: THOMAS A. PICARD R.L.A. # 4001

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT THOMAS A. PICARD 4001 CALIFORNIA Expires 30 Sep 23 Renewal Date 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	NO SCALE
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4244) MELL-MON @ CL-INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal N / A
Vertical

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD Date 02 Dec 22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION SPECIFICATIONS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-18
Sheet 51 of 107

OWD PERMIT #PLR-22-007 OWD 20 of 22

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\20221202\Village 8 Park Support Sheets.dwg\LI-18\2 Dec 2022 11:54 AM by: Rick Dortch

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

B. Strainer / Filter:

1. Screen filter for drip systems shall be a basket type body constructed of high impact thermoplastics. Screen element shall be manufactured of a stainless steel mesh screen element fitted to a polypropylene frame. Screen shall with 200 mesh minimum.
2. Screen filter shall be sized according to notes in the detail drawings and legend.

C. Drip Lateral Blow-Out:

1. Drip lateral blow-out shall be a manual device fabricated as detailed. Manual flushing at regular intervals will allow high flow velocity for sediment removal.

D. Drip Lateral Air/Vacuum Relief Valve:

1. Drip system air/vacuum relief valve shall be a true vacuum relief appurtenance.
2. Drip lateral air/vacuum relief valve to be model AVR050 as manufactured and distributed by the Rain Bird and assembled as shown on the detail drawings.

E. Drip Tubing (lateral):

1. Drip tubing shall be constructed of premium grade, linear, low density, polyethylene resin with 2% carbon black added for U.V. protection.
2. Drip tubing shall be with integral pressure compensating emitters, pre-inserted within the tubing interior during the extrusion process.
3. Tubing to be model XFS as listed in the irrigation legend and as manufactured for and distributed by Rain Bird.

F. Drip fittings: all drip fitting for the joining of drip tubing shall be model XF insert fittings and/or Twist Lock fittings as recommended by the tubing manufacturer.

G. Drip stakes or staples: drip stakes or staples for securing drip tubing shall be constructed of 11 gauge galvanized steel wire, shaped as a "U" with 6" legs as manufactured by Western Green, or equal.

PART 3 - EXECUTION

3.1 GENERAL:

D. Plans are diagrammatic. All piping, valve boxes, and associated equipment shall be located in landscape areas. No irrigation equipment shall be located in hardscape. Group valve boxes together and locate in shrub areas, whenever possible.

E. Unless otherwise indicated: contractor shall comply with requirements of uniform plumbing code.

F. Plant material installed prior to irrigation: all 24" box size and larger shall be planted prior to the installation of irrigation piping within the immediate area.

G. Water pressure verification: at each point of connection, prior to initiating work, notify the owner's authorized representative if pressure is less then indicated on drawings. Contractor is responsible for all field revisions if owner's authorized representative is not informed of discrepancies and any required mitigation not considered.

H. All scaled dimensions are approximate. The contractor shall check and verify all dimensions on the site prior to proceeding with work under this contract.

I. 14 days prior to any excavation, the contractor shall notify the utility Underground Service Alert (Dig Alert) of Southern California at 1-800-227-2600. And submit all necessary information regarding the project and location.

J. The contractor shall locate and mark all existing utilities such as power, telephone, domestic water, water, and tile drains. Extreme care shall be taken by the contractor when excavating or working in these areas and coordination and cooperation between the owner's representative and the contractor is required as the work progress to the area. Contractor shall give 24 hours notice to representative as work progresses to underground utility areas. Contractor shall be responsible for damage to any utilities.

K. Should utilities marked and located or, be found during excavation, the contractor shall immediately discontinue with work in the area, except necessary emergency work, to repair or prevent damage and promptly notify the owner of the incidence and to obtain instructions. No other work shall commence instructed by the owner or owner's representative.

L. Failure to notify the owner of discovery of such utilities or damage thereto will result in the contractor being liable for any and all damage caused to the utilities as a result of his actions.

M. The contractor shall, before starting work on the sprinkler system, carefully note all finish grades in order to satisfy the contractor that work may proceed, and to restore finish grades to original contours before completion.

N. The installation of all sprinkler materials, including pipe, shall be coordinated with the landscape drawings to avoid interfering with the trees, shrubs, or other planting.

O. Lay out drip irrigation grid and/or sprinkler heads and make any minor adjustments required due to difference between site and drawings. Any such deviations in layout shall be within the intent of the original drawings, and without additional cost to the owner. When directed by the owner, the layout shall be approved before installation.

P. Do not willfully install any part of the irrigation system as indicated on the drawings when it is obvious in the field that previously unknown obstructions or grade differences exist, that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect.

Q. The contractor shall connect to the water source as indicated on the drawings. The contractor shall verify static pressure as stated on the plans prior to beginning work. If location, static pressure or size of point of connection (POC) differ from that shown on the plans, the contractor will promptly notify Landscape Architect before starting work.

R. The routing of the pressure supply lines as indicated on the drawings is diagrammatic. Locate all pressure supply lines in planting areas. Cross perpendicular under pavement in a sleeve as described in these specifications.

3.2 POINT OF CONNECTION:

D. On new installations- connect to existing street service line downstream of metering device at approximate location indicated on the plans and in accordance to the governing agencies.

E. On refurbishment or retrofit installations- connect to existing irrigation mainline line approximately where shown. Insure all connections are downstream of metering device and required backflow prevention device in accordance to the governing agencies.

3.3 BACKFLOW PREVENTER:

A. Backflow preventer assembly shall be installed in accordance with manufacturer's specifications and the requirements of all governing agencies, located and as directed on drawings adjacent to the point of connection, and shall conform to all applicable health code and ordinance requirements.

B. Backflow preventer assemblies shall be located in shrub areas where possible. Exact location and positioning shall be verified on the site and shall be approved by the governing agency and the owner's representative.

C. Backflow preventer assemblies for potable water irrigation systems shall be painted blue.

D. Backflow preventer assemblies for recycled water irrigation systems shall be painted purple.

3.4 PRESSURE REGULATION DEVICES:

A. Pressure regulation devices shall be installed as directed by the plans and detail drawings.

3.5 AUTOMATIC CONTROL SYSTEM:

A. Automatic controller shall be installed as shown and as directed. Controller shall be tested with complete electrical connections. The contractor shall be responsible for power to the controller for operation and testing purposes.

B. Connections to control wiring shall be made within automatic controller enclosure. All wire shall follow the pressure main insofar as possible.

C. Electrical wiring for 120 VAC power shall be within a rigid PVC plastic conduit from controller to electrical outlet. The electrical contractor shall be responsible for installing all wiring to the sub-panels, clocks, or elsewhere as required, in order to complete this installation. A disconnect switch shall be included within the controller enclosure.

D. Earth grounding shall be connected via a factory supplied copper ground lug inside the controller, for connection to earth ground hardware via 6 AWG (4mm dia.) copper wire (see ASIC earth grounding guideline 100-2002 for details of earth grounding irrigation control systems available online at www.ASIC.org). Ground wire shall be extended underground, at right angles to any communications wiring, to approved direct burial earth grounding hardware at least 8 ft./2.5m from the controller location. Earth ground shall be have an impedance of 10 OHMS or less, or shall meet the standards of the earth grounding guideline cited above.

E. System enclosures shall be equipped with an automatic rain shut-off device.

F. Control system shall be programmed to operate one system at a time unless noted in the scheduling guidelines.

G. In the case of new system installation, prior to substantial completion of project installation, the contractor shall cause the control system to be tested and certified by the manufacturer's representative at no additional cost to the owner. Testing and certification must include the entire operation of the controller, flow sensing, weather sensing, operation of station and master control valves, and proper grounding of the controller .

H. For certification and project turn-over contact:

Controller assembler - Imperial Technical Services (714) 696-7535.

3.6 AUTOMATIC CONTROL WIRE AND COMMUNICATION CABLE: LOW VOLTAGE

A. Install control wire "2-wire" decoder cable from the controller to all decoders. Decoder cable shall be routed with the irrigation mainline piping in common trenches wherever possible.

1. The two-wire paths shall be Paige Electric #P-7354-D and be a separate color for each controller. As an example:
   a. Model # 170801GY. Gray.
   b. Model # 170801BU. Blue.
   c. Model # 170801YL. Yellow.
   d. Model # 170801OG. Orange.
2. When not routed with mainline, install control wires at least 18" below finish grade.
3. Decoder cable Control wire to run through sleeves shown on the drawings. Pull boxes shown at crossings of vehicular paving are to be used as hand-holes and/or splice locations. Decoder cable conduit to be separate from water lines and 120VAC electrical service line.
4. All splices, when approved for use, shall be encased in pre-approved waterproof connectors as model # 3M DBR/Y6 as manufactured by the 3M Company.
5. There shall be no branching of the two wire path. The two wire path shall be continuous from the controller to the farthest valve on each leg of the mainline run.

B. Install flow sensor communication cable from controller/satellite to sensor within 1" PVC SCH. 40 conduit as noted and detailed. Splices on the flow sensing cable are permitted only at the flow sensor within the valve box. Water proof connectors shall DBR/Y 6 splice kit as manufactured by the 3M Company.

C. Install control wire from controller/satellite to master control valve within 1" PVC SCH. 40 conduit as noted and detailed.

3.7 FLOW, RAIN, MOISTURE SENSING DEVICE:

A. All sensing devices shall be located and/or arranged approximately as indicated on plans and subject to field approval by the owner's representative and/or Landscape Architect.

1. In general locations shall be as follows:
   a. Flow sensing - located downstream of master control valve on common mainline section.
   b. Rain sensing - located to provide a clear view of the sky and where it will not be affected by spray from an irrigation system.

B. All sensing devices shall be installed per Manufacturer's directions, instructions and specifications.

C. Each controller assembly shall be equipped with its own rain sensing device, unless system is operated by a central control system.

D. Each controller assembly shall be equipped with its own flow sensing device.

3.8 MASTER CONTROL / REMOTE CONTROL VALVE:

A. Locate and install in level ground within shrub areas, at approximate locations as shown on the drawings.

B. Installation shall include a PVC or brass union on the downstream side of the valve. All connections to valves shall be made horizontally.

C. Locate master control valve on common mainline section downstream of the backflow prevention equipment and upstream of the flow sensing device.

D. Where possible, valves shall be grouped together in a manifold downstream of a manifold isolation valve as detailed and shown on the plans.

3.9 QUICK COUPLING VALVES:

A. Where possible, install quick coupling valves in shrub areas, at approximate locations as shown on the drawings.

B. Quick coupling valves shall be installed within a valve box and include stabilizing features as detailed and specified in part 2 of these specifications. Valve and box shall be located to allow approximately 12 inch clearance from valve box to paving, walks, headers or curbs, and as shown on plans and as directed.

3.10 MAINLINE AND MANIFOLD ISOLATION VALVES (BALL VALVE OR GATE VALVE):

A. Isolation valves shall be installed to isolate individual valves or valve manifolds and/or sections of the irrigation mainline.

B. Mainline isolation valves shall be installed to section the irrigation mainline into manageable areas, to limit draining or complete shut-down of mainline during repairs.

C. Isolation valves shall be installed as illustrated by detail drawings.

D. Wherever possible, install isolation valves in shrub areas, at approximate locations as shown on the drawings.

3.11 NON-PRESSURE LATERAL LINE ANTI DRAIN VALVES:

A. Provide manufacturer's installed anti-drain valves in all pop-up sprinkler heads.

B. Where manufacturer's installed anti-drain valves are not available install anti-drain valves on pop-up sprinkler swing joint assembly or the riser below the head for shrub heads on risers.

C. Where change of elevation in the non-pressure plumbing (lateral lines) exceeds the "hold-back" of the manufacturer's installed anti-drain valve, additional in-line anti-drain valves shall be installed to prevent low head drainage after the system is shut off.

1. Where operational flow is up-hill, a swing check valve will be used.
2. Where operational flow is down-hill, a spring check valve will be used.
   a. Spring check valves must be adjusted for the particular local conditions.

3.12 MANUAL AND ANTI-SIPHON VALVES:

A. Manual and anti-siphon control valves are typically used for private residential yards when included in an erosion control plan package.

B. Manual and anti-siphon control valves shall be installed as directed by the plans and detail drawings.

3.13 VALVE AND PULL BOXES:

A. Install no more than one valve per box as detailed.

B. Valve boxes shall be installed on level ground within planted areas adjacent to paved surfaces with clearance as detailed, where possible.

C. Unless otherwise noted on plans and/or detail drawings, valve boxes shall be set at heights as follows:

1. In shrub areas - top of cover set one inch above finish grade.
2. In turf areas - top of cover set one-half inch above or even with finish grade

D. In all conditions - top of cover will be set no higher than adjacent paving surface. At no time will a valve box represent a tripping hazard by being set proud of adjacent curb or pedestrian paving.

E. On the inside surface of each remote control valve box, pull box and quick coupling box, write the valve designation number in permanent black marker or paint. Do not write on valve box lid.

F. All valve box lids shall be "branded", with hot iron, to identify included equipment as shown in the valve box I.D. detail drawing.

G. In addition to the "PB" identification on the lid of a pull box, where pull boxes are located at street crossings, the contractor shall stamp or etch the letter "E" into the improvement directly over the sleeve.

H. When control wire is specified to be installed within conduit, pull boxes should be installed at no more than 250' feet apart (with 3' loop in each box) and at each change of direction to facilitate installation.

3.14 INSTALLATION OF PIPE AND FITTINGS:

A. Installation of polyvinyl chloride (PVC) pipe:

1. Because of the fragile nature of PVC pipe and fittings, exercise caution in handling, loading and storing, to avoid damage.
2. The pipe and fittings shall be stored under cover until used and shall be transported in a vehicle with a bed long enough to allow the length of pipe to lay flat so as not be subjected to undue bending or concentrated external load at any point.
3. Any pipe that has been dented or damaged shall be discarded unless such dent or damaged section is cut out and pipe rejoined with a coupling.
4. Trench depth shall be as specified above from the finish grade to the top of the pipe. The bottom of the trench shall be free of rocks, clods, and other sharp-edged objects.
5. Pipe ends and fittings shall be wiped with "MEK" primer, or approved equal, before welding solvent is applied. Welded joints shall be given a minimum of 15 minutes to set before moving or handling. All field cuts shall be beveled to remove burrs and excess material before fitting and gluing together.
6. Pipe shall be snaked from side-to-side of trench bottom to allow for expansion and contraction.
7. Center load pipe with sufficient, approved backfill to prevent arching and slipping under pressure. Leave joints exposed for site observation during testing.
8. No water shall be permitted in the pipe until site observation has been completed and a period of at least 24 hours has elapsed for solvent weld setting and curing.
9. PVC to metal joints shall be made with a PVC female adapter and metal nipple hand tightened, plus one turn with a strap wrench.
10. PVC to PVC joints: solvent-weld, using solvent recommended by pipe manufacturer only.
11. Solvent-weld joints: assemble per manufacturer's recommendations.
12. Provide minimum of 6" of clearance between pipes sharing the same trench.
13. All sleeves for installation of pipe, wire or wire conduit under paving shall run continuously under the paved area and extend a minimum of 12 inches past edge of hardscape. See detail drawings.

B. Installation of metallic pipe:

1. Cut by power hacksaw, circular cutting machine using an abrasive wheel, or hand hacksaw. Cut no piping with metallic wheel cutter of any description. Ream and remove rough edges of burrs so smooth and unobstructed flow is obtained.
2. Carefully and smoothly place thread lubricant on male thread only. Tighten screwed joints with tongs or wrenches. Caulking is not permitted.
3. Use dielectric fittings at connection where pipes of dissimilar metal are joined.

C. Excavation of trenches:

1. Excavate trenches, prepare sub grade, and backfill to line and grade with sufficient room for pipe fittings, testing and inspecting operations. Do not backfill until the pipe system has been subjected to a hydrostatic test as specified.
2. Trench depth, measured from finish grade to top of pipe, for irrigation pipe lines shall be as follows:
   a. R.W. and P.W. pressure mainline:
      2-1/2" smaller 18" min.
      6" and larger 30" min.
   b. R.W. and P.W. non-pressure lateral line:
      2-1/2" smaller 12" min.
      3" and larger 18" min.
   c. R.W. and P.W. pressure line in sleeve under paving:
      Vehicular paving 36" min.
      Pedestrian paving, 18" min.
      Walls or drainage features 18" min.
   d. R.W. and P.W. non-pressure line in sleeve under paving:
      Vehicular paving 36" min.
      Pedestrian paving, 18" min.
      Walls or drainage features 18" min.
   e. Electrical and communication cable in sleeve under paving:
      Vehicular paving 36" min.
      Pedestrian paving, 18" min.
      Walls, other features 18" min.
3. Subsoil shall be free of all rocks over one (1) inch diameter, debris, and litter prior to use as backfill.
4. Repair any leaks and replace all defective pipe or fittings until lines meet test requirements. Do not cover any lines until they have been checked and approved for tightness, quality of workmanship and materials.
5. Backfill trenches, after approval of piping, with suitable and approved material, tamp soil around pipe and thoroughly compact all trench fills until 90% compaction has been achieved.
6. Backfill material shall be an approved soil, free from rocks and clods. Provide backfill under, around and above top of pipe for PVC plastic pipe and brass piping.

3.15 CONCRETE THRUST BLOCKS AND SUPPORTS:

A. Thrust blocks and footings shall be formed and placed on ninety-percent (90%) minimum compacted or undisturbed sub grade. Construct to shapes specified and parallel to walkways. Tool finish exposed surface.

3.16 WARNING / IDENTIFICATION TAPE:

A. Warning/identification tape shall be installed on all onsite potable and recycled lines as shown in the detail drawings and/or as required by local jurisdiction.

3.17 RECYCLED WATER WARNING AND VALVE/STATION IDENTIFICATION TAG:

A. Provide and install as directed by the plans and detail drawings and as required by the district.

B. Recycled water warning tag shall be installed as directed by the plans and detail drawings and as required by the district.

C. Valve/station identification tag shall be installed as directed by the plans and detail drawings.

3.18 SPRINKLER AND BUBBLER HEADS:

A. All sprinkler heads shall be installed as per details shown.

B. Shrub heads on risers are not permitted adjacent to paving surfaces, headers, at top of retaining walls, in front of project signage or in turf areas.

C. Top of pop-up sprinkler heads shall be installed flush with adjacent paving surface. At no time will a sprinkler head represent a tripping hazard by being set proud of adjacent curb or pedestrian paving.

D. Pop-up sprinkler heads shall be installed approximately four inches away from any paving surface. In shrub areas, where pop-up sprinkler heads are located at the head on a parking stall, pop-up sprinklers shall be located eighteen inches from back of curb.

E. Sprinkler heads shall be located or adjusted to minimize or eliminate over-spraying on sidewalks, streets, windows, walls and all other non-designated use areas.

F. Sprinkler heads within the same circuit shall be of the same manufacturer and series and have a uniform precipitation rate.

G. Spacing of sprinkler heads shall not exceed maximum distances as indicated in the irrigation legend.

H. Adjust nozzles arcs and pressure compensating devices to suit any particular conditions of the area. This shall be done after the system has been thoroughly tested, immediately after written notification by the Landscape Architect to do so.

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

LANDSCAPE ARCHITECT TO CONVERT FIELD REDLINES OF CONSTRUCTION CHANGES TO BLACK LINES ON THIS DRAWING SET, AND SUBMIT TO OWD FOR REVIEW AND APPROVAL.

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: THOMAS A. PICARD R.L.A. # 4001

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA — Signature 30 Sep 23 Renewal Date 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	NO SCALE
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A, Vertical

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD Date 02 Dec 22 R.L.A. No. 4001

Approved: Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION SPECIFICATIONS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-19
Sheet 52 of 107
OWD 21 of 22

OWD PERMIT #PLR-22-007

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\20221202\Village 8 Park Support Sheets.dwg\LI-19\2 Dec 2022 11:54 AM by: Rick Dortch

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

3.19 DRIP IRRIGATION EQUIPMENT: SEE DETAIL DRAWINGS.

A. Pressure regulators:

1. Pressure regulating shall be an integral part of control valve manifold as detailed.

B. Strainer/filter units:

1. Screen filter shall be an integral part control valve manifold as detailed.

C. Drip lateral blow-out:

1. Drip lateral blow-out shall be contractor fabricated as detailed.
2. Drip lateral blow-out shall be installed at hydraulic end points (single drip lines or exhaust manifolds) within valve box as detailed.

D. Drip lateral air/vacuum relief valve:

1. Drip lateral air/vacuum relief valve shall be installed at local high points to allow air to enter the laterals upon system shut-down to eliminate a vacuum condition that may draw contamination into the system as shown on the drawings these valves are placed on, at or, near manifolds so that all laterals can "see" the vacuum relief.
2. Drip lateral air/vacuum relief valve shall be installed within valve box as detailed.

E. Drip tubing (lateral):

1. Drip tubing for subsurface irrigation of dense shrub and/or ground cover plantings shall be installed in a grid network with emission point and lateral spacing as listed in the irrigation legend, as illustrated by the plans and detail drawings and as noted.

F. Installation method:

1. Drip tubing can be place and secured to prepared and finished grade minus 4.5" then covered to specified depth with approved top soil.
2. Drip tubing can be secured to bottom of shallow "slit" trenches then covered to specified depth with approved top soil.
3. Installation of tubing is critical and at all times during installation must be protected to absolutely prevent introduction of debris.
4. After drip tubing installation and before attachment to inlet and/or exhaust manifolds or to air vacuum relief valves tubing to be protected by contractor chosen method of kinking or plugging of exposed ends.
5. Distribution tubing: distribution tubing shall be used to locate emission points as detailed. Tubing shall be provided with 4" of soil cover as noted.
6. Drip fittings: all drip fitting for the joining of drip tubing shall be installed so that tubing butts to the stop as instructed by the manufacturer.
7. Drip stakes or staples: drip stakes or staples for securing drip tubing shall be installed so that no tubing becomes kinked as instructed by the manufacturer.

3.20 FOR TECHNICAL ASSISTANCE DURING INSTALLATION CONTACT:

A. For new control systems - Contact manufacturer and/or the control system assembler, Imperial Technical Services

B. For subsurface drip irrigation - Contact the manufacturer.

C. For Booster Pump Assemblies - Contact the assembler

3.21 FLUSHING SYSTEMS:

A. After piping and risers are in place, but prior to the installation of the sprinkler heads, a full head of water shall be used to flush out the system. After system is thoroughly flushed, cap all risers.

3.22 TESTING:

A. Testing shall be conducted in the presence of city and water district inspectors and the Landscape Architect as required. Notify appropriate party in writing when testing will be conducted.

B. Testing of control wire and/or communication cable-

1. Prior to backfill of trenches each circuit shall be tested for continuity.
2. Each control wire and/or communication cable shall be tested for leaks to ground with an ohm meter after each interconnect circuit has been installed and connections have been made. No circuit checking lower than 1 mega ohm will be acceptable.
3. The contractor will provide written verification of the wire continuity test at no additional cost.

C. Testing of pipe -

1. Prior to backfill of trenches all pipe and pipe joints shall be tested.
2. In preparation for the pressure test, pipe lines are to be center-loaded with approved backfill to prevent arching. However, all pipe and fitting joints are to be completely visible.
3. All pressure mainlines shall be tested under hydrostatic pressure of 150 lbs. per square inch. All non-pressure lateral lines shall be tested under the existing static pressure.
4. Test pressure shall be sustained in the lines for not less than four hours. If leaks develop, the joints shall be replaced and the test repeated until the entire system is proven watertight.
5. Pressure test shall be observed and approved by city and water district inspectors, Landscape Architect and/or other authorized owner representative prior to backfill. All pipelines shall be proven watertight. (Contractor to supply all hydrostatic test equipment needed for testing.
6. Backfilling trenches prior to inspection will not be allowed and all prematurely filled trenches shall be subject to reopening as directed by the inspecting parties.

D. Testing of system performance (coverage test)-

1. Overhead systems

a. Operational testing shall occur after backfill pipelines is complete and, all sprinkler heads adjusted to final position. Performance will illustrate complete coverage (head-to-head) without overspray.

b. After completion of landscape work, carefully adjust heads so they will be flush with lawn areas or not more than 1" above finish grade in groundcover areas. At no time will a sprinkler head or valve box be above adjacent curb or pedestrian paving.

2. Drip systems

a. Operational testing shall occur after drip lines are placed and staked in position. For sub-surface installations testing shall be prior to backfill of the drip lines. Observation for this test will note that all joints are secure, correct drip line position provides the specified emission point spacing. Performance will illustrate, by wetted pattern, that all emitters are operational.

E. Report of test and acceptance

a. Observation of the required testing shall be submitted to the authorized owner representative. Acceptance of the systems complete is the decision of the owner.

3.23 SITE OBSERVATION VISITS BY THE ARCHITECT:

A. In all cases where site observation visits of the irrigation system work are required and/or where portions of the work are specified to be performed under the direction and/or site observation of the architect, city inspector or the owner's authorized representative, the contractor shall notify the appropriate party at least three (3) working days in advance of the time such site observation and/or when direction is required.

B. Site observation will be required for the following parts of the work:

1. Upon installation of sleeves, mainlines and lateral lines; when pipes are laid and are to be submitted to pressure tests. Do not cover any lines until they have been checked, pressure tested and approved. For the pressure test, backfill only the middle of pipe sections to prevent arching during this test. All fittings must be completely visible
2. Upon installation of subsurface drip lines, inlet air/vacuum relief and exhaust manifolds. Drip system control valve, filter, and pressure regulator. Drip lines are to be exposed for observation of line depth for cover, emission point spacing, discharge performance, depth of fitting insertions, installation of all appurtenances connected to the drip system.
3. Upon installation and testing of valves, quick couplers, devices, automatic controllers, and control valves and wires. This observation can coincide with other site visits.
4. When the irrigation system is completed prior mulching, the contractor, in the presence of the city inspector and architect, shall perform a coverage test to determine if the coverage of water afforded the plantings is complete and adequate without overspray beyond the intended area of coverage. The contractor shall furnish all materials and perform all work required to correct any inadequacies at no additional expense to the owner.
5. Final site observation visit by the architect and performance test shall be at the same time as the final site observation of the specified landscape maintenance period work.

3.24 IRRIGATION SYSTEM MAINTENANCE

A. General irrigation system maintenance:

B. As a standard practice, the irrigation systems shall be maintained in a continuous and proper working condition for the entire maintenance period

C. It is the contractor's responsibility to maintain the irrigation systems in a proper working condition at all times. This includes, but is not limited to:

1. Continuously monitoring and adjusting the sprinklers to insure proper coverage, while avoiding over-spray.
2. Insuring proper operation of all irrigation appurtenances.
3. Monitoring, adjusting and recording irrigation scheduling, as required.
4. Responsibly applying water efficiently and below the water district's "Maximum Applied Water Allowance" (MAWA), as provided in the approved plans.

D. As shrubs mature, risers may need to be used to extend over the top of the shrubs or ground-covers to provide proper coverage.

E. Shrubs may not be pruned to accommodate irrigation coverage being block by foliage. The contractor shall submit a change order to the owner for approval, if additional sprinklers are required to provide adequate coverage.

F. The maintenance foreman shall have the experience and knowledge to operate and repair all equipment specified on this project. This includes sprinklers, drip lines, individual drip emitters, appurtenances and the irrigation control system.

G. Irrigation repairs & replacements

H. Irrigation components will require routine repair, adjustments and replacement. Repairs to any irrigation system shall be done in accordance with the original installation details.

I. All materials used in repairs are to be of the same make and kind as originally installed.

J. Substitutions shall not be allowed unless the originally specified equipment has been discontinued by the manufacturer. Any proposed replacement equipment for discontinued irrigation materials must adhered to the original design criteria, maintaining coverage uniformity, flow rates and precipitation rates. All proposed substitutions shall be approved by the owner's representative.

3.25 WATER USE

A. The contractor is limited by the MAWA, as dictated by the governing agency and/or illustrated by the irrigation plans.

3.26 MAINTENANCE PERIODS

A. All areas proposed to be maintained as part of the project, shall be maintained for a period of no less than six (6) months, or as specified in the general conditions defined by the Landscape Architect.

B. The maintenance period shall begin on the first day after all of the work (as defined in the contractor's scope of services), is complete and accepted with written approval from the owner's representative.

C. The contractor's maintenance period will be extended when it is of the opinion of the owner's representative that the contractor has not fulfilled their maintenance responsibilities, as defined in their contract. The contractor will be responsible (at their expense), for the additional maintenance required until the area is in an acceptable condition, as determined by the owner's representative in accordance with contractual standards.

END OF SECTION 328000

OTAY WATER DISTRICT RECYCLED WATER NOTES

1. ALL ON-SITE IRRIGATION IMPROVEMENTS SHOWN ON THESE PLANS ARE PART OF A RECYCLED WATER DISTRIBUTION SYSTEM. NO CONSTRUCTION WILL BE ALLOWED UNTIL ALL APPROVALS HAVE BEEN OBTAINED.
2. CROSS CONNECTIONS BETWEEN RECYCLED WATER LINES AND POTABLE WATER LINES ARE STRICTLY PROHIBITED.
3. USE OF RECYCLED WATER SHALL ADHERE TO TITLE 22, DIVISION 4, CHAPTER 3 OF THE CALIFORNIA CODE OF REGULATIONS AND THE CURRENT RULES, REGULATIONS AND SPECIFICATIONS OF THE DISTRICT.
4. OTAY WATER DISTRICT INSPECTION SHALL BE NOTIFIED FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.
5. PUBLIC FACILITIES, SUCH AS DRINKING FOUNTAINS, COMFORT STATIONS, AND PLAYGROUND EQUIPMENT DO EXIST ON THIS PROJECT. THERE ARE NO FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.
6. ALL ON-SITE RECYCLED WATER IRRIGATION PIPING AND ON-SITE POTABLE WATER PIPING INSTALLED UNDER THIS DESIGN SHALL BE IDENTIFIED IN ACCORDANCE WITH THE DISTRICT STANDARD SPECIFICATIONS.
7. ALL ON-SITE RECYCLED WATER PIPING SHALL BE PURPLE COLORED PVC, CONTINUOUSLY STENCILED ON OPPOSITE SIDES OF THE PIPE WITH THE WORDS "CAUTION - RECYCLED WATER". APPROVED MANUFACTURERS OF THIS PIPE CAN BE FOUND IN THE DISTRICTS' "APPROVED MATERIALS LIST".
8. ALL ON-SITE POTABLE WATER LINES SHALL BE WHITE OR BLUE UNLESS OTHERWISE APPROVED BY THE DISTRICT.
9. UNLESS OTHERWISE DIRECTED BY THE DISTRICT, A 10-FOOT HORIZONTAL AND 1-FOOT VERTICAL SEPARATION BETWEEN POTABLE WATER AND CONSTANT PRESSURE RECYCLED WATER LINES SHALL BE MAINTAINED AT ALL TIMES. THE POTABLE LINES SHALL BE INSTALLED ABOVE THE RECYCLED LINES UNLESS OTHERWISE APPROVED BY THE DISTRICT OR DEHQ.
10. WHERE POTABLE LINES AND CONSTANT PRESSURE RECYCLED WATER LINES CROSS, THE RECYCLED WATER LINE SHOULD BE INSTALLED BELOW THE POTABLE WATER LINE IN A SCHEDULE 40 PURPLE COLORED PVC SLEEVE. THE SLEEVE SHALL EXTEND 10-FEET ON EITHER SIDE OF THE POTABLE LINE, FOR A TOTAL OF 20-FEET.
11. A MINIMUM VERTICAL SEPARATION OF 12 INCHES SHALL BE MAINTAINED BETWEEN UTILITIES AT ALL TIMES UNLESS OTHERWISE APPROVED BY THE DISTRICT.
12. HOSE BIBS ARE STRICTLY PROHIBITED ON RECYCLED WATER SYSTEMS.
13. ALL SPRAY HEADS, VALVE BOXES, AND QUICK COUPLER VALVES SHALL BE CLEARLY COLOR CODED (PURPLE) TO INDICATE THE USE OF RECYCLED WATER.
14. RECYCLED WATER LINES SHALL NOT CROSS ROADS, STREETS, OR EASEMENTS UNLESS SPECIFICALLY SHOWN ON THESE PLANS.
15. ALL CONSTANT PRESSURE LINES SHALL BE TESTED WITH HYDROSTATIC PRESSURE AS REQUIRED IN THE DISTRICT STANDARD SPECIFICATIONS. NO LEAKS SHALL BE ALLOWED. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT FOR HYDROSTATIC TESTS. THESE TESTS SHALL BE WITNESSED BY A REPRESENTATIVE OF THE DISTRICT.
16. ALL SIGNAGE SHALL BE APPROVED AND INSTALLED PRIOR TO ENERGIZING THE SYSTEM WITH WATER. A SIGNAGE PLAN INDICATING USE OF RECYCLED WATER SHALL BE SUBMITTED TO THE DISTRICT FOR APPROVAL PRIOR TO INSTALLATION. AS A MINIMUM, SIGNS MUST BE POSTED AND WRITTEN IN ENGLISH AND SPANISH WITH THE INTERNATIONAL SYMBOL (DO NOT DRINK).
17. ALL METER SIZES SHALL BE VERIFIED BY THE DISTRICT. FINAL DETERMINATION OF METER SIZES IS RESERVED BY THE DISTRICT.
18. ALL RECYCLED WATER SERVICES REQUIRE BACKFLOW PREVENTION AS SHOWN IN THE POINT OF CONNECTION (POC) DETAIL. IRRIGATION SYSTEMS BEING SUPPLIED WITH RECYCLED WATER SHALL INSTALL BACKFLOW PREVENTION AND A WYE STRAINER PER DISTRICT STANDARD DRAWING WR-03, WR-04, WR-05, WR-06, and WR-08.
19. PRIOR TO ENERGIZING THE ON-SITE SYSTEM WITH WATER, ONE (1) COMPLETE SET OF LAMINATED CONTROLLER CHARTS AND ONE (1) ELECTRONIC COPY CREATED FROM THE FINAL APPROVED AS-BUILT SHALL BE PROVIDED TO THE DISTRICT.
20. EACH AUTOMATIC CONTROLLER AND ITS ASSOCIATED EQUIPMENT SHALL BE IDENTIFIED WITH A SIGN BEARING THE WORDS "RECYCLED WATER USED FOR IRRIGATION" IN ENGLISH AND SPANISH, WITH WHITE LETTERS AT LEAST 1 INCH HIGH ON A PURPLE, PANTONE 512, BACKGROUND. THE SIGN SHALL BE PLACED AS TO BE READILY SEEN BY ANY OPERATIONS PERSONNEL UTILIZING THE EQUIPMENT.
21. THE CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVERSPRAYS, PONDING, OR RUNOFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
22. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO AND SHALL BE OPERATED BETWEEN THE HOURS OF 9:00 P.M. AND 6:00 A.M. UNLESS OTHERWISE APPROVED BY THE DISTRICT.
23. NO SUBSTITUTION OF PIPE MATERIALS WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE DISTRICT.
24. AN INITIAL CROSS-CONNECTION INSPECTION WILL BE DONE AT SITES WITH BOTH POTABLE AND RECYCLED WATER SERVICES BY THE DISTRICT AND/OR THE SAN DIEGO COUNTY ENVIRONMENTAL HEALTH (DEHQ). COPIES OF INSPECTION REPORTS WILL BE FORWARDED TO THE NON-INSPECTING PARTY. ANNUAL INSPECTIONS OR CROSS-CONNECTION TESTING WILL BE PERFORMED THEREAFTER.
25. FAILURE TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS IS A VIOLATION AND COULD RESULT IN SUSPENSION OF SERVICE UNTIL THE APPROPRIATE CORRECTIVE STEPS HAVE BEEN TAKEN.
26. WHEN RECYCLED WATER BECOMES AVAILABLE, AN ON-SITE CERTIFIED RECYCLED WATER SITE SUPERVISOR SHALL BE DESIGNATED IN WRITING. THIS INDIVIDUAL SHALL BE FAMILIAR WITH PLUMBING SYSTEMS WITHIN THE PROPERTY, WITH THE BASIC CONCEPTS OF BACKFLOW/CROSS CONNECTION PROTECTION, THE RECYCLED PURVEYOR'S RULES AND REGULATIONS, AND THE SPECIFIC REQUIREMENTS OF A RECYCLED WATER SYSTEM. COPIES OF THE DESIGNATION, WITH CONTACT PHONE NUMBERS SHALL BE PROVIDED TO THE OTAY WATER DISTRICT AND SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.

IN CASE OF EMERGENCY, CONTACT DON ROSS (NAME) AT (760) 798-1765 (PHONE NO.)

OR AFTER HOURS, CONTACT DON ROSS (NAME) AT (760) 219-1159 (PHONE NO.)

27. BEST MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
28. AT THE DESCRETION OF OTAY WATER DISTRICT, RECYCLED WATER QUICK COUPLERS MAY BE ALLOWED WITHIN SLOPES AND PARKWAYS.
29. RECYCLED WATER QUICK COUPLING VALVES SHALL BE OF A TYPE DESIGNED FOR USE ON RECYCLED WATER DISTRIBUTION SYSTEMS (SPIKES NOT INTERCHANGEABLE WITH POTABLE WATER QUICK COUPLER SPIKES) PER OTAY WATER DISTRICT'S RULES AND REGULATIONS.
30. ALL BUILDINGS SHALL HAVE INDIVIDUAL POTABLE WATER SHUT-OFF VALVES INSTALLED ON THE EXTERIOR OF EACH BUILDING AND SHALL BE MAINTAINED IN WORKING ORDER FOR THE PURPOSE OF THE CROSS-CONNECTION SHUTDOWN TEST. A DETAIL OF POTABLE WATER SHUT-OFF VALVE INSTALLATION MUST BE INCLUDED ON PLANS FOR DISTRICT APPROVAL.
31. ALL BOX LIDS SHALL BE BRANDED.
32. A 10-FOOT SEPARATION BETWEEN RECYCLED WATER IRRIGATION MAIN LINE TIE IN POINT AND PROJECT POINT OF CONNECTION (POC) IS TO BE MAINTAINED DURING THE CONSTRUCTION PROCESS AND IS TO BE TIED IN AT THE INSPECTIONS DIRECTION, AFTER DEH APPROVALS AND METER(S) SET(S) HAVE TAKEN PLACE.
33. RECYCLED WATER IRRIGATION PROJECTS THAT REQUIRE PHASING OF CONSTRUCTION SHALL REQUIRE A DETAILED PHASING PLAN BE SUBMITTED BY THE PROJECT ARCHITECT TO THE DISTRICT FOR REVIEW. UPON APPROVAL OF THE PHASING PLAN BY THE DISTRICT, A COPY OF THE APPROVED PHASING PLAN SHALL BE INCORPORATED INTO THE APPROVED PLAN SET(S) BY THE PROJECT ARCHITECT.
34. ALL DUAL SOURCED RECYCLED WATER USE SITES SHALL BE DESIGNED AND BUILT TO UTILIZE SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH APPROVED TEST METHOD 1, UTILIZING PRESSURE RECORDERS FOR THE RECYCLED AND POTABLE CROSS-CONNECTION TESTING. PROPOSED ALTERNATIVE TEST METHODS MUST BE APPROVED BY THE OTAY WATER DISTRICT AND SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.

CITY OF CHULA VISTA SUPPLEMENTAL RECYCLED WATER NOTES:

1. DETECTABLE WARNING TAPE SHALL BE USED ON ALL CONSTANT PRESSURE MAIN LINE PIPING CARRYING EITHER RECYCLED OR POTABLE WATER.
2. WARNING TAPES SHALL BE A MINIMUM OF 3" WIDE AND SHALL RUN CONTINUOUSLY FOR THE ENTIRE LENGTH OF ALL CONSTANT PRESSURE MAINLINE PIPING. THE TAPE SHALL BE INSTALLED IN A TRENCH 6" ABOVE THE TOP OF THE PIPE AT THE TOP OF THE SAND BEDDING MATERIAL.
3. WARNING TAPE FOR CONSTANT PRESSURE POTABLE WATER PIPING SHALL BE BLUE IN COLOR WITH THE WORDS, "CAUTION BURIED WATERLINE BELOW', IMPRINTED IN A MINIMUM 1' HIGH LETTERS BLACK IN COLOR. IMPRINTING SHALL BE CONTINUOUS AND PERMANENT.
4. WARNING TAPE FOR CONSTANT PRESSURE RECYCLED WATER PIPING SHALL BE PURPLE IN COLOR WITH THE WORDS, "CAUTION BURIED RECYCLED WATERLINE BELOW", IMPRINTED IN A MINIMUM 1" HIGH LETTERS BLACK IN COLOR. IMPRINTING SHALL BE CONTINUOUS AND PERMANENT.
5. ALL PRESSURE MAIN LINE PIPING FROM THE RECYCLED WATER SYSTEM SHALL BE INSTALLED TO MAINTAIN 4' MINIMUM HORIZONTAL SEPARATION FROM ALL POTABLE WATER PIPING. WHERE RECYCLED WATER AND POTABLE WATER PRESSURE MAIN LINE PIPING CROSS, THE RECYCLED WATER PIPING SHALL BE INSTALLED BELOW THE POTABLE WATER PIPING IN A PVC CL 200 PIPE SLEEVE WHICH EXTENDS A MINIMUM OF 10' ON EITHER SIDE OF THE POTABLE WATER PIPING. PROVIDE A MINIMUM VERTICAL CLEARANCE OF 6".
6. UNLESS OTHERWISE PERMITTED BY THE CITY OF CHULA VISTA, IRRIGATION WATERING CYCLES SHALL BE CONFINED TO MONDAY THROUGH FRIDAY.
7. CONTACT OTAY WATER DISTRICT AND THE CITY OF CHULA VISTA LANDSCAPE INSPECTION DIVISION TO ARRANGE FOR A COVERAGE TEST AND A SYSTEM WALK THROUGH.

SPECIAL SUPPLEMENTAL RECYCLED WATER NOTES:

1. THERE SHALL BE NO DIRECT PIPE-TO-PIPE DRAINAGE OF RECYCLED WATER INTO THE STORM DRAINS.
2. DESIGN OF BROW DITCHES AND CATCH BASINS SHALL ABSOLUTELY MINIMIZE RECYCLED WATER RUNOFF INTO STORM DRAINS.
3. THE GENERAL CONTRACTOR SHALL KEEP AND MAINTAIN A SIGNED SET OF IMPROVEMENT PLANS ON-SITE AT ALL TIMES REVIEWED BY THE DIRECTOR OF ENGINEERING AND PLANNING OR HIS/HER REPRESENTATIVES.
4. THE GENERAL CONTRACTOR'S SUPERINTENDENT IS REQUIRED TO UPDATE SAID PLANS WITH "AS-BUILT" INFORMATION ON A DAILY BASIS AS WORK IS PERFORMED.

REQUIRED INSPECTIONS:

CONTRACTOR SHALL NOTIFY OTAY WATER DISTRICT FIVE (5) WORKING DAYS PRIOR TO COMMENCING WORK,

TELEPHONE (619) 670-2241. REQUIRED INSPECTIONS ARE AS FOLLOWS:

1. MAINLINE PRIOR TO BACKFILL.
2. SLEEVE CLEARANCES AND DEPTHS.
3. ALL RECYCLED WATER INSTALLATIONS FROM MAIN TO SPRINKLER HEADS.
4. SPRINKLER COVERAGE TEST.
5. CROSS CONNECTION TEST.
6. SIGNAGE.

I.D. TAGS & SIGNS:
RECYCLED WATER I.D. TAGS AND RECYCLED WATER SIGNS TO BE SUBMITTED FOR REVIEW AND APPROVAL TO O.W.D. INSPECTOR PRIOR TO INSTALLATION.

INSPECTION NOTE:
THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

R.W. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

OMISSION STATEMENT:
THERE ARE DRINKING FOUNTAINS, A COMFORT STATION, OUTDOOR EATING AREAS & PLAYGROUND FACILITIES ON THIS SITE. THERE ARE NO DECORATIVE FOUNTAINS, SWIMMING POOLS, OR WELLS ON THE SITE.

SPECIAL NOTES:
ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

LANDSCAPE ARCHITECT TO CONVERT FIELD REDLINES OF CONSTRUCTION CHANGES TO BLACK LINES ON THIS DRAWING SET, AND SUBMIT TO OWD FOR REVIEW AND APPROVAL.

"AS-BUILT "
SIGNED: DATE:
PRINT NAME: THOMAS A. PICARD R.L.A. # 4001
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG! CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date — CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE: 02 Dec 22
SCALE: NO SCALE
JOB NO. 19.027
DRAWN BY: KK
W.O. NO. OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS | Date | App'd

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal N / A
Vertical
Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 02 Dec 22
R.L.A. No. 4001

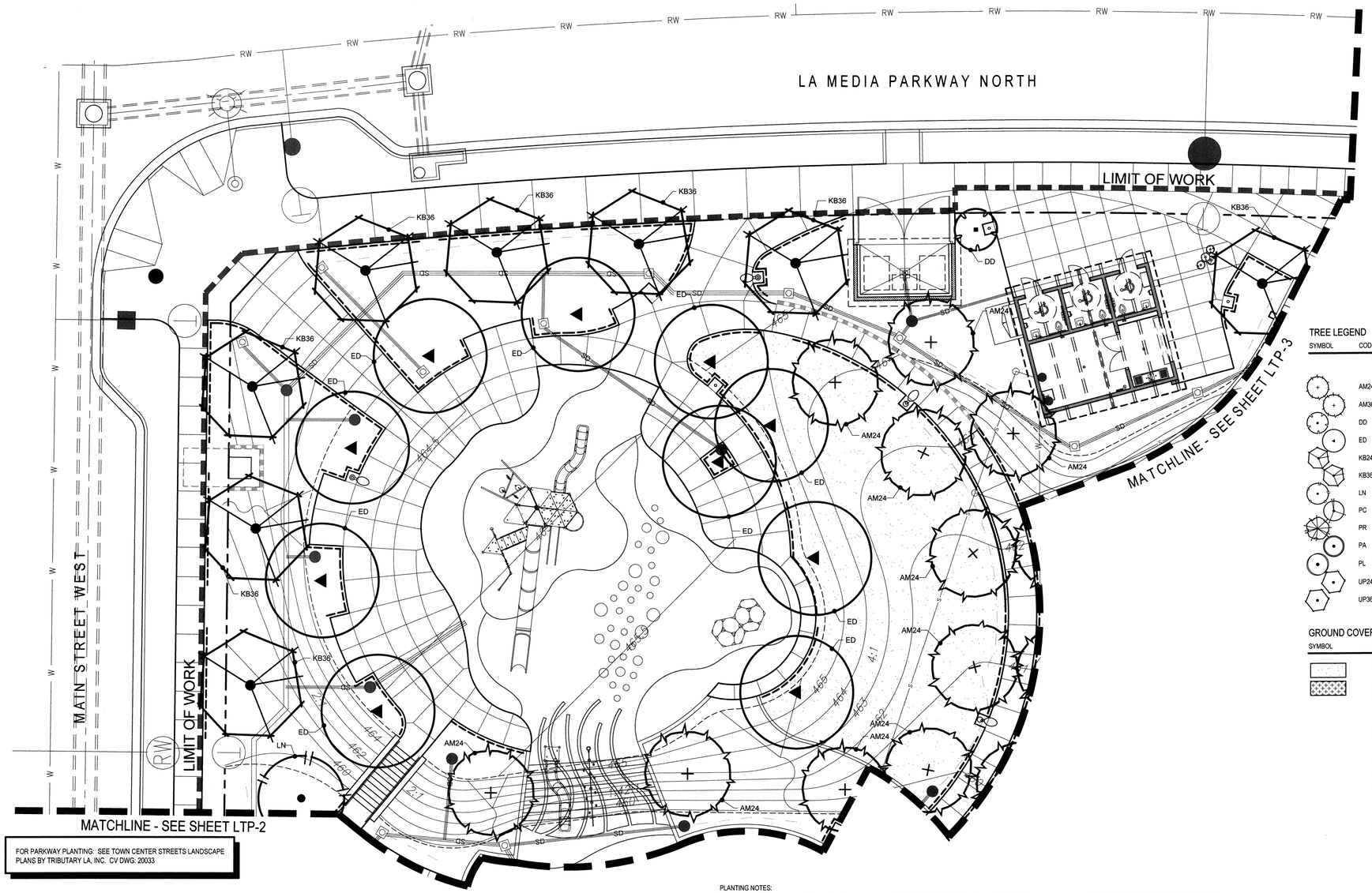
Approved: Laura C. Black, Director of Development Services or designee. Date: 11/4/23

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE IRRIGATION SPECIFICATIONS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LI-20
Sheet 53 of 107
OWD 22 of 22
OWD PERMIT #PLR-22-007

E:\Production\Tributary LA\2022\2017 Village 8 5.5 Acre Park\2 CDs\2022\2021Village 8 Park Support Sheets.dwg\LI-20\2 Dec 2022 11:54 AM by: Rick Dortch

DEH2022-LRWS - 001367
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



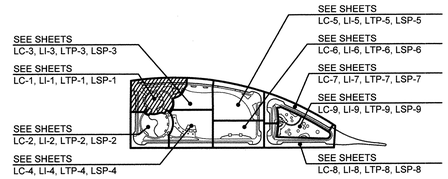
FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

TREE LEGEND

SYMBOL	CODE	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	AM24	24" Box	10	Arbutus marina	Marina Strawberry Tree	Standard	L
	AM36	36" Box	--	Arbutus marina	Marina Strawberry Tree	Standard	L
	DD	36" Box	1	Dracaena draco	Dragon Tree	Multi-Trunk	VL
	ED	36" Box	10	Elaeocarpus dicipiens	Japanese Blueberry Tree	Standard	M
	KB24	24" Box	--	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	KB36	36" Box	8	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	LN	36" Box	1	Lagerstroemia indica 'Natchez'	White Crape Myrtle	Standard	M
	PC	24" Box	--	Pistacia chinensis	Chinese Pistache	Standard	M
	PR	48" Box	--	Platanus racemosa	California Sycamore	Standard	M
	PA	36" Box	--	Platanus x acerifolia	London Plane Tree	Standard	M
	PL	24" Box	--	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	Standard	M
	UP24	24" Box	--	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M
	UP36	36" Box	--	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M

GROUND COVER

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	From Sod	2,662 sf	--	'Bandera' Bermuda Grass	by West Coast Turf	--
	From Sod	--	Paspalum vaginatum 'Seashore'	Seashore Paspalum	--	--



KEYMAP

NTS

PLANTING NOTES:

1. ROOT BARRIER: ALL TREES WITHIN 10' OF ANY IMPROVEMENT SUCH AS A WALK, WALL, CURB, ETC. SHALL BE INSTALLED WITH ROOT BARRIERS. ROOT BARRIERS SHALL RUN ALONG THE CURB AND SIDEWALK FOR A MINIMUM OF 10' IN EITHER DIRECTION FOR A TOTAL OF 20 LINEAR FEET MINIMUM. (SEE DETAIL C/ SHEET LP-11)
2. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
3. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
4. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
5. TREES DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
6. TREES SHALL BE LOCATED A MINIMUM OF:
   - UTILITIES - UNDERGROUND - 5'; ABOVE-GROUND - 10'
   - FIRE HYDRANTS - 10'
   - LIGHT STANDARDS - 10'
   - SIDEWALK UNDERDRAINS - 3'
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01
8. CONTRACTOR SHALL PROVIDE TREE MONITOR WELL FOR ALL TREES PLANTED IN SOILS THAT FAIL PERCOLATION TESTS. SEE DETAIL I/ SHEET LP-11 AND PLANTING SPECIFICATIONS.

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — 30 Sep 23 — 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS	Date	App'd

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4224) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1" = 10'
Vertical N / A

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

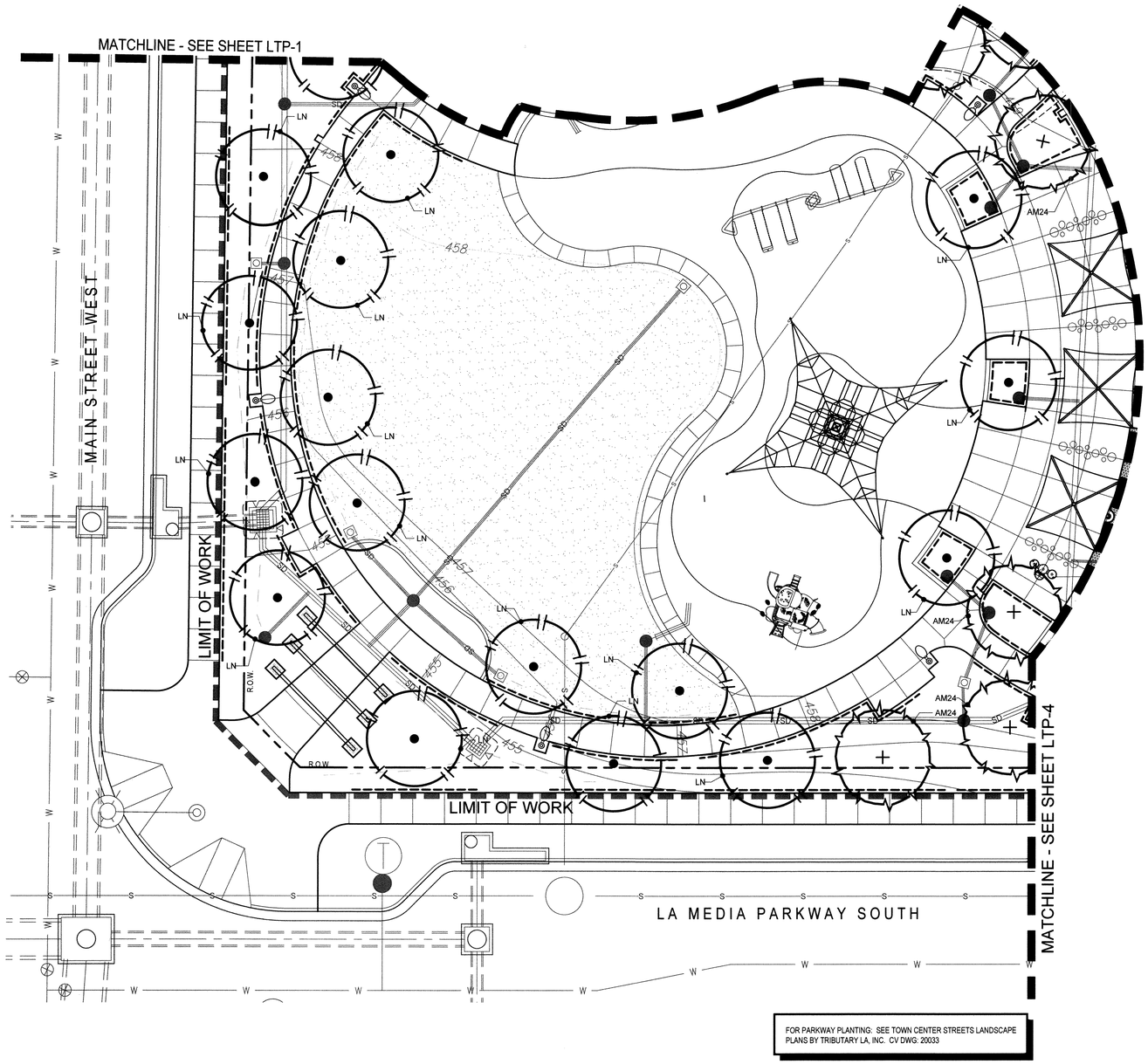
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE TREE + GROUNDCOVER PLANTING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LTP-1
Sheet 054 of 107

S:\2018 Projects\19027 V8 Town Square Park\CD\PLTGT.dwg\LTP-1\7 Dec 2022 4:56 PM by: Kari

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

TREE LEGEND

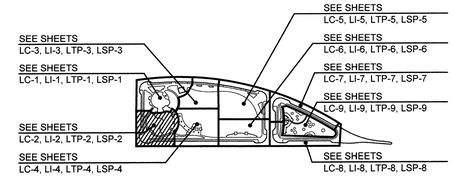
SYMBOL	CODE	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	AM24	24" Box	4	Arbutus marina	Marina Strawberry Tree	Standard	L
	AM36	36" Box	--	Arbutus marina	Marina Strawberry Tree	Standard	L
	DD	36" Box	--	Dracaena draco	Dragon Tree	Multi-Trunk	VL
	ED	36" Box	--	Elaeocarpus dicipiens	Japanese Blueberry Tree	Standard	M
	KB24	24" Box	--	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	KB36	36" Box	--	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	LN	36" Box	16	Lagerstroemia indica 'Natchez'	White Crape Myrtle	Standard	M
	PC	24" Box	--	Pistacia chinensis	Chinese Pistache	Standard	M
	PR	48" Box	--	Platanus racemosa	California Sycamore	Standard	M
	PA	36" Box	--	Platanus x acerifolia	London Plane Tree	Standard	M
	PL	24" Box	--	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	Standard	M
	UP24	24" Box	--	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M
	UP36	36" Box	--	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M

GROUND COVER

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	From Sod	4,293 sf	--	'Bandera' Bermuda Grass	by West Coast Turf	--
	From Sod	--	Paspalum vaginatum 'Seashore'	Seashore Paspalum	--	--

PLANTING NOTES:

1. ROOT BARRIER: ALL TREES WITHIN 10' OF ANY IMPROVEMENT SUCH AS A WALK, WALL, CURB, ETC. SHALL BE INSTALLED WITH ROOT BARRIERS. ROOT BARRIERS SHALL RUN ALONG THE CURB AND SIDEWALK FOR A MINIMUM OF 10' IN EITHER DIRECTION FOR A TOTAL OF 20 LINEAR FEET MINIMUM. (SEE DETAIL C/ SHEET LP-11)
2. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
3. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
4. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
5. TREES DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
6. TREES SHALL BE LOCATED A MINIMUM OF:
   - UTILITIES - UNDERGROUND - 5'; ABOVE-GROUND - 10'
   - FIRE HYDRANTS - 10'
   - LIGHT STANDARDS - 10'
   - SIDEWALK UNDERDRAINS - 3'
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01
8. CONTRACTOR SHALL PROVIDE TREE MONITOR WELL FOR ALL TREES PLANTED IN SOILS THAT FAIL PERCOLATION TESTS. SEE DETAIL I/ SHEET LP-11 AND PLANTING SPECIFICATIONS.



KEYMAP

NTS

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA — Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal 1" = 10' / Vertical N / A
Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date 12/7/22 — R.L.A. No. 4001

Approved: _____ Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

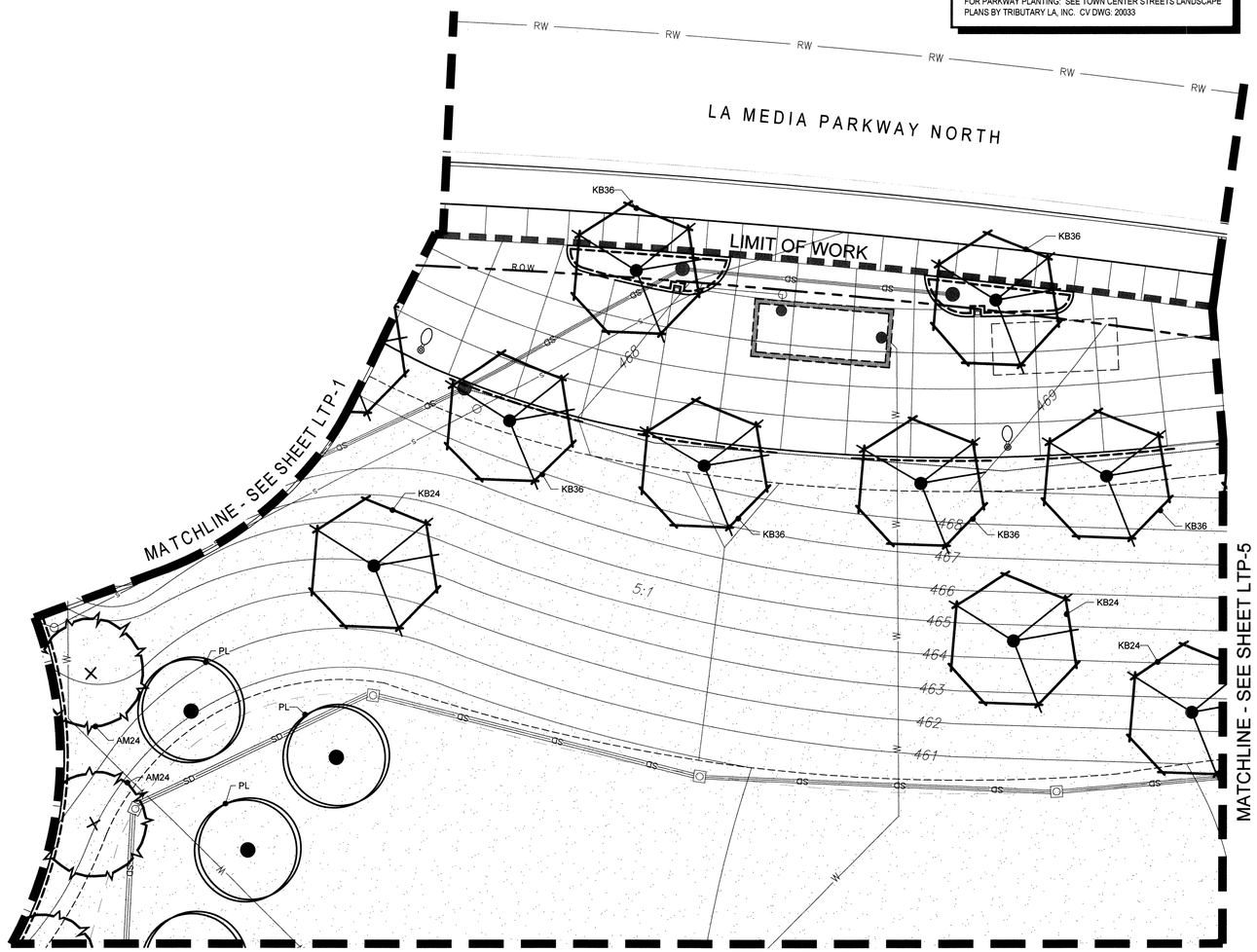
CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE TREE + GROUNDCOVER PLANTING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LTP-2
Sheet 055 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGT.dwg\LTP-2\7 Dec 2022 4:56 PM by: Kari

FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033



TREE LEGEND

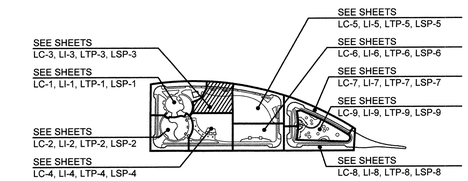
SYMBOL	CODE	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	AM24	24" Box	2	Arbutus marina	Marina Strawberry Tree	Standard	L
	AM36	36" Box	--	Arbutus marina	Marina Strawberry Tree	Standard	L
	DD	36" Box	--	Dracaena draco	Dragon Tree	Multi-Trunk	VL
	ED	36" Box	--	Elaeocarpus dicipiens	Japanese Blueberry Tree	Standard	M
	KB24	24" Box	3	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	KB36	36" Box	6	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	LN	36" Box	--	Lagerstroemia indica 'Natchez'	White Crape Myrtle	Standard	M
	PC	24" Box	--	Pistacia chinensis	Chinese Pistache	Standard	M
	PR	48" Box	--	Platanus racemosa	California Sycamore	Standard	M
	PA	36" Box	--	Platanus x acerifolia	London Plane Tree	Standard	M
	PL	24" Box	3	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	Standard	M
	UP24	24" Box	--	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M
	UP36	36" Box	--	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M

GROUND COVER

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	From Sod	11,585 sf	--	'Bandera' Bermuda Grass	by West Coast Turf	--
	From Sod	--	Paspalum vaginatum 'Seashore'	Seashore Paspalum	--	--

PLANTING NOTES:

1. ROOT BARRIER: ALL TREES WITHIN 10' OF ANY IMPROVEMENT SUCH AS A WALK, WALL, CURB, ETC. SHALL BE INSTALLED WITH ROOT BARRIERS. ROOT BARRIERS SHALL RUN ALONG THE CURB AND SIDEWALK FOR A MINIMUM OF 10' IN EITHER DIRECTION FOR A TOTAL OF 20 LINEAR FEET MINIMUM. (SEE DETAIL C/ SHEET LP-11)
2. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
3. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
4. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
5. TREES DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
6. TREES SHALL BE LOCATED A MINIMUM OF:
   - UTILITIES - UNDERGROUND - 5'; ABOVE-GROUND - 10'
   - FIRE HYDRANTS - 10'
   - LIGHT STANDARDS - 10'
   - SIDEWALK UNDERDRAINS - 3'
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01
8. CONTRACTOR SHALL PROVIDE TREE MONITOR WELL FOR ALL TREES PLANTED IN SOILS THAT FAIL PERCOLATION TESTS. SEE DETAIL I/ SHEET LP-11 AND PLANTING SPECIFICATIONS.



KEYMAP

NTS

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Expires 30 Sep 23 — 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE	
Horizontal	1" = 10'
Vertical	N / A

Office	
Field	
Traffic	

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of

THOMAS A. PICARD — Date 12/2/22 — R.L.A. No. 4001

Approved: Mark A. Cas Date: 1/4/23

Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

LANDSCAPE TREE + GROUNDCOVER PLANTING PLAN

CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006

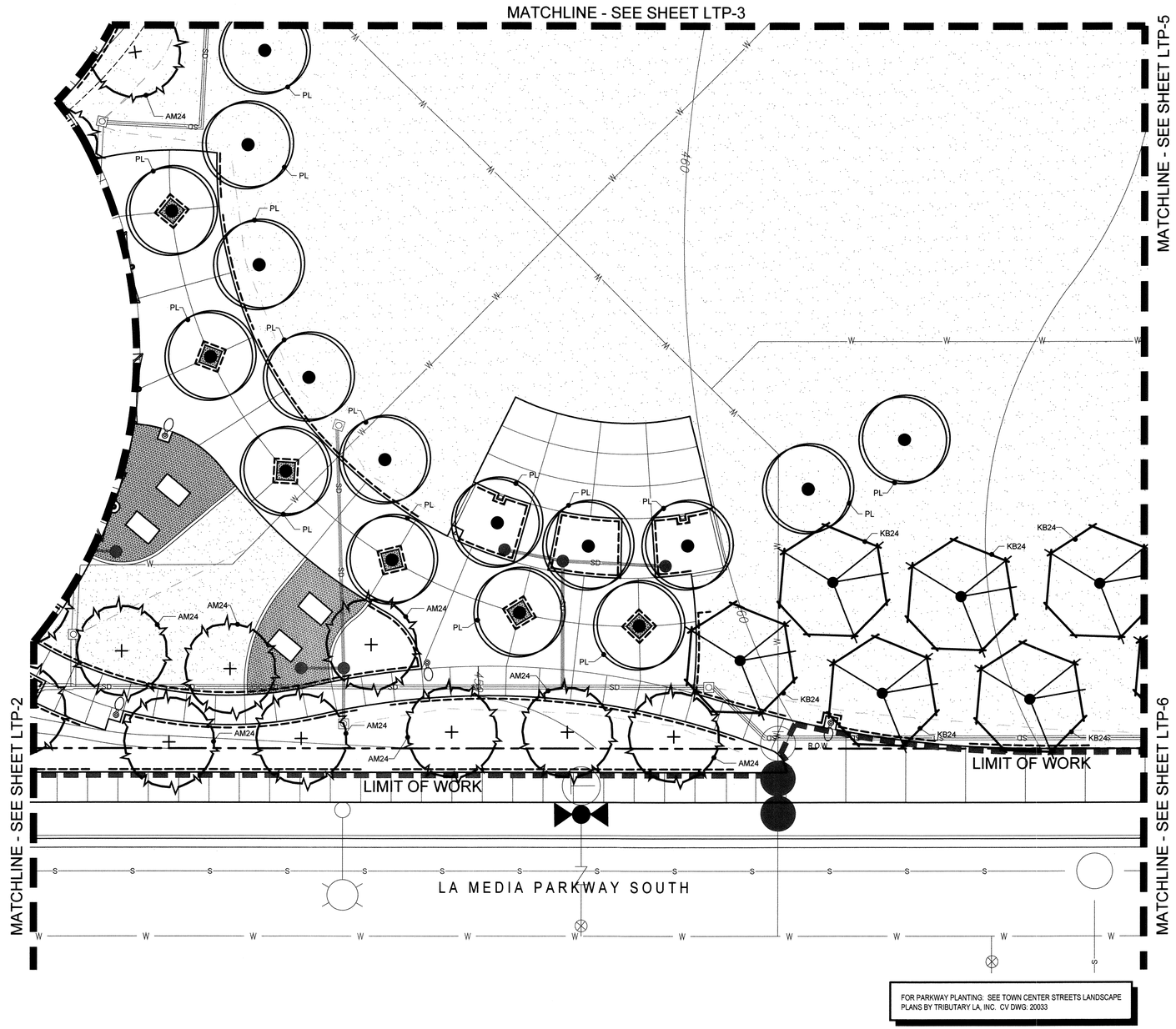
LTP-3

Sheet 056 of 107

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGT.dwg\LTP-3\7 Dec 2022 4:56 PM by: Kari



FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

TREE LEGEND

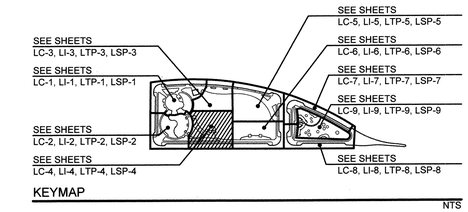
SYMBOL	CODE	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	AM24	24" Box	9	Arbutus marina	Marina Strawberry Tree	Standard	L
	AM36	36" Box	--	Arbutus marina	Marina Strawberry Tree	Standard	L
	DD	36" Box	--	Dracaena draco	Dragon Tree	Multi-Trunk	VL
	ED	36" Box	--	Elaeocarpus dicipiens	Japanese Blueberry Tree	Standard	M
	KB24	24" Box	6	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	KB36	36" Box	--	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	LN	36" Box	--	Lagerstroemia indica 'Natchez'	White Crape Myrtle	Standard	M
	PC	24" Box	--	Pistacia chinensis	Chinese Pistache	Standard	M
	PR	48" Box	--	Platanus racemosa	California Sycamore	Standard	M
	PA	36" Box	--	Platanus x acerifolia	London Plane Tree	Standard	M
	PL	24" Box	16	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	Standard	M
	UP24	24" Box	--	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M
	UP36	36" Box	--	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M

GROUND COVER

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	From Sod	15,514 sf	--	'Bandera' Bermuda Grass	by West Coast Turf	--
	From Sod	--	Paspalum vaginatum 'Seashore'	Seashore Paspalum	--	--

PLANTING NOTES:

1. ROOT BARRIER: ALL TREES WITHIN 10' OF ANY IMPROVEMENT SUCH AS A WALK, WALL, CURB, ETC. SHALL BE INSTALLED WITH ROOT BARRIERS. ROOT BARRIERS SHALL RUN ALONG THE CURB AND SIDEWALK FOR A MINIMUM OF 10' IN EITHER DIRECTION FOR A TOTAL OF 20 LINEAR FEET MINIMUM. (SEE DETAIL C/ SHEET LP-11)
2. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
3. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
4. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
5. TREES DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
6. TREES SHALL BE LOCATED A MINIMUM OF:
   - UTILITIES - UNDERGROUND - 5'; ABOVE-GROUND - 10'
   - FIRE HYDRANTS - 10'
   - LIGHT STANDARDS - 10'
   - SIDEWALK UNDERDRAINS - 3'
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01
8. CONTRACTOR SHALL PROVIDE TREE MONITOR WELL FOR ALL TREES PLANTED IN SOILS THAT FAIL PERCOLATION TESTS. SEE DETAIL I/ SHEET LP-11 AND PLANTING SPECIFICATIONS.



KEYMAP

NTS

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS	Date	App'd

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES PT. NO. 5072 PER ROS 14841

SCALE	
Horizontal	1" = 10'
Vertical	N/A

Office	
Field	
Traffic	

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of

THOMAS A. PICARD — Date 12/2/22 — R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23

Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

LANDSCAPE TREE + GROUNDCOVER PLANTING PLAN

CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006

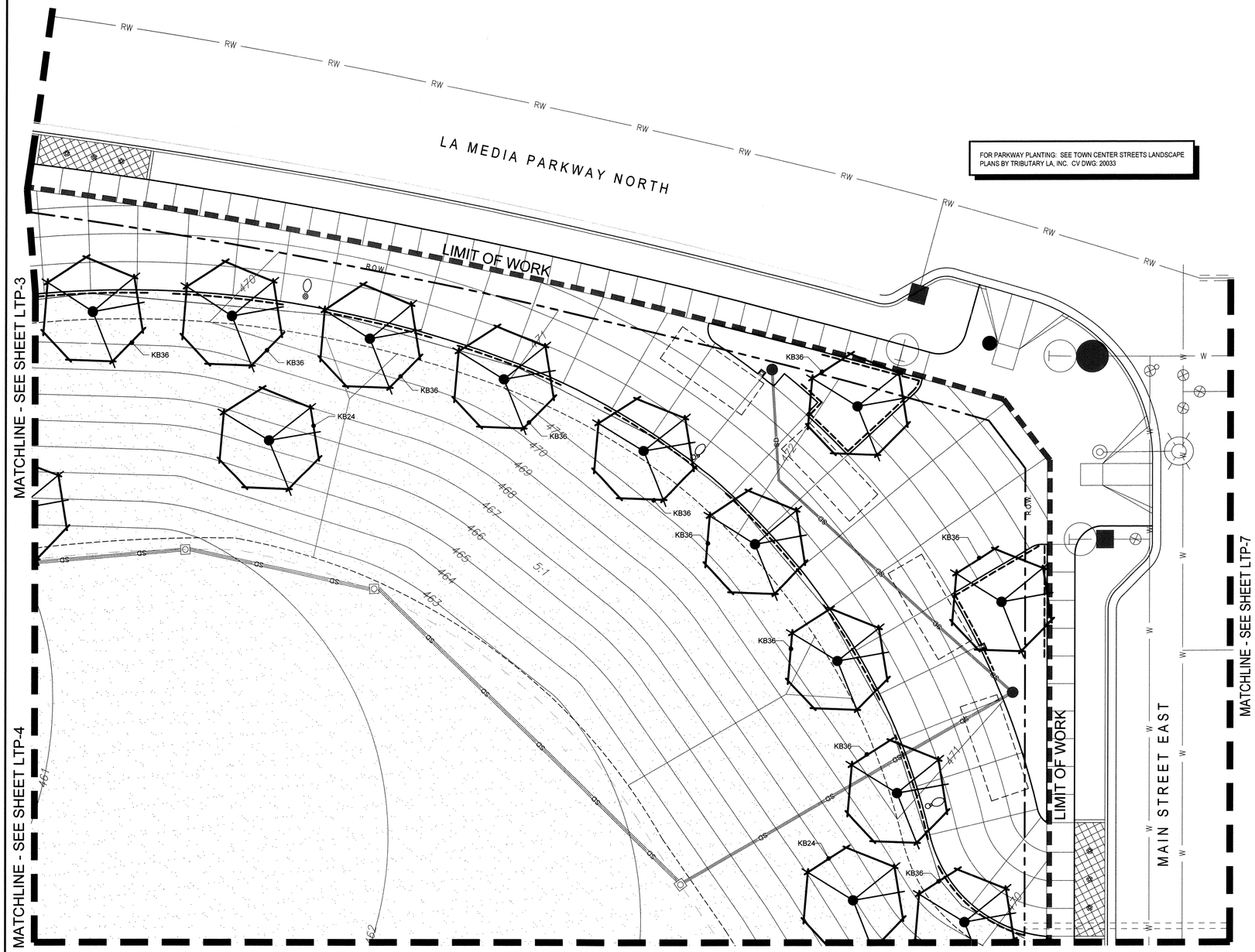
LTP-4

Sheet 057 of 107

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGT.dwg\LTP-4\7 Dec 2022 4:56 PM by: Kari



TREE LEGEND

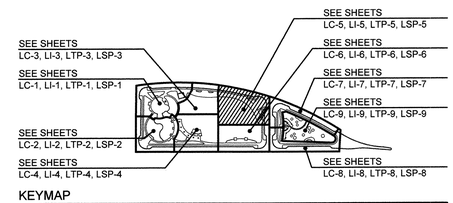
SYMBOL	CODE	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	AM24	24" Box	--	Arbutus marina	Marina Strawberry Tree	Standard	L
	AM36	36" Box	--	Arbutus marina	Marina Strawberry Tree	Standard	L
	DD	36" Box	--	Dracaena draco	Dragon Tree	Multi-Trunk	VL
	ED	36" Box	--	Elaeocarpus dicipiens	Japanese Blueberry Tree	Standard	M
	KB24	24" Box	2	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	KB36	36" Box	11	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	LN	36" Box	--	Lagerstroemia indica 'Natchez'	White Crape Myrtle	Standard	M
	PC	24" Box	--	Pistacia chinensis	Chinese Pistache	Standard	M
	PR	48" Box	--	Platanus racemosa	California Sycamore	Standard	M
	PA	36" Box	--	Platanus x acerifolia	London Plane Tree	Standard	M
	PL	24" Box	--	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	Standard	M
	UP24	24" Box	--	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M
	UP36	36" Box	--	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M

GROUND COVER

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	From Sod	15,653 sf	--	'Bandera' Bermuda Grass	by West Coast Turf	--
	From Sod	--	Paspalum vaginatum 'Seashore'	Seashore Paspalum	--	--

PLANTING NOTES:

1. ROOT BARRIER: ALL TREES WITHIN 10' OF ANY IMPROVEMENT SUCH AS A WALK, WALL, CURB, ETC. SHALL BE INSTALLED WITH ROOT BARRIERS. ROOT BARRIERS SHALL RUN ALONG THE CURB AND SIDEWALK FOR A MINIMUM OF 10' IN EITHER DIRECTION FOR A TOTAL OF 20 LINEAR FEET MINIMUM. (SEE DETAIL C/ SHEET LP-11)
2. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
3. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
4. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
5. TREES DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
6. TREES SHALL BE LOCATED A MINIMUM OF:
   - UTILITIES - UNDERGROUND - 5'; ABOVE-GROUND - 10'
   - FIRE HYDRANTS - 10'
   - LIGHT STANDARDS - 10'
   - SIDEWALK UNDERDRAINS - 3'
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01
8. CONTRACTOR SHALL PROVIDE TREE MONITOR WELL FOR ALL TREES PLANTED IN SOILS THAT FAIL PERCOLATION TESTS. SEE DETAIL I/ SHEET LP-11 AND PLANTING SPECIFICATIONS.



KEYMAP

NTS

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — 30 Sep 23 — 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd
Contractor		CV DWG:14011, 14012	HALE ENGINEERING			
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed						

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4224) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal 1" = 10' / Vertical N / A

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Mark A Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

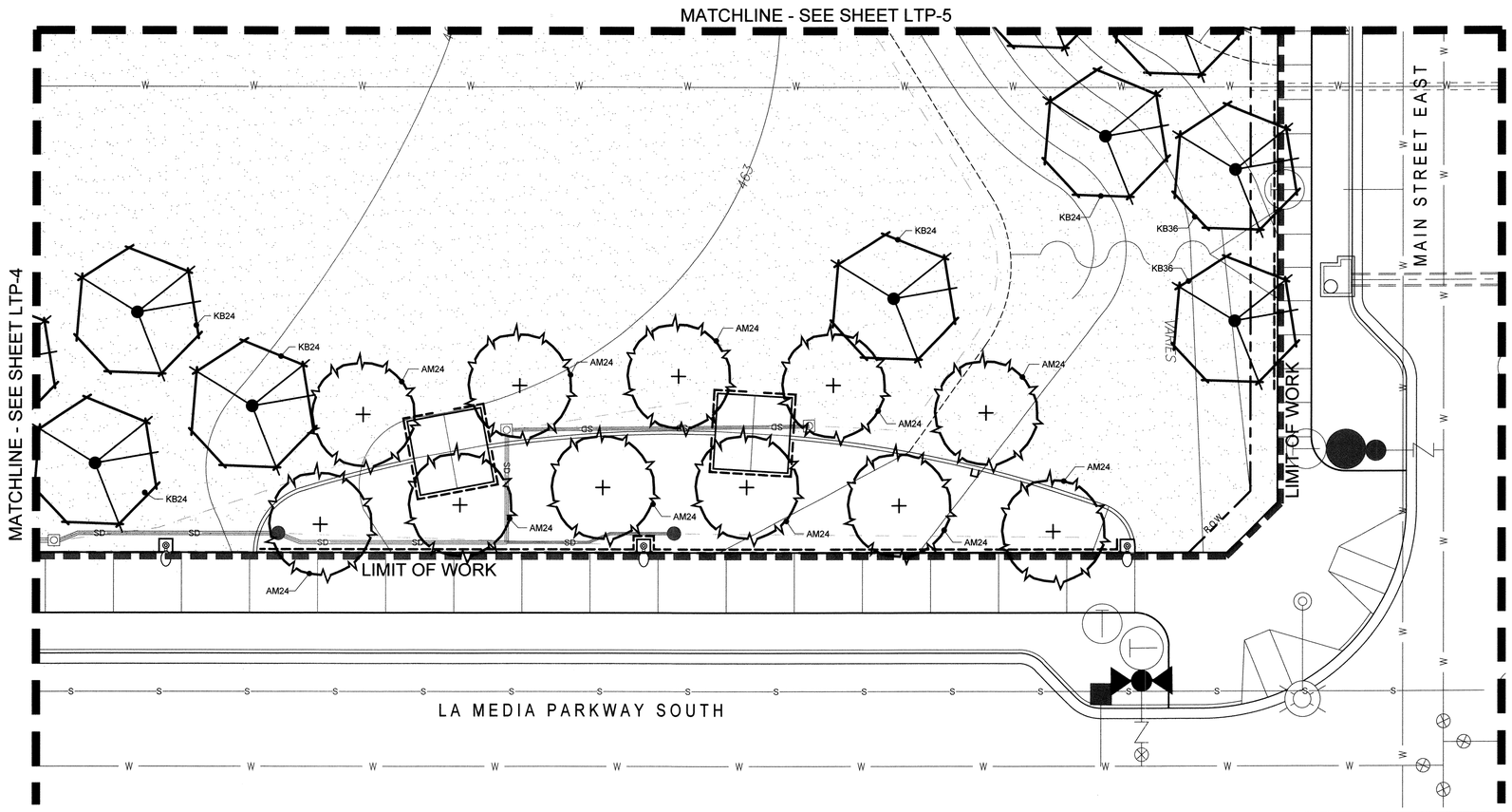
CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE TREE + GROUNDCOVER PLANTING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LTP-5
Sheet 058 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGT.dwg\LTP-5\7 Dec 2022 4:56 PM by: Kari



FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

TREE LEGEND

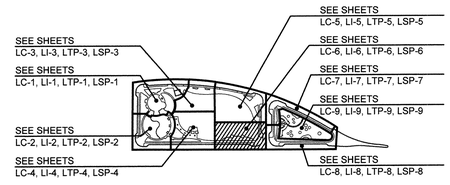
SYMBOL	CODE	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	AM24	24" Box	11	Arbutus marina	Marina Strawberry Tree	Standard	L
	AM36	36" Box	--	Arbutus marina	Marina Strawberry Tree	Standard	L
	DD	36" Box	--	Dracaena draco	Dragon Tree	Multi-Trunk	VL
	ED	36" Box	--	Elaeocarpus dicipiens	Japanese Blueberry Tree	Standard	M
	KB24	24" Box	5	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	KB36	36" Box	2	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	LN	36" Box	--	Lagerstroemia indica 'Natchez'	White Crape Myrtle	Standard	M
	PC	24" Box	--	Pistacia chinensis	Chinese Pistache	Standard	M
	PR	48" Box	--	Platanus racemosa	California Sycamore	Standard	M
	PA	36" Box	--	Platanus x acerifolia	London Plane Tree	Standard	M
	PL	24" Box	--	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	Standard	M
	UP24	24" Box	--	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M
	UP36	36" Box	--	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M

GROUND COVER

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	From Sod	11,916 sf	--	'Bandera' Bermuda Grass	by West Coast Turf	--
	From Sod	--	Paspalum vaginatum 'Seashore'	Seashore Paspalum	--	--

PLANTING NOTES:

1. ROOT BARRIER: ALL TREES WITHIN 10' OF ANY IMPROVEMENT SUCH AS A WALK, WALL, CURB, ETC. SHALL BE INSTALLED WITH ROOT BARRIERS. ROOT BARRIERS SHALL RUN ALONG THE CURB AND SIDEWALK FOR A MINIMUM OF 10' IN EITHER DIRECTION FOR A TOTAL OF 20 LINEAR FEET MINIMUM. (SEE DETAIL C/ SHEET LP-11)
2. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
3. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
4. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
5. TREES DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
6. TREES SHALL BE LOCATED A MINIMUM OF:
   - UTILITIES - UNDERGROUND - 5', ABOVE-GROUND - 10'
   - FIRE HYDRANTS - 10'
   - LIGHT STANDARDS - 10'
   - SIDEWALK UNDERDRAINS - 3'
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01
8. CONTRACTOR SHALL PROVIDE TREE MONITOR WELL FOR ALL TREES PLANTED IN SOILS THAT FAIL PERCOLATION TESTS. SEE DETAIL I/ SHEET LP-11 AND PLANTING SPECIFICATIONS.



KEYMAP

NTS

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY
Contractor		CV DWG:14011, 14012	HALE ENGINEERING
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed			

REVISIONS	Date	App'd

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4224) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE	
Horizontal	1" = 10'
Vertical	N / A

Office	
Field	
Traffic	

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/4/22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE TREE + GROUNDCOVER PLANTING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006

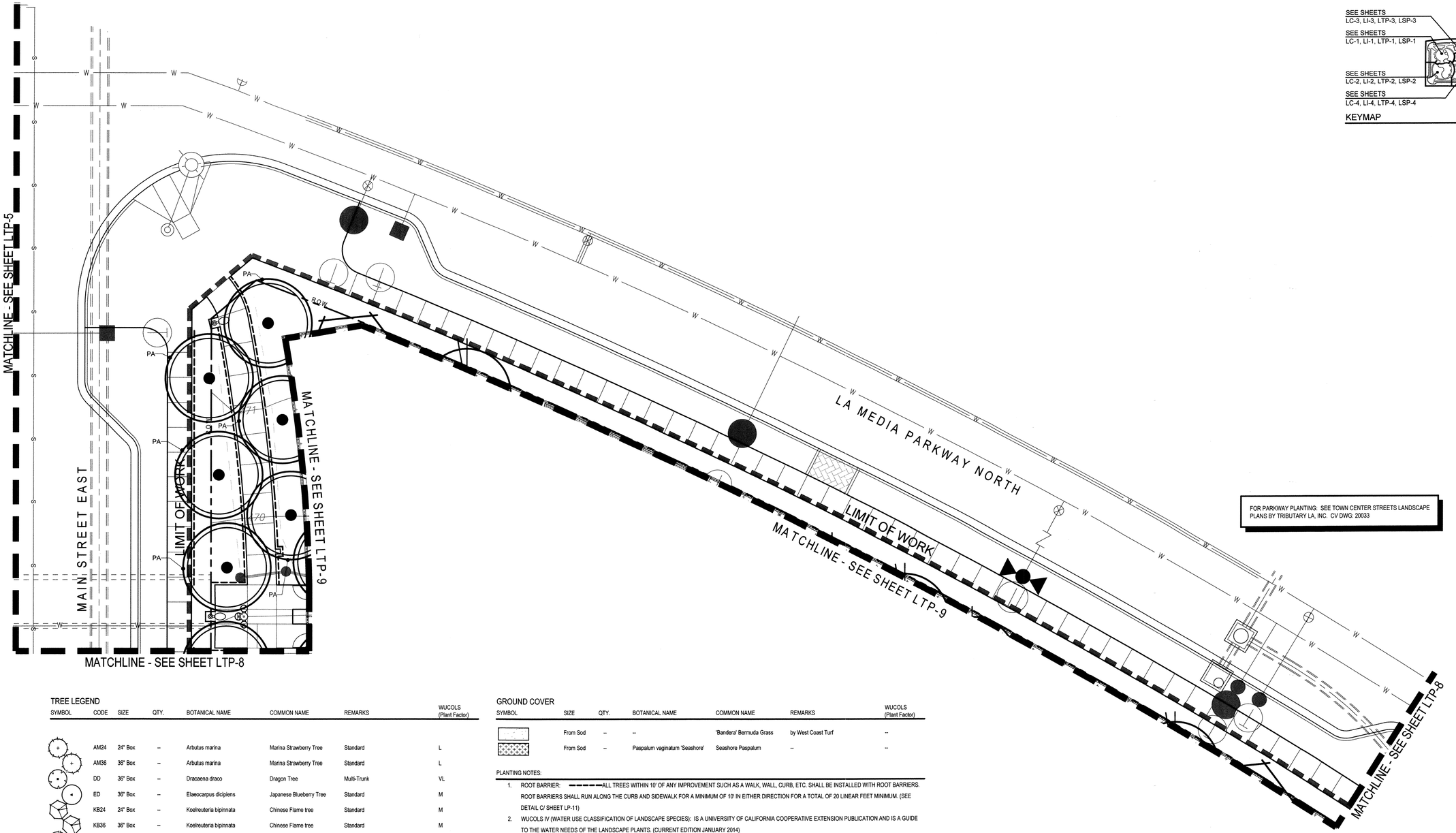
LTP-6

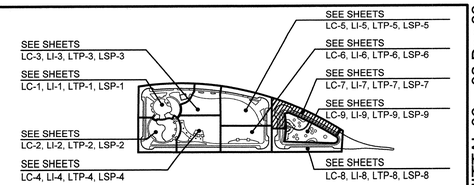
Sheet 059 of 107

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGT.dwg/LTP-6\7 Dec 2022 4:56 PM by: Karl





KEYMAP

NTS

FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

TREE LEGEND

SYMBOL	CODE	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	AM24	24" Box	--	Arbutus marina	Marina Strawberry Tree	Standard	L
	AM36	36" Box	--	Arbutus marina	Marina Strawberry Tree	Standard	L
	DD	36" Box	--	Dracaena draco	Dragon Tree	Multi-Trunk	VL
	ED	36" Box	--	Elaeocarpus dicipiens	Japanese Blueberry Tree	Standard	M
	KB24	24" Box	--	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	KB36	36" Box	--	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	LN	36" Box	--	Lagerstroemia indica 'Natchez'	White Crape Myrtle	Standard	M
	PC	24" Box	--	Pistacia chinensis	Chinese Pistache	Standard	M
	PR	48" Box	--	Platanus racemosa	California Sycamore	Standard	M
	PA	36" Box	6	Platanus x acerifolia	London Plane Tree	Standard	M
	PL	24" Box	--	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	Standard	M
	UP24	24" Box	--	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M
	UP36	36" Box	--	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M

GROUND COVER

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	From Sod	--	--	'Bandera' Bermuda Grass	by West Coast Turf	--
	From Sod	--	Paspalum vaginatum 'Seashore'	Seashore Paspalum	--	--

PLANTING NOTES:

1. ROOT BARRIER: ALL TREES WITHIN 10' OF ANY IMPROVEMENT SUCH AS A WALK, WALL, CURB, ETC. SHALL BE INSTALLED WITH ROOT BARRIERS. ROOT BARRIERS SHALL RUN ALONG THE CURB AND SIDEWALK FOR A MINIMUM OF 10' IN EITHER DIRECTION FOR A TOTAL OF 20 LINEAR FEET MINIMUM. (SEE DETAIL C/ SHEET LP-11)
2. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
3. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
4. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
5. TREES DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
6. TREES SHALL BE LOCATED A MINIMUM OF:
   - UTILITIES - UNDERGROUND - 5'; ABOVE-GROUND - 10'
   - FIRE HYDRANTS - 10'
   - LIGHT STANDARDS - 10'
   - SIDEWALK UNDERDRAINS - 3'
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01
8. CONTRACTOR SHALL PROVIDE TREE MONITOR WELL FOR ALL TREES PLANTED IN SOILS THAT FAIL PERCOLATION TESTS. SEE DETAIL I/ SHEET LP-11 AND PLANTING SPECIFICATIONS.

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS | Date | App'd

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL-INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1" = 10'
Vertical N/A

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

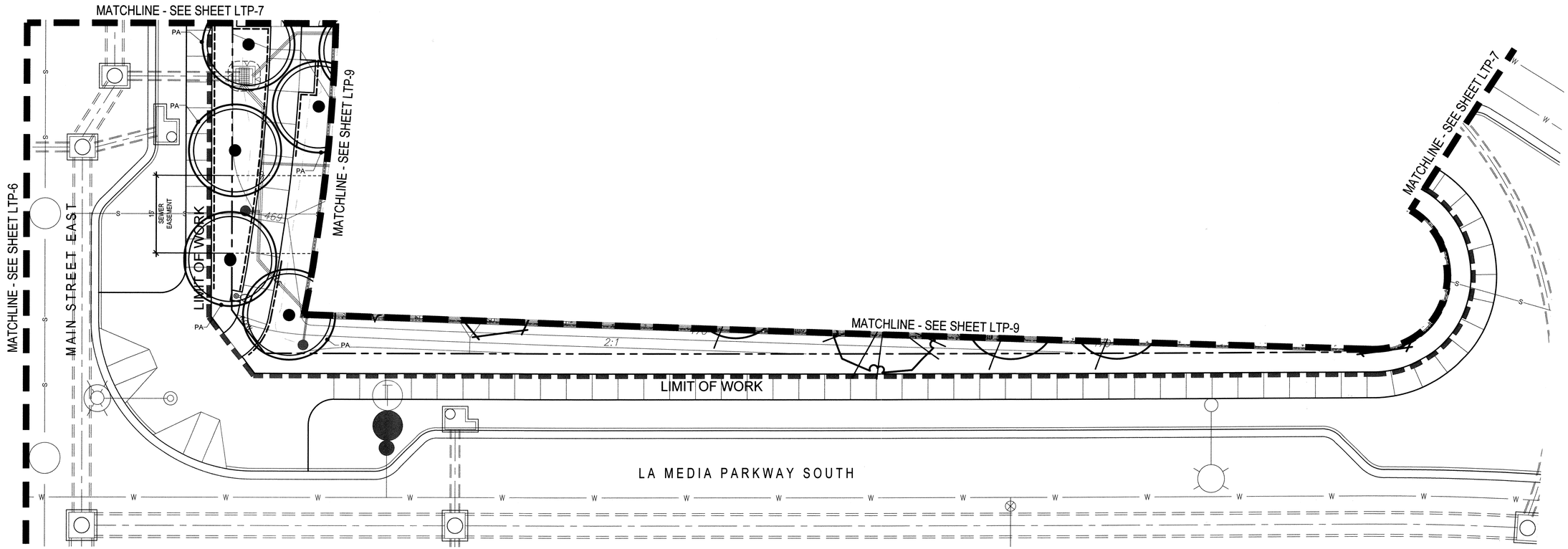
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE TREE + GROUNDCOVER PLANTING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LTP-7
Sheet 060 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGT.dwg\LTP-7\7 Dec 2022 4:56 PM by: Kari

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



TREE LEGEND

SYMBOL	CODE	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	AM24	24" Box	--	Arbutus marina	Marina Strawberry Tree	Standard	L
	AM36	36" Box	--	Arbutus marina	Marina Strawberry Tree	Standard	L
	DD	36" Box	--	Dracaena draco	Dragon Tree	Multi-Trunk	VL
	ED	36" Box	--	Elaeocarpus dicipiens	Japanese Blueberry Tree	Standard	M
	KB24	24" Box	--	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	KB36	36" Box	--	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	LN	36" Box	--	Lagerstroemia indica 'Natchez'	White Crape Myrtle	Standard	M
	PC	24" Box	--	Pistacia chinensis	Chinese Pistache	Standard	M
	PR	48" Box	--	Platanus racemosa	California Sycamore	Standard	M
	PA	36" Box	5	Platanus x acerifolia	London Plane Tree	Standard	M
	PL	24" Box	--	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	Standard	M
	UP24	24" Box	--	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M
	UP36	36" Box	--	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M

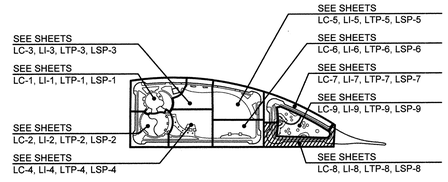
GROUND COVER

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	From Sod	--	--	'Bandera' Bermuda Grass	by West Coast Turf	--
	From Sod	--	Paspalum vaginatum 'Seashore'	Seashore Paspalum	--	--

PLANTING NOTES:

1. ROOT BARRIER: ALL TREES WITHIN 10' OF ANY IMPROVEMENT SUCH AS A WALK, WALL, CURB, ETC. SHALL BE INSTALLED WITH ROOT BARRIERS. ROOT BARRIERS SHALL RUN ALONG THE CURB AND SIDEWALK FOR A MINIMUM OF 10' IN EITHER DIRECTION FOR A TOTAL OF 20 LINEAR FEET MINIMUM. (SEE DETAIL C/ SHEET LP-11)
2. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
3. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
4. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
5. TREES DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
6. TREES SHALL BE LOCATED A MINIMUM OF:
   - UTILITIES - UNDERGROUND - 5'; ABOVE-GROUND - 10'
   - FIRE HYDRANTS - 10'
   - LIGHT STANDARDS - 10'
   - SIDEWALK UNDERDRAINS - 3'
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01
8. CONTRACTOR SHALL PROVIDE TREE MONITOR WELL FOR ALL TREES PLANTED IN SOILS THAT FAIL PERCOLATION TESTS. SEE DETAIL I/ SHEET LP-11 AND PLANTING SPECIFICATIONS.

FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033



KEYMAP NTS

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — 30 Sep 23 Renewal Date — 02 Dec 22 Date — CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE: 02 Dec 22
SCALE: 1" = 10'
JOB NO. 19.027
DRAWN BY: KK
W.O. NO. OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS | Date | App'd

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1" = 10'
Vertical N / A

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/9/22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

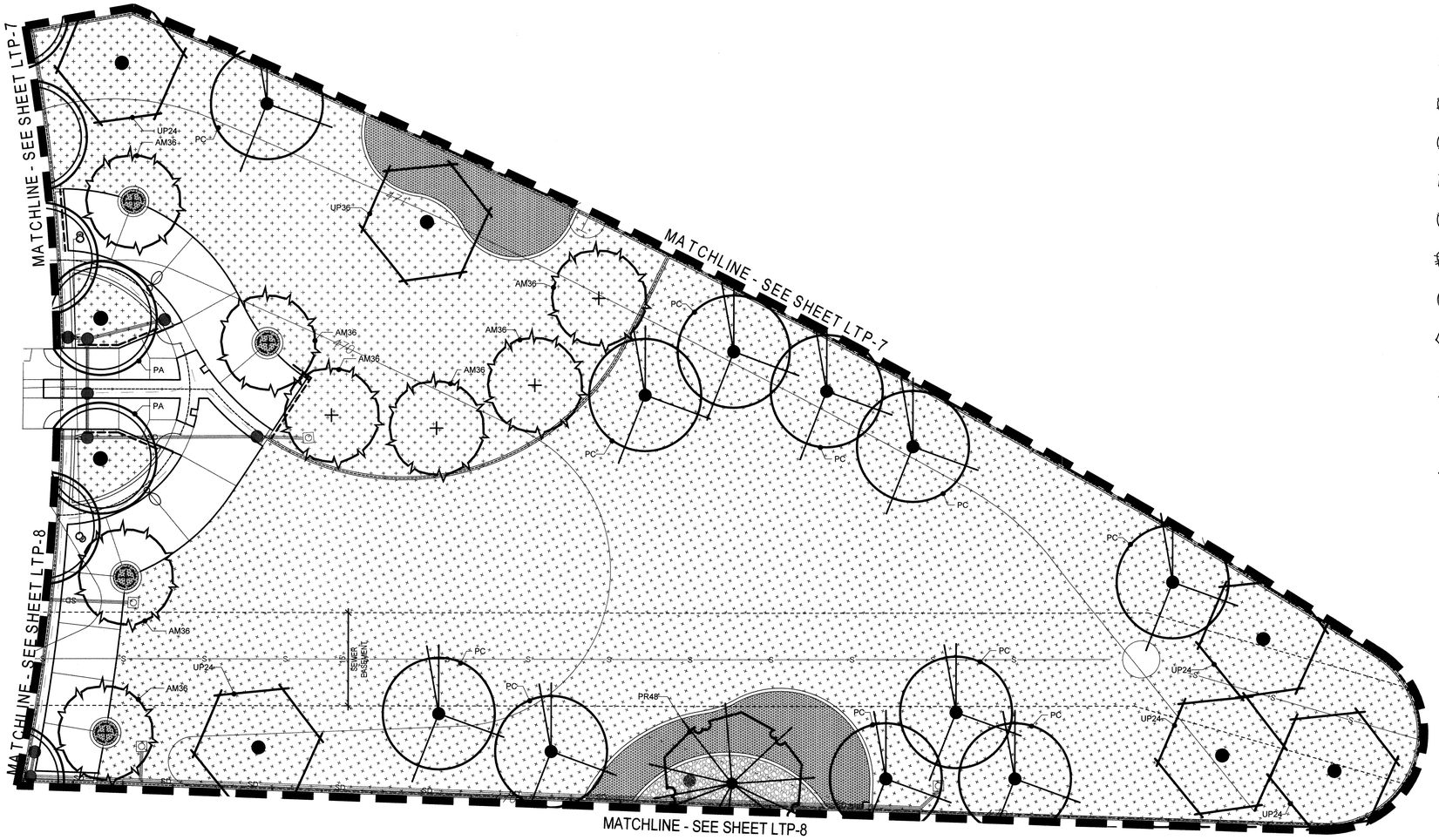
CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE TREE + GROUNDCOVER PLANTING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LTP-8
Sheet 061 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGT.dwg\LTP-8\7 Dec 2022 4:57 PM by: Kari



TREE LEGEND

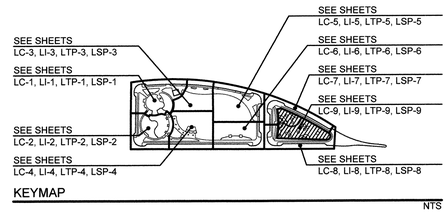
SYMBOL	CODE	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	AM24	24" Box	--	Arbutus marina	Marina Strawberry Tree	Standard	L
	AM36	36" Box	8	Arbutus marina	Marina Strawberry Tree	Standard	L
	DD	36" Box	--	Dracaena draco	Dragon Tree	Multi-Trunk	VL
	ED	36" Box	--	Elaeocarpus dicipiens	Japanese Blueberry Tree	Standard	M
	KB24	24" Box	--	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	KB36	36" Box	--	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	LN	36" Box	--	Lagerstroemia indica 'Natchez'	White Crape Myrtle	Standard	M
	PC	24" Box	11	Pistacia chinensis	Chinese Pistache	Standard	M
	PR	48" Box	1	Platanus racemosa	California Sycamore	Standard	M
	PA	36" Box	2	Platanus x acerifolia	London Plane Tree	Standard	M
	PL	24" Box	--	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	Standard	M
	UP24	24" Box	5	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M
	UP36	36" Box	1	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M

GROUND COVER

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	From Sod	--	--	'Bandera' Bermuda Grass	by West Coast Turf	--
	From Sod	2,420 sf	Paspalum vaginatum 'Seashore'	Seashore Paspalum	--	--

PLANTING NOTES:

1. ROOT BARRIER: ALL TREES WITHIN 10' OF ANY IMPROVEMENT SUCH AS A WALK, WALL, CURB, ETC. SHALL BE INSTALLED WITH ROOT BARRIERS. ROOT BARRIERS SHALL RUN ALONG THE CURB AND SIDEWALK FOR A MINIMUM OF 10' IN EITHER DIRECTION FOR A TOTAL OF 20 LINEAR FEET MINIMUM. (SEE DETAIL C/ SHEET LP-11)
2. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
3. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
4. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
5. TREES DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
6. TREES SHALL BE LOCATED A MINIMUM OF:
   - UTILITIES - UNDERGROUND - 5'; ABOVE-GROUND - 10'
   - FIRE HYDRANTS - 10'
   - LIGHT STANDARDS - 10'
   - SIDEWALK UNDERDRAINS - 3'
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01
8. CONTRACTOR SHALL PROVIDE TREE MONITOR WELL FOR ALL TREES PLANTED IN SOILS THAT FAIL PERCOLATION TESTS. SEE DETAIL I/ SHEET LP-11 AND PLANTING SPECIFICATIONS.



KEYMAP

NTS

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA

Signature 30 Sep 23 Renewal Date 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072. ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4334) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1" = 10'
Vertical N / A

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD Date 12/6/22 R.L.A. No. 4001

Approved: Mark A. Ono Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE TREE + GROUNDCOVER PLANTING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

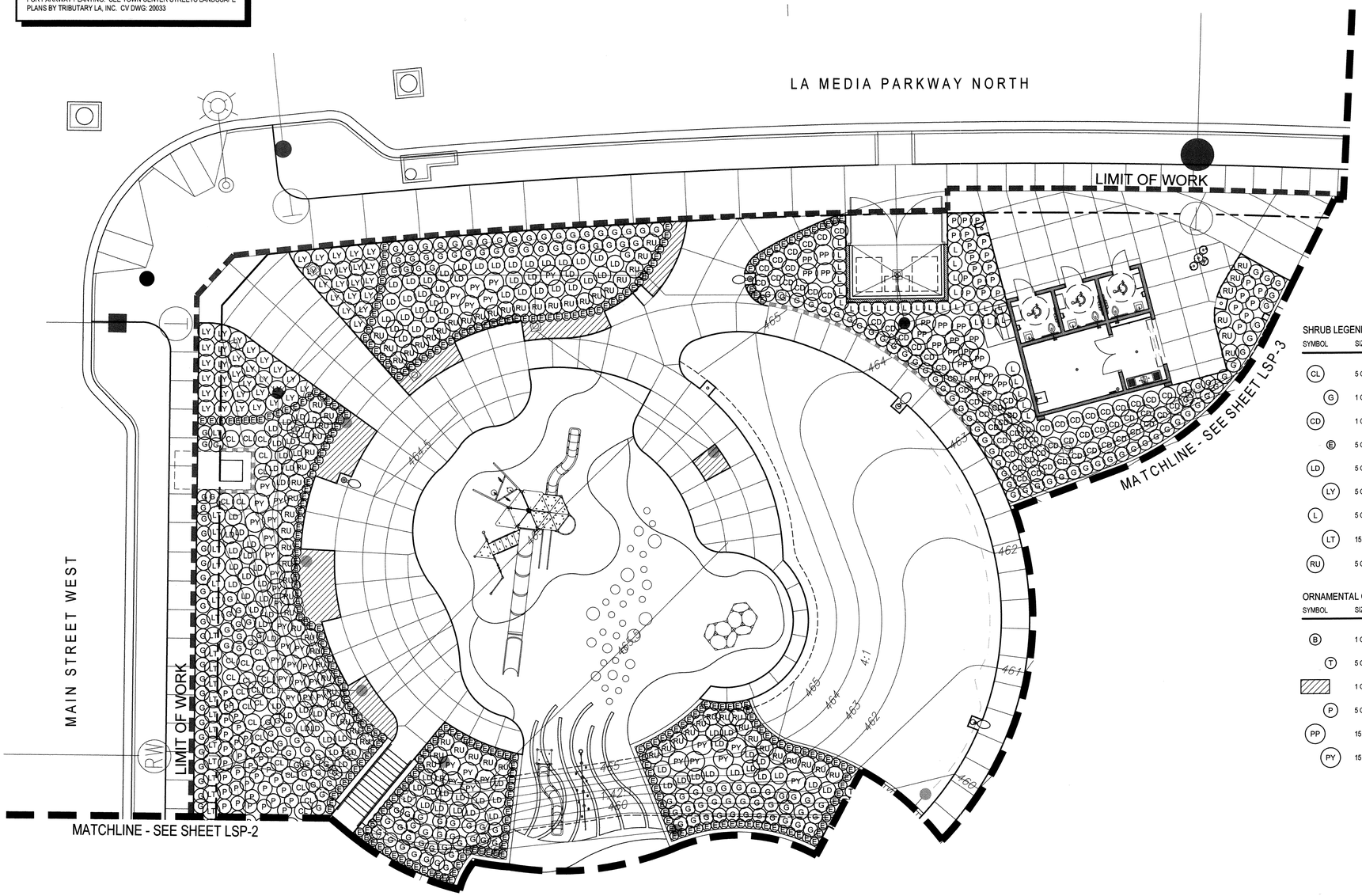
DWG NO. 22006
LTP-9
Sheet 062 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGT.dwg\LTP-9\7 Dec 2022 4:57 PM by: Kari

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

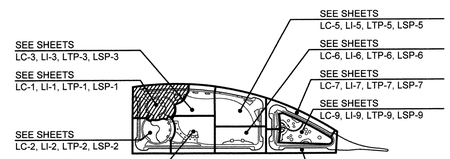


SHRUB LEGEND

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
CL	5 Gal. @ 36" O.C.	27	Callistemon citrinus	Lemon Bottlebrush	--	L
G	1 Gal. @ 30" O.C.	221	Carissa macrocarpa 'Green Carpet'	Natal Plum	--	L
CD	1 Gal. @ 36" O.C.	65	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	--	L
E	5 Gal. @ 18" O.C.	283	Euonymus japonicus 'Microphyllus	Boxleaf Euonymus	--	M
LD	5 Gal. @ 36" O.C.	110	Lantana x 'Spreading Orange'	Spreading Orange Lantana	--	L
LY	5 Gal. @ 36" O.C.	50	Lantana x 'Spreading Yellow	Yellow Lantana	--	L
L	5 Gal. @ 30" O.C.	30	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
LT	15 Gal. @ 36" O.C.	20	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
RU	5 Gal. @ 36" O.C.	77	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn	--	L

ORNAMENTAL GRASS LEGEND

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
B	1 Gal. @ 24" O.C.	--	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	--	L
T	5 Gal. @ 24" O.C.	--	Chondropetalum tectorum	Cape Rush	--	L
	1 Gal. @ 15" O.C.	327 sf	Dianella revoluta 'Baby Bliss'	Baby Bliss Flax Lily	--	L
P	5 Gal. @ 30" O.C.	57	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	--	L
PP	15 Gal. @ 42" O.C.	20	Phormium tenax 'Pink Stripe'	New Zealand Flax	--	L
PY	15 Gal. @ 42" O.C.	40	Phormium x 'Yellow Wave'	Yellow Wave New Zealand Flax	--	M



KEYMAP

NTS

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

PLANTING NOTES

1. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
2. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. SHRUBS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Signed 30 Sep 23 Renewal Date 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor	CV DWG:14011, 14012	HALE ENGINEERING				DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.				DESCRIPTION: 3" BRASS DISK (LS4324) MELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841
Date Completed						

SCALE		Designed By	Drawn By	Checked By
Horizontal 1" = 10'	Office	KK/TP	KK/KF	TP
Vertical N/A	Field	Plans Prepared Under Supervision Of	Date 12/4/22	
	Traffic	THOMAS A. PICARD	R.L.A. No. 4001	

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

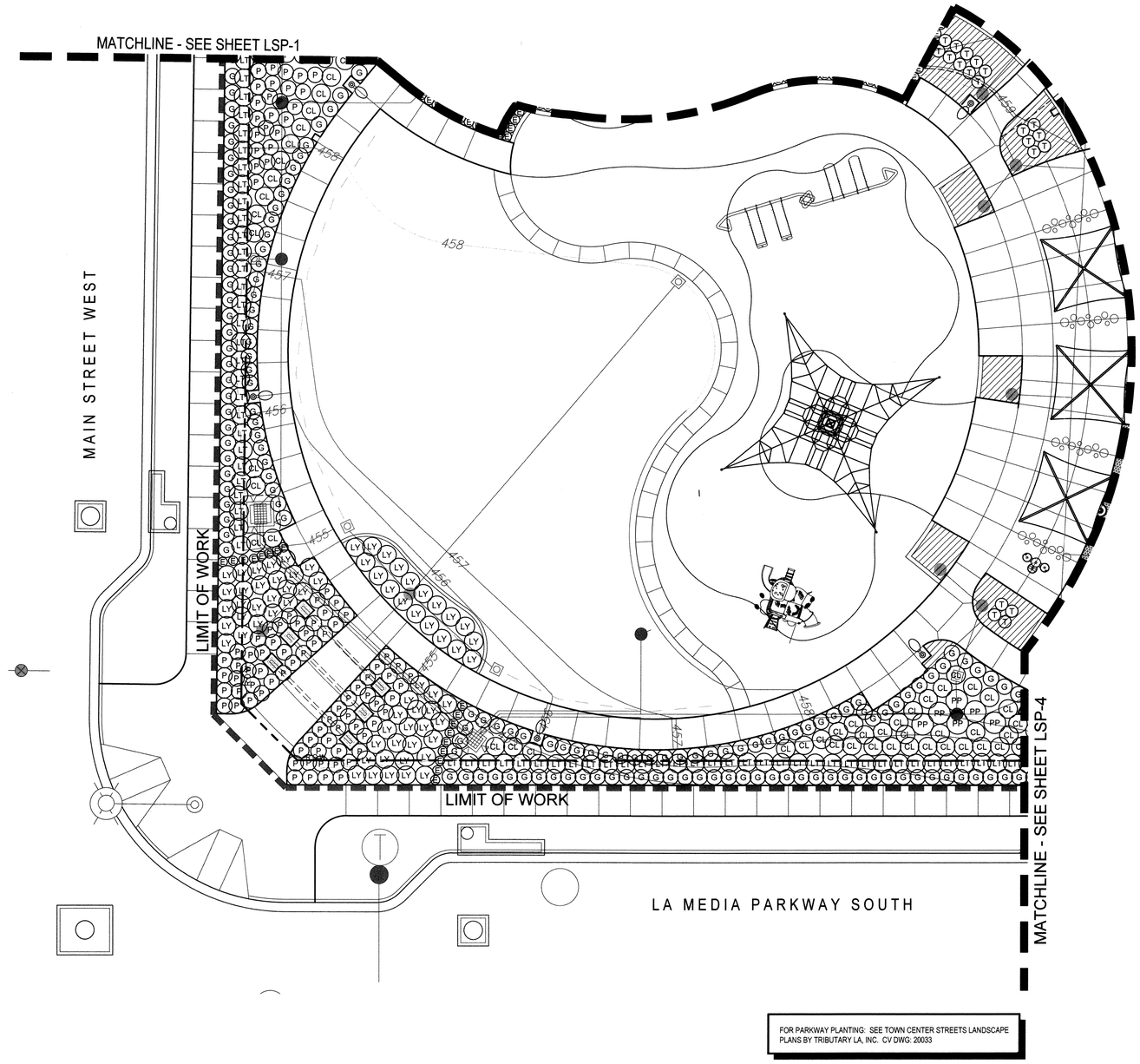
CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SHRUB PLANTING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSP-1
Sheet 063 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGS.dwg\LSP-1\7 Dec 2022 4:57 PM by: Karl



FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

SHRUB LEGEND

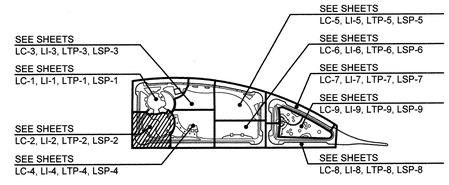
SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
CL	5 Gal. @ 36" O.C.	47	Callistemon citrinus	Lemon Bottlebrush	--	L
G	1 Gal. @ 30" O.C.	147	Carissa macrocarpa 'Green Carpet'	Natal Plum	--	L
CD	1 Gal. @ 36" O.C.	--	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	--	L
E	5 Gal. @ 18" O.C.	17	Euonymus japonicus 'Microphyllus	Boxleaf Euonymus	--	M
LD	5 Gal. @ 36" O.C.	--	Lantana x 'Spreading Orange'	Spreading Orange Lantana	--	L
LY	5 Gal. @ 36" O.C.	68	Lantana x 'Spreading Yellow	Yellow Lantana	--	L
L	5 Gal. @ 30" O.C.	--	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
LT	15 Gal. @ 36" O.C.	62	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
RU	5 Gal. @ 36" O.C.	--	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn	--	L

ORNAMENTAL GRASS LEGEND

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
B	1 Gal. @ 24" O.C.	--	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	--	L
T	5 Gal. @ 24" O.C.	20	Chondropetalum tectorum	Cape Rush	--	L
	1 Gal. @ 15" O.C.	404 sf	Dianella revoluta 'Baby Bliss'	Baby Bliss Flax Lily	--	L
P	5 Gal. @ 30" O.C.	97	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	--	L
PP	15 Gal. @ 42" O.C.	6	Phormium tenax 'Pink Stripe'	New Zealand Flax	--	L
PY	15 Gal. @ 42" O.C.	--	Phormium x 'Yellow Wave'	Yellow Wave New Zealand Flax	--	M

PLANTING NOTES

1. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
2. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. SHRUBS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01



KEYMAP NTS

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — 30 Sep 23 (Original) — 02 Dec 22 (Revised) — Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS	Date	App'd

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal 1" = 10' / Vertical N / A

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of: THOMAS A. PICARD — Date: 12/2/22 — R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

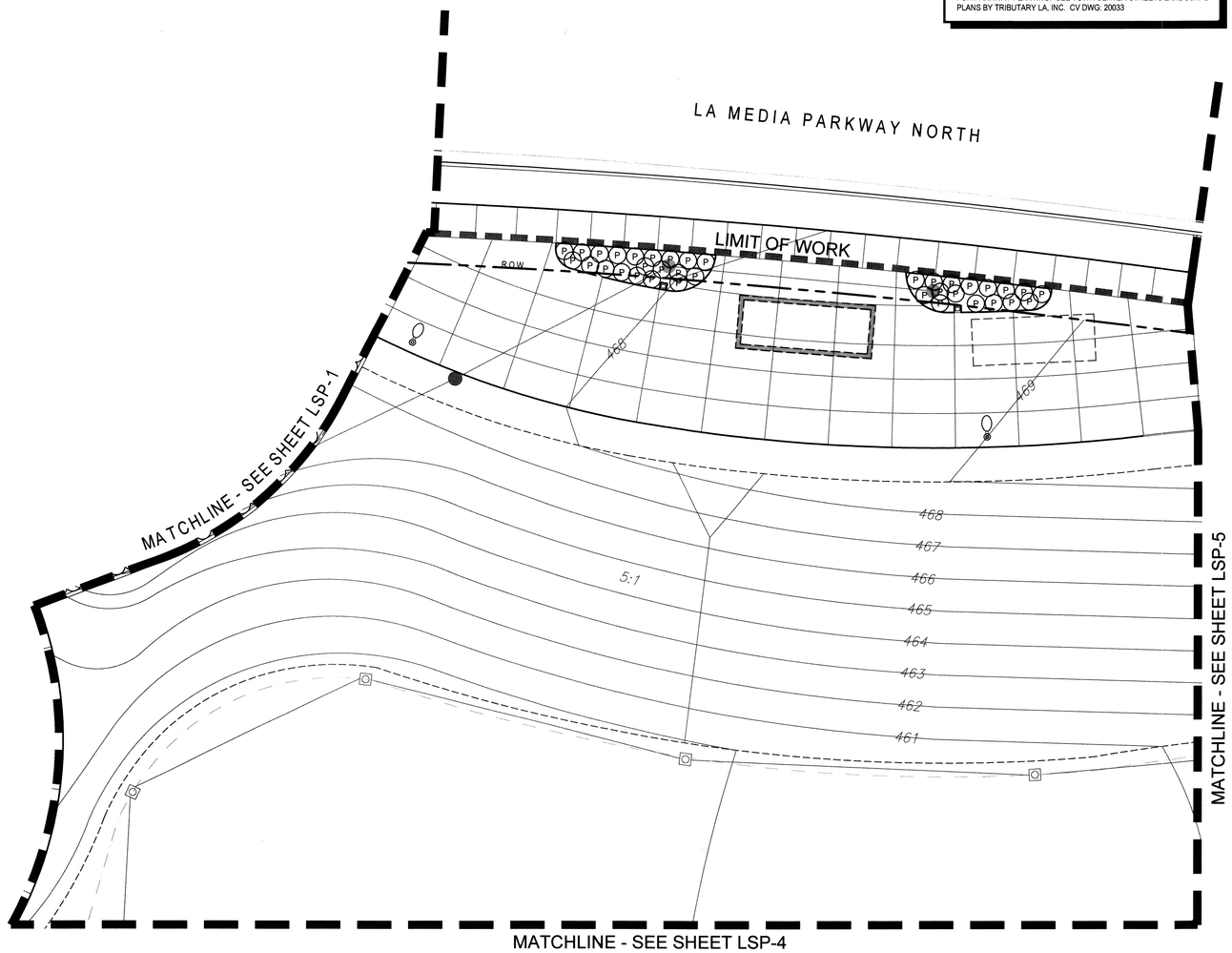
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SHRUB PLANTING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSP-2
Sheet 064 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGS.dwg\LSP-2\7 Dec 2022 4:57 PM by: Karl

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033



SHRUB LEGEND

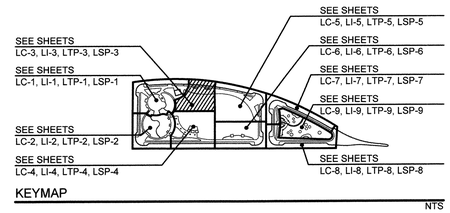
SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
CL	5 Gal. @ 36" O.C.	--	Callistemon citrinus	Lemon Bottlebrush	--	L
G	1 Gal. @ 30" O.C.	--	Carissa macrocarpa 'Green Carpet'	Natal Plum	--	L
CD	1 Gal. @ 36" O.C.	--	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	--	L
E	5 Gal. @ 18" O.C.	--	Euonymus japonicus 'Microphyllus	Boxleaf Euonymus	--	M
LD	5 Gal. @ 36" O.C.	--	Lantana x 'Spreading Orange'	Spreading Orange Lantana	--	L
LY	5 Gal. @ 36" O.C.	--	Lantana x 'Spreading Yellow	Yellow Lantana	--	L
L	5 Gal. @ 30" O.C.	--	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
LT	15 Gal. @ 36" O.C.	--	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
RU	5 Gal. @ 36" O.C.	--	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn	--	L

ORNAMENTAL GRASS LEGEND

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
B	1 Gal. @ 24" O.C.	--	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	--	L
T	5 Gal. @ 24" O.C.	--	Chondropetalum tectorum	Cape Rush	--	L
	1 Gal. @ 15" O.C.	--	Dianella revoluta 'Baby Bliss'	Baby Bliss Flax Lily	--	L
P	5 Gal. @ 30" O.C.	36	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	--	L
PP	15 Gal. @ 42" O.C.	--	Phormium tenax 'Pink Stripe'	New Zealand Flax	--	L
PY	15 Gal. @ 42" O.C.	--	Phormium x 'Yellow Wave'	Yellow Wave New Zealand Flax	--	M

PLANTING NOTES

1. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
2. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. SHRUBS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01



KEYMAP

NTS

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Signature — 30 Sep 23 — 02 Dec 22 — Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE: 02 Dec 22
SCALE: 1" = 10'
JOB NO. 19.027
DRAWN BY: KK
W.O. NO. OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor	CV DWG:14011, 14012	HALE ENGINEERING				DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.				DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841
Date Completed						

SCALE
Horizontal 1" = 10'
Vertical N / A

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Mark A Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

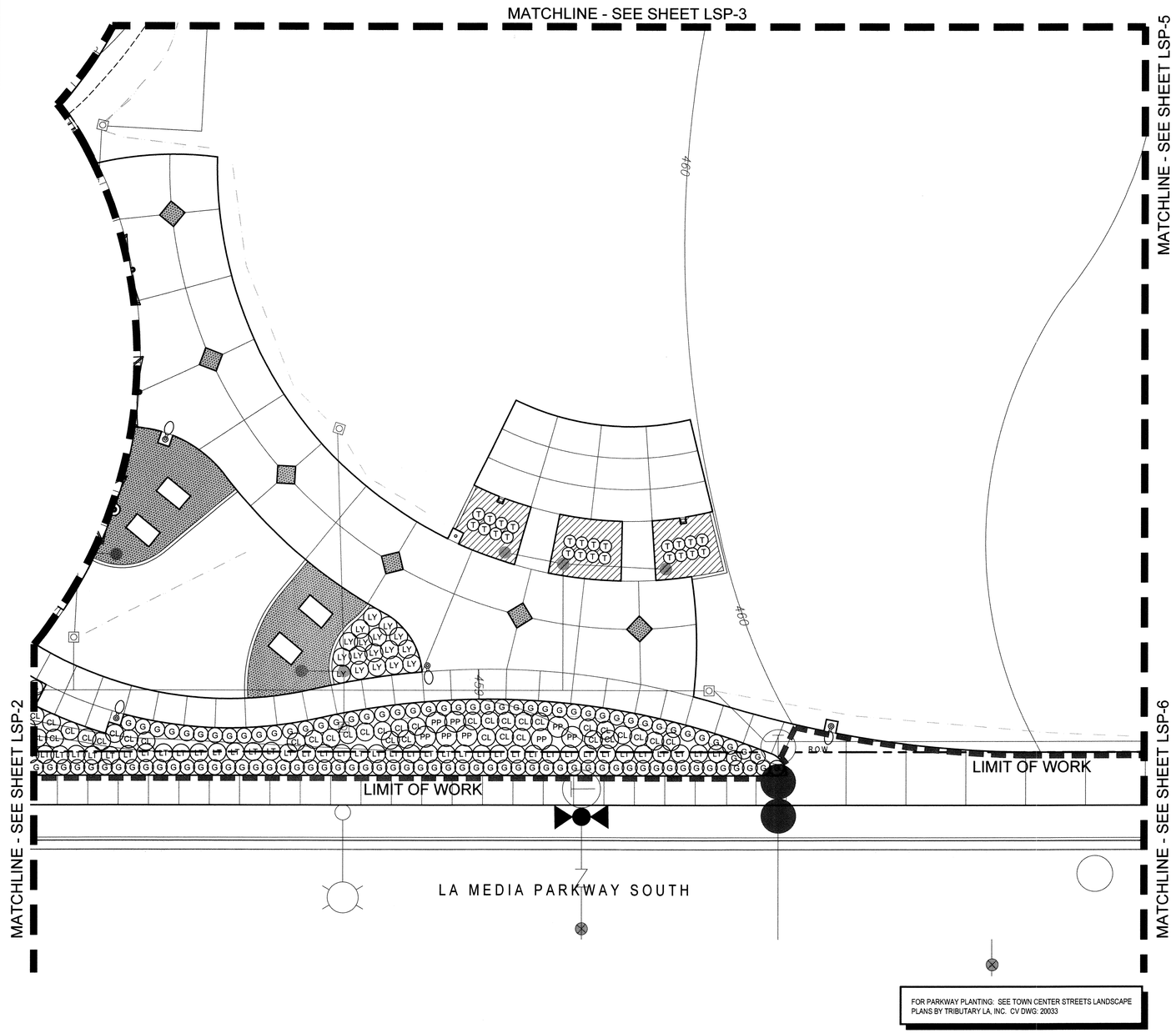
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SHRUB PLANTING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSP-3
Sheet 065 of 107

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGS.dwg\LSP-3\7 Dec 2022 4:57 PM by: Kari



FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

SHRUB LEGEND

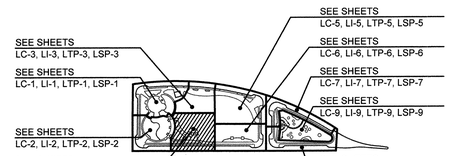
SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
CL	5 Gal. @ 36" O.C.	35	Callistemon citrinus	Lemon Bottlebrush	--	L
G	1 Gal. @ 30" O.C.	99	Carissa macrocarpa 'Green Carpet'	Natal Plum	--	L
CD	1 Gal. @ 36" O.C.	--	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	--	L
E	5 Gal. @ 18" O.C.	--	Euonymus japonicus 'Microphyllus	Boxleaf Euonymus	--	M
LD	5 Gal. @ 36" O.C.	--	Lantana x 'Spreading Orange'	Spreading Orange Lantana	--	L
LY	5 Gal. @ 36" O.C.	17	Lantana x 'Spreading Yellow	Yellow Lantana	--	L
L	5 Gal. @ 30" O.C.	--	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
LT	15 Gal. @ 36" O.C.	39	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
RU	5 Gal. @ 36" O.C.	--	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn	--	L

ORNAMENTAL GRASS LEGEND

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
B	1 Gal. @ 24" O.C.	--	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	--	L
T	5 Gal. @ 24" O.C.	24	Chondropetalum tectorum	Cape Rush	--	L
	1 Gal. @ 15" O.C.	245 sf	Dianella revoluta 'Baby Bliss'	Baby Bliss Flax Lily	--	L
P	5 Gal. @ 30" O.C.	--	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	--	L
PP	15 Gal. @ 42" O.C.	8	Phormium tenax 'Pink Stripe'	New Zealand Flax	--	L
PY	15 Gal. @ 42" O.C.	--	Phormium x 'Yellow Wave'	Yellow Wave New Zealand Flax	--	M

PLANTING NOTES

1. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
2. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. SHRUBS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01



KEYMAP

NTS

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A PICARD — CALIFORNIA — Signed 30 Sep 23 — Renewal Date 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072. ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4334) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1" = 10'
Vertical N / A

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

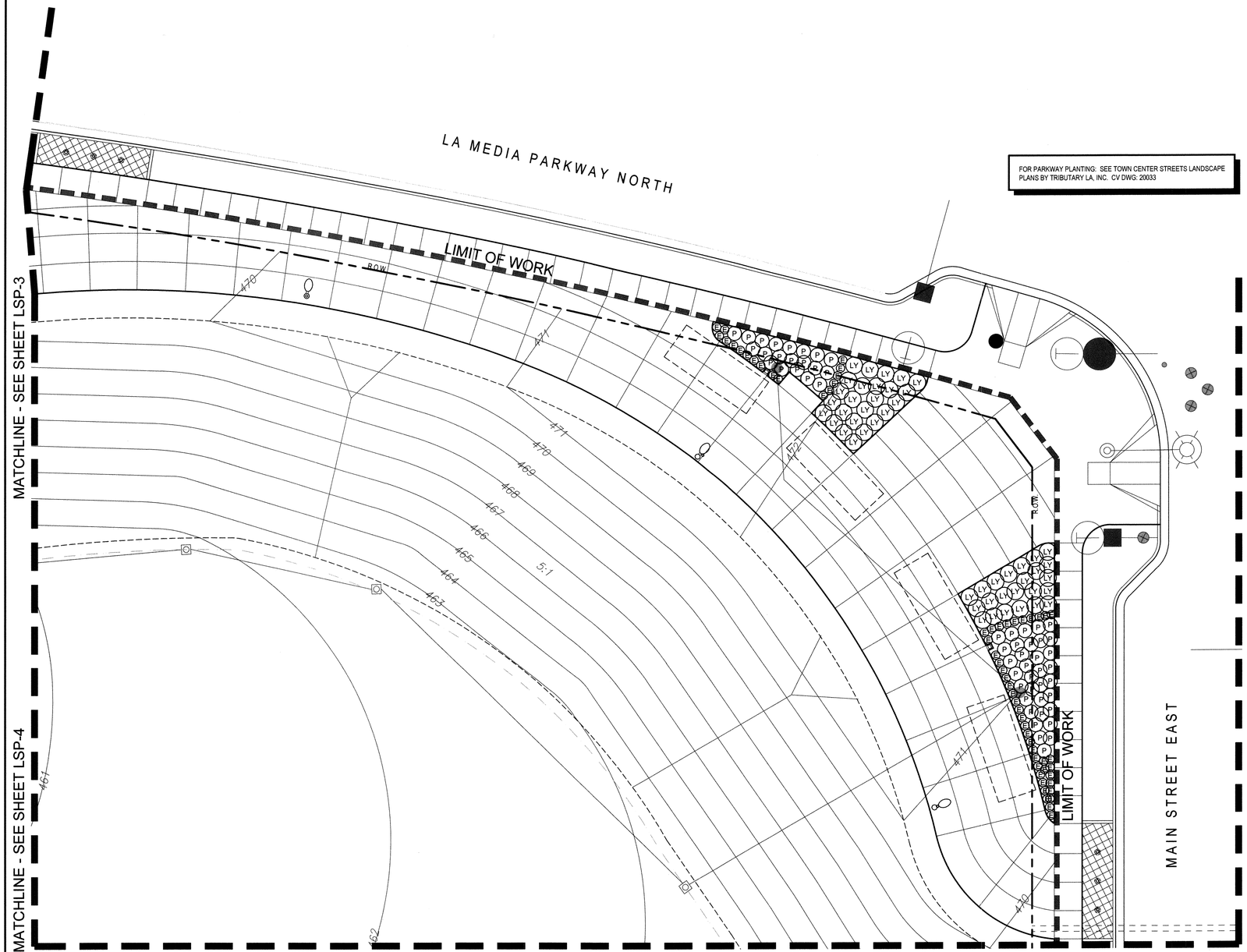
CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SHRUB PLANTING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSP-4
Sheet 066 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGS.dwg\LSP-4\7 Dec 2022 4:57 PM by: Kari



SHRUB LEGEND

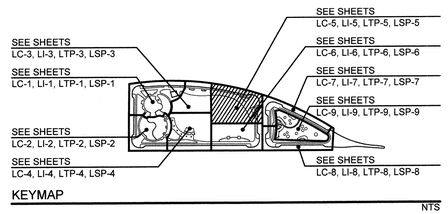
SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
CL	5 Gal. @ 36" O.C.	--	Callistemon citrinus	Lemon Bottlebrush	--	L
G	1 Gal. @ 30" O.C.	--	Carissa macrocarpa 'Green Carpet'	Natal Plum	--	L
CD	1 Gal. @ 36" O.C.	--	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	--	L
E	5 Gal. @ 18" O.C.	57	Euonymus japonicus 'Microphyllus	Boxleaf Euonymus	--	M
LD	5 Gal. @ 36" O.C.	--	Lantana x 'Spreading Orange'	Spreading Orange Lantana	--	L
LY	5 Gal. @ 36" O.C.	48	Lantana x 'Spreading Yellow	Yellow Lantana	--	L
L	5 Gal. @ 30" O.C.	--	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
LT	15 Gal. @ 36" O.C.	--	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
RU	5 Gal. @ 36" O.C.	--	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn	--	L

ORNAMENTAL GRASS LEGEND

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
B	1 Gal. @ 24" O.C.	--	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	--	L
T	5 Gal. @ 24" O.C.	--	Chondropetalum tectorum	Cape Rush	--	L
	1 Gal. @ 15" O.C.	--	Dianella revoluta 'Baby Bliss'	Baby Bliss Flax Lily	--	L
P	5 Gal. @ 30" O.C.	54	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	--	L
PP	15 Gal. @ 42" O.C.	--	Phormium tenax 'Pink Stripe'	New Zealand Flax	--	L
PY	15 Gal. @ 42" O.C.	--	Phormium x 'Yellow Wave'	Yellow Wave New Zealand Flax	--	M

PLANTING NOTES

1. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
2. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. SHRUBS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01



KEYMAP NTS

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal 1" = 10' / Vertical N / A

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Mark A. Carr Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

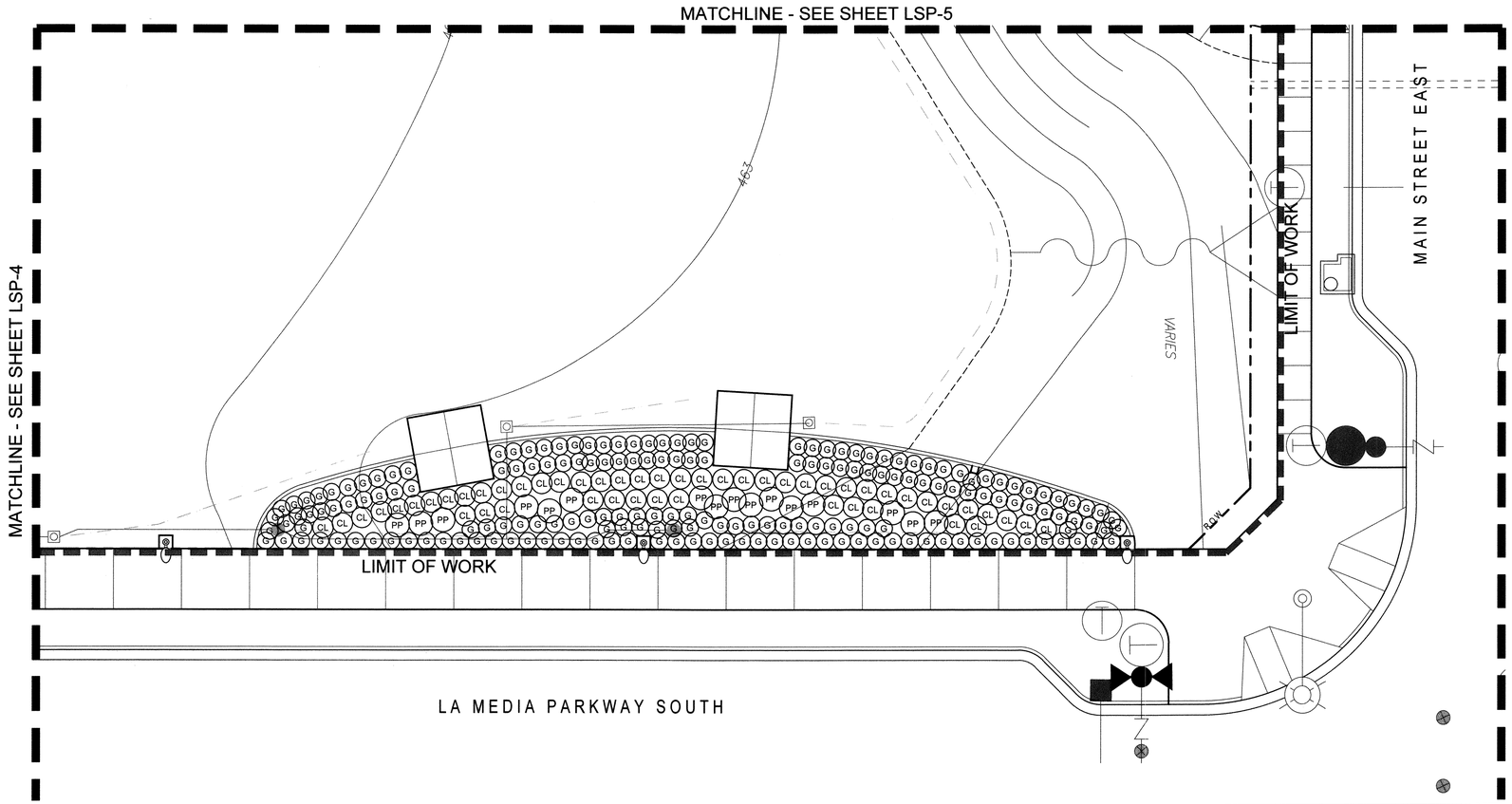
CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SHRUB PLANTING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSP-5
Sheet 067 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGS.dwg\LSP-5\7 Dec 2022 4:57 PM by: Karl

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

SHRUB LEGEND

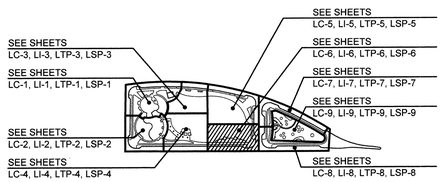
SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
CL	5 Gal. @ 36" O.C.	51	Callistemon citrinus	Lemon Bottlebrush	--	L
G	1 Gal. @ 30" O.C.	182	Carissa macrocarpa 'Green Carpet'	Natal Plum	--	L
CD	1 Gal. @ 36" O.C.	--	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	--	L
E	5 Gal. @ 18" O.C.	--	Euonymus japonicus 'Microphyllus	Boxleaf Euonymus	--	M
LD	5 Gal. @ 36" O.C.	--	Lantana x 'Spreading Orange'	Spreading Orange Lantana	--	L
LY	5 Gal. @ 36" O.C.	--	Lantana x 'Spreading Yellow	Yellow Lantana	--	L
L	5 Gal. @ 30" O.C.	--	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
LT	15 Gal. @ 36" O.C.	--	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
RU	5 Gal. @ 36" O.C.	--	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn	--	L

ORNAMENTAL GRASS LEGEND

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
B	1 Gal. @ 24" O.C.	--	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	--	L
T	5 Gal. @ 24" O.C.	--	Chondropetalum tectorum	Cape Rush	--	L
	1 Gal. @ 15" O.C.	--	Dianella revoluta 'Baby Bliss'	Baby Bliss Flax Lily	--	L
P	5 Gal. @ 30" O.C.	--	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	--	L
PP	15 Gal. @ 42" O.C.	16	Phormium tenax 'Pink Stripe'	New Zealand Flax	--	L
PY	15 Gal. @ 42" O.C.	--	Phormium x 'Yellow Wave'	Yellow Wave New Zealand Flax	--	M

PLANTING NOTES

1. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
2. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. SHRUBS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01



KEYMAP NTS

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4334) WELL MON @ CL-INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14641

SCALE
Horizontal 1" = 10'
Vertical N / A

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 11/4/23
Laura C. Black
Director of Development Services or designee.

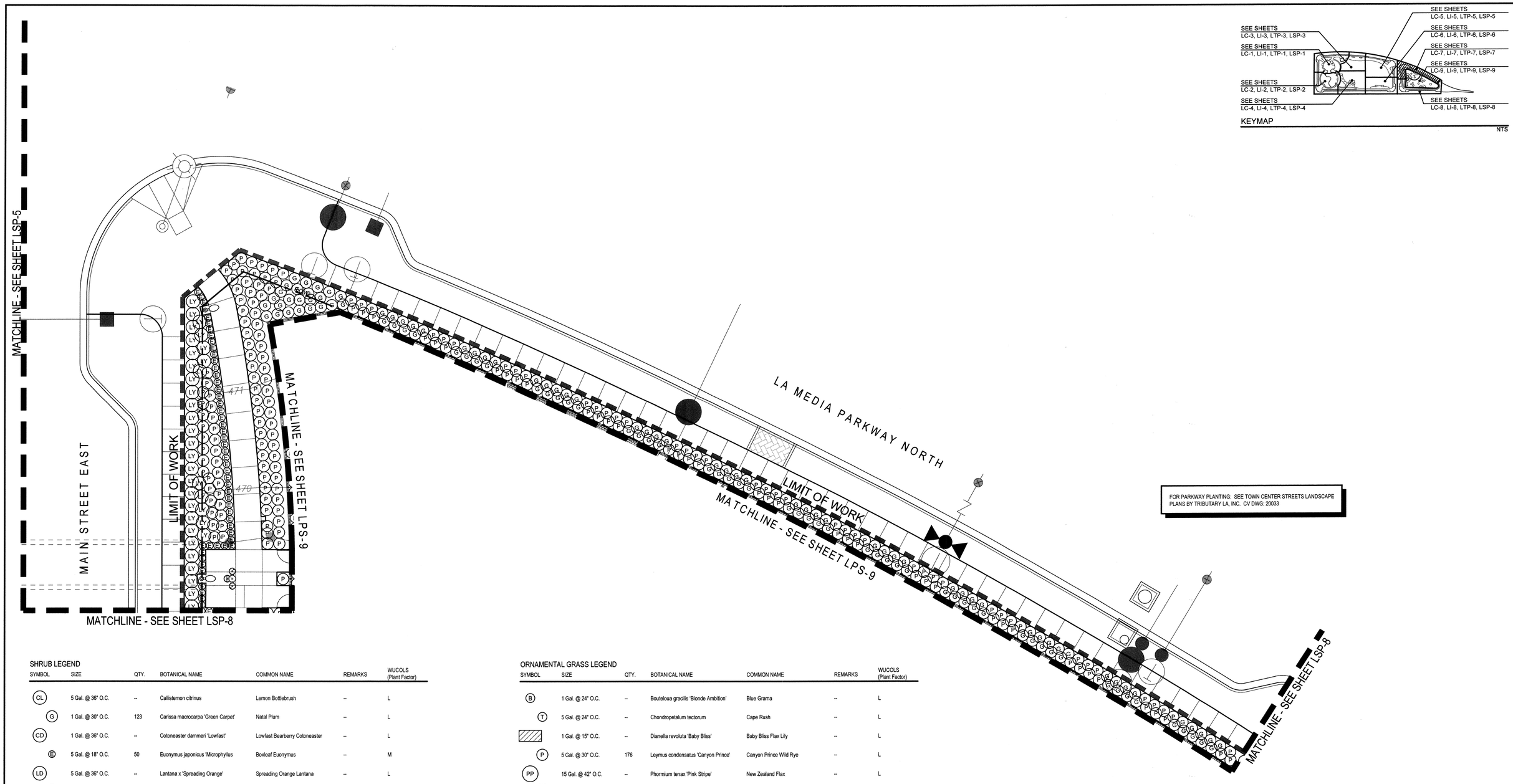
CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SHRUB PLANTING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSP-6
Sheet 068 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGS.dwg\LSP-6\7 Dec 2022 4:57 PM by: Kari

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



KEYMAP

NTS

FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

SHRUB LEGEND

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
CL	5 Gal. @ 36" O.C.	--	Callistemon citrinus	Lemon Bottlebrush	--	L
G	1 Gal. @ 30" O.C.	123	Carissa macrocarpa 'Green Carpet'	Natal Plum	--	L
CD	1 Gal. @ 36" O.C.	--	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	--	L
E	5 Gal. @ 18" O.C.	50	Euonymus japonicus 'Microphyllus	Boxleaf Euonymus	--	M
LD	5 Gal. @ 36" O.C.	--	Lantana x 'Spreading Orange'	Spreading Orange Lantana	--	L
LY	5 Gal. @ 36" O.C.	35	Lantana x 'Spreading Yellow	Yellow Lantana	--	L
L	5 Gal. @ 30" O.C.	--	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
LT	15 Gal. @ 36" O.C.	--	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
RU	5 Gal. @ 36" O.C.	--	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn	--	L

ORNAMENTAL GRASS LEGEND

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
B	1 Gal. @ 24" O.C.	--	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	--	L
T	5 Gal. @ 24" O.C.	--	Chondropetalum tectorum	Cape Rush	--	L
	1 Gal. @ 15" O.C.	--	Dianella revoluta 'Baby Bliss'	Baby Bliss Flax Lily	--	L
P	5 Gal. @ 30" O.C.	176	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	--	L
PP	15 Gal. @ 42" O.C.	--	Phormium tenax 'Pink Stripe'	New Zealand Flax	--	L
PY	15 Gal. @ 42" O.C.	--	Phormium x 'Yellow Wave'	Yellow Wave New Zealand Flax	--	M

PLANTING NOTES

1. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
2. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. SHRUBS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — 4001 — 30 Sep 23 (Renewal Date) — 02 Dec 22 (Date)

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd
Contractor		CV DWG:14011, 14012	HALE ENGINEERING			
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed						

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1" = 10'
Vertical N / A

Office
Field
Traffic

Designed By KK/TP | Drawn By KK/KF | Checked By TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

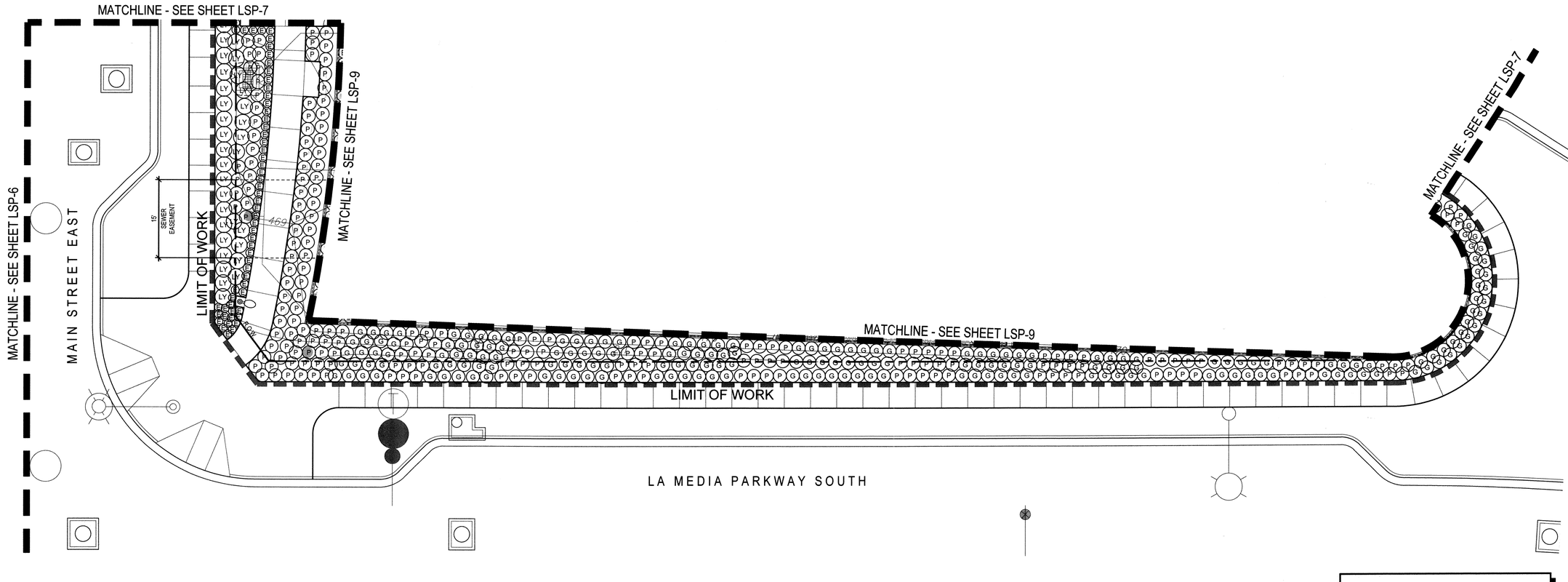
CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SHRUB PLANTING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSP-7
Sheet 069 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGS.dwg\LSP-7\7 Dec 2022 4:57 PM by: Kari



FOR PARKWAY PLANTING: SEE TOWN CENTER STREETS LANDSCAPE PLANS BY TRIBUTARY LA, INC. CV DWG: 20033

SHRUB LEGEND

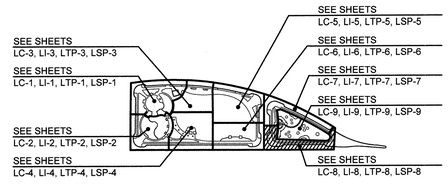
SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
CL	5 Gal. @ 36" O.C.	--	Callistemon citrinus	Lemon Bottlebrush	--	L
G	1 Gal. @ 30" O.C.	191	Carissa macrocarpa 'Green Carpet'	Natal Plum	--	L
CD	1 Gal. @ 36" O.C.	--	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	--	L
E	5 Gal. @ 18" O.C.	56	Euonymus japonicus 'Microphyllus	Boxleaf Euonymus	--	M
LD	5 Gal. @ 36" O.C.	--	Lantana x 'Spreading Orange'	Spreading Orange Lantana	--	L
LY	5 Gal. @ 36" O.C.	32	Lantana x 'Spreading Yellow	Yellow Lantana	--	L
L	5 Gal. @ 30" O.C.	--	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
LT	15 Gal. @ 36" O.C.	--	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
RU	5 Gal. @ 36" O.C.	--	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn	--	L

ORNAMENTAL GRASS LEGEND

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
B	1 Gal. @ 24" O.C.	--	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	--	L
T	5 Gal. @ 24" O.C.	--	Chondropetalum tectorum	Cape Rush	--	L
	1 Gal. @ 15" O.C.	--	Dianella revoluta 'Baby Bliss'	Baby Bliss Flax Lily	--	L
P	5 Gal. @ 30" O.C.	198	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	--	L
PP	15 Gal. @ 42" O.C.	--	Phormium tenax 'Pink Stripe'	New Zealand Flax	--	L
PY	15 Gal. @ 42" O.C.	--	Phormium x 'Yellow Wave'	Yellow Wave New Zealand Flax	--	M

PLANTING NOTES

1. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
2. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. SHRUBS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01



KEYMAP

NTS

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — 30 Sep 23 Expiration Date — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS	Date	App'd

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1" = 10'
Vertical N / A

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date 12/2/22 — R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

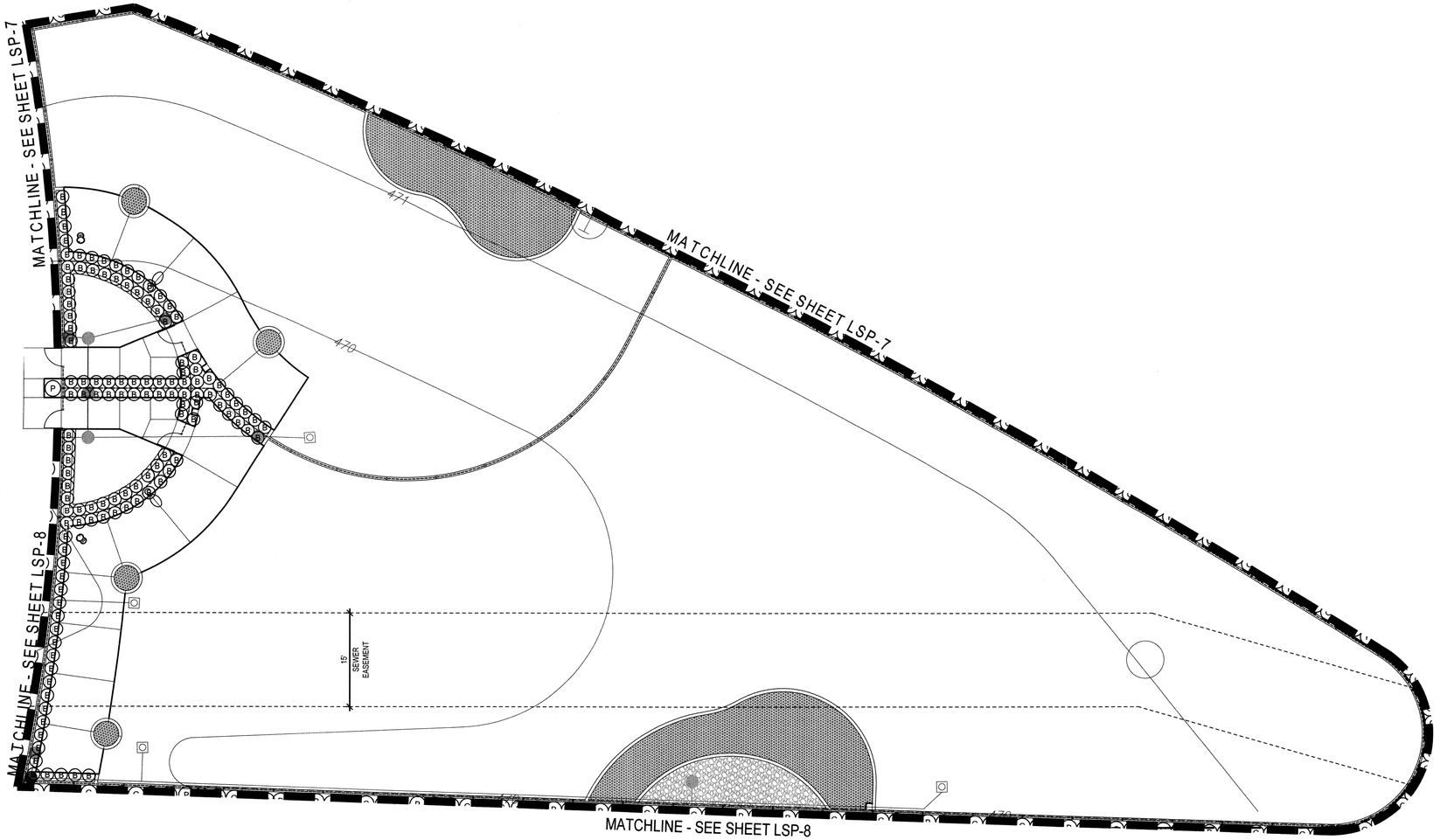
CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SHRUB PLANTING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSP-8
Sheet 070 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGS.dwg\LSP-8\7 Dec 2022 4:58 PM by: Kari

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



SHRUB LEGEND

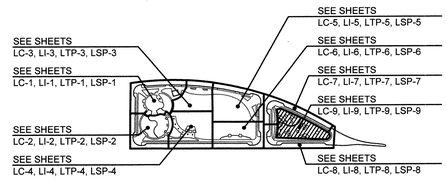
SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
CL	5 Gal. @ 36" O.C.	--	Callistemon citrinus	Lemon Bottlebrush	--	L
G	1 Gal. @ 30" O.C.	--	Carissa macrocarpa 'Green Carpet'	Natal Plum	--	L
CD	1 Gal. @ 36" O.C.	--	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	--	L
E	5 Gal. @ 18" O.C.	--	Euonymus japonicus 'Microphyllus	Boxleaf Euonymus	--	M
LD	5 Gal. @ 36" O.C.	--	Lantana x 'Spreading Orange'	Spreading Orange Lantana	--	L
LY	5 Gal. @ 36" O.C.	--	Lantana x 'Spreading Yellow	Yellow Lantana	--	L
L	5 Gal. @ 30" O.C.	--	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
LT	15 Gal. @ 36" O.C.	--	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
RU	5 Gal. @ 36" O.C.	--	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn	--	L

ORNAMENTAL GRASS LEGEND

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
B	1 Gal. @ 24" O.C.	124	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	--	L
T	5 Gal. @ 24" O.C.	--	Chondropetalum tectorum	Cape Rush	--	L
	1 Gal. @ 15" O.C.	--	Dianella revoluta 'Baby Bliss'	Baby Bliss Flax Lily	--	L
P	5 Gal. @ 30" O.C.	--	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	--	L
PP	15 Gal. @ 42" O.C.	--	Phormium tenax 'Pink Stripe'	New Zealand Flax	--	L
PY	15 Gal. @ 42" O.C.	--	Phormium x 'Yellow Wave'	Yellow Wave New Zealand Flax	--	M

PLANTING NOTES

1. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
2. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. SHRUBS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01



KEYMAP

NTS

SEE SHEETS LP-10 FOR PLANTING LEGENDS
SEE SHEETS LP-11 FOR PLANTING DETAILS
SEE SHEET LP-12 THRU LP-13 FOR PLANTING SPECIFICATIONS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — 30 Sep 23 (Expires) — 02 Dec 22 (Date)

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE	
Horizontal	1" = 10'
Vertical	N / A

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SHRUB PLANTING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSP-9
Sheet 071 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\PLTGS.dwg\LSP-9\7 Dec 2022 4:58 PM by: Kari

TREE LEGEND

SYMBOL	CODE	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	AM24	24" Box	36	Arbutus marina	Marina Strawberry Tree	Standard	L
	AM36	36" Box	8	Arbutus marina	Marina Strawberry Tree	Standard	L
	DD	36" Box	1	Dracaena draco	Dragon Tree	Multi-Trunk	VL
	ED	36" Box	10	Elaeocarpus dicipiens	Japanese Blueberry Tree	Standard	M
	KB24	24" Box	16	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	KB36	36" Box	27	Koelreuteria bipinnata	Chinese Flame tree	Standard	M
	LN	36" Box	17	Lagerstroemia indica 'Natchez'	White Crape Myrtle	Standard	M
	PC	24" Box	11	Pistacia chinensis	Chinese Pistache	Standard	M
	PR	48" Box	1	Platanus racemosa	California Sycamore	Standard	M
	PA	36" Box	13	Platanus x acerifolia	London Plane Tree	Standard	M
	PL	24" Box	19	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	Standard	M
	UP24	24" Box	5	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M
	UP36	36" Box	1	Ulmus parvifolia 'Drake'	Drake Lacebark Elm	Standard	M

GROUND COVER

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
	From Sod	61,623 sf	--	'Bandera' Bermuda Grass	by West Coast Turf	--
	From Sod	2,420 sf	Paspalum vaginatum 'Seashore'	Seashore Paspalum	--	--

PLANTING NOTES:

1. ROOT BARRIER: ALL TREES WITHIN 10' OF ANY IMPROVEMENT SUCH AS A WALK, WALL, CURB, ETC. SHALL BE INSTALLED WITH ROOT BARRIERS. ROOT BARRIERS SHALL RUN ALONG THE CURB AND SIDEWALK FOR A MINIMUM OF 10' IN EITHER DIRECTION FOR A TOTAL OF 20 LINEAR FEET MINIMUM. (SEE DETAIL C/ SHEET LP-11)
2. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
3. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
4. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
5. TREES DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
6. TREES SHALL BE LOCATED A MINIMUM OF:
   - UTILITIES - UNDERGROUND - 5'; ABOVE-GROUND - 10'
   - FIRE HYDRANTS - 10'
   - LIGHT STANDARDS - 10'
   - SIDEWALK UNDERDRAINS - 3'
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01
8. CONTRACTOR SHALL PROVIDE TREE MONITOR WELL FOR ALL TREES PLANTED IN SOILS THAT FAIL PERCOLATION TESTS. SEE DETAIL I/ SHEET LP-11 AND PLANTING SPECIFICATIONS.

SHRUB LEGEND

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
CL	5 Gal. @ 36" O.C.	160	Callistemon citrinus	Lemon Bottlebrush	--	L
G	1 Gal. @ 30" O.C.	963	Carissa macrocarpa 'Green Carpet'	Natal Plum	--	L
CD	1 Gal. @ 36" O.C.	65	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	--	L
E	5 Gal. @ 18" O.C.	463	Euonymus japonicus 'Microphyllus	Boxleaf Euonymus	--	M
LD	5 Gal. @ 36" O.C.	110	Lantana x 'Spreading Orange'	Spreading Orange Lantana	--	L
LY	5 Gal. @ 36" O.C.	250	Lantana x 'Spreading Yellow	Yellow Lantana	--	L
L	5 Gal. @ 30" O.C.	30	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
LT	15 Gal. @ 36" O.C.	121	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	Columnar	M
RU	5 Gal. @ 36" O.C.	77	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn	--	L

ORNAMENTAL GRASS LEGEND

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS (Plant Factor)
B	1 Gal. @ 24" O.C.	124	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	--	L
T	5 Gal. @ 24" O.C.	44	Chondropetalum tectorum	Cape Rush	--	L
	1 Gal. @ 15" O.C.	975 sf	Dianella revoluta 'Baby Bliss'	Baby Bliss Flax Lily	--	L
P	5 Gal. @ 30" O.C.	618	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	--	L
PP	15 Gal. @ 42" O.C.	50	Phormium tenax 'Pink Stripe'	New Zealand Flax	--	L
PY	15 Gal. @ 42" O.C.	40	Phormium x 'Yellow Wave'	Yellow Wave New Zealand Flax	--	M

PLANTING NOTES

1. WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES): IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF THE LANDSCAPE PLANTS. (CURRENT EDITION JANUARY 2014)
2. ALL PLANTING AREAS SHALL RECEIVE MULCH (SEE PLANTING SPECIFICATIONS)
3. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
4. SHRUBS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF THE SAME TYPE AND COMPARABLE SIZE.
7. FOR UTILITY LOCATIONS, CIVIL IMPROVEMENTS AND GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - OR-651P1, DWG NO. 22006, AND HALE ENGINEERING - OR-6511, DWG NO. 14012-01

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — 30 Sep 23 — 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE: 02 Dec 22
SCALE: N / A
JOB NO. 19.027
DRAWN BY: KK
W.O. NO. OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal N / A
Vertical

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date 12/2/22 — R.L.A. No. 4001

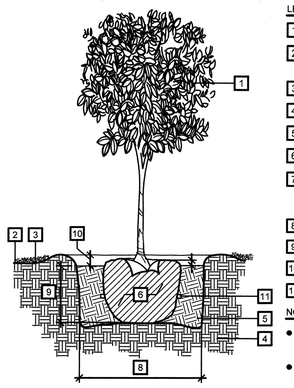
Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE PLANTING LEGEND
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LP-10
Sheet 072 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\PLEG.dwg\LP-10\7 Dec 2022 4:58 PM by: Kari

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22



SECTION

LEGEND

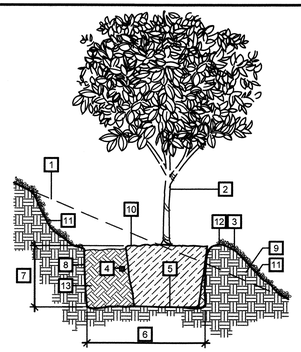
1. TREE- SEE PLANS FOR SPECIFICATION
2. LAYER OF MULCH (SEE PLANTING SPECIFICATIONS FOR DEPTH) KEEP MULCH OUT OF TREE BASIN.
3. FINISH GRADE.
4. NATIVE SOIL
5. AMENDED BACKFILL- PER SPECIFICATIONS
6. TREE ROOTBALL - PLACE ON NATIVE SUBGRADE
7. KEEP CROWN
   - 1" ABOVE GRADE FOR 5 + 15 GAL. TREES
   - 4" ABOVE GRADE FOR 24" BOX AND GREATER
8. WIDTH EQUALS 1 ½ TIMES THE DIAMETER OF ROOTBALL
9. ROOTBALL DEPTH
10. WATER BASIN (4" HEIGHT)
11. FERTILIZER TABLETS (PER PLANTING SPECIFICATIONS)

NOTE:

- ALL TREES IN TURF AREA TO RECEIVE 18" DIA. OF MULCH AROUND TRUNKS.
- CONTRACTOR SHALL REMOVE NURSERY STAKE AFTER TREE INSTALLATION
- CONTRACTOR SHALL PROVIDE MONITORE WELLS FOR ALL TREES PLANTED IN SOILS THAT FAIL PERCOLATION TESTS - SEE SPECIFICATIONS

TREE PLANTING (NON-SLOPE) A

TRE-PLT



SECTION

LEGEND

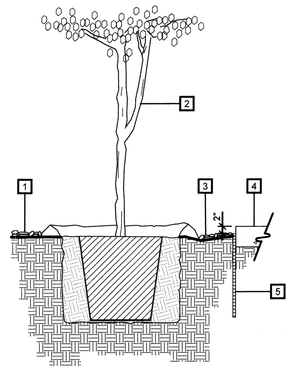
1. ORIGINAL GRADE
2. TREE - SEE PLANTING LEGEND
3. LAYER OF MULCH - KEEP MULCH OUT OF BASIN. (SEE PLANTING SPECIFICATIONS FOR DEPTH) -
4. FERTILIZER TABS (SEE PLANTING SPECIFICATIONS)
5. PLACE ROOTBALL ON NATIVE SUBGRADE, ON DOWNHILL SIDE OF PLANTING PIT (SEE PLANS FOR CONTAINER SIZE)
6. WIDTH EQUALS 1 ½ THE DIAMETER OF THE ROOTBALL
7. ROOTBALL DEPTH
8. ROUGHEN PLANT PIT SURFACE
9. NATIVE SOIL
10. KEEP CROWN 1" TO 2" ABOVE FINISH GRADE
11. MANUFACTURED SLOPE CUT 1:1 MAX
12. EDGE OF WATER BASIN (6" DEEP)
13. AMENDED BACKFILL (SEE PLANTING SPECIFICATIONS

NOTE

- EROSION CONTROL FABRIC SHALL BE INSTALLED ON THIS SLOPE TO CONTROL EROSION WHILE PLANTS ESTABLISH
- CONTRACTOR SHALL REMOVE NURSERY STAKE AFTER TREE INSTALLATION
- CONTRACTOR SHALL PROVIDE MONITOR WELL FOR ALL TREES PLANTED IN SOILS THAT FAIL PERCOLATION TESTS - SEE SPECIFICATIONS
- FOR TREES PLANTED ON SLOPES, SUMP SHALL BE ON THE DOWNHILL SIDE OF THE SLOPE

TREE PLANTING (SLOPE) B

TRE-SLP



SECTION

LEGEND

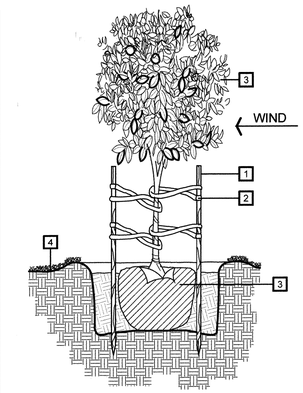
1. FINISH GRADE
2. TREE- SEE TREE PLANTING DETAIL A + B/ THIS SHEET
3. MULCH - PER PLANTING SPECIFICATIONS
4. CURB OR PAVING EDGE
5. ROOT BARRIER - SEE PLANTING SPECIFICATIONS.

NOTES:

- ROOT BARRIER SHALL RUN PARALLEL, AND AS CLOSE TO CURB OR SIDEWALK AS POSSIBLE. RAISED ROOT PROTECTORS SHALL BE FACING TOWARDS THE TREE.
- TOP OF BARRRIER SHALL BE FLUSH WITH FINISHED GRADE. MAX 2" BELOW CONCRETE FINISH SURFACE
- OVERALL LENGTH OF ROOT BARRIER PER PLANTING LEGEND. OVERALL LENGTH OF ROOT BARRIER SHALL BE CENTERED ON TRUNK OF TREE, SPANNING IN EACH DIRECTION.
- LANDSCAPE CONTRACTOR TO REMOVE ANY EXCESS CONCRETE "BOIL-OUT" THAT PROHIBITS A SNUG FIT (½" MAX GAP) OF ROOT BARRIER AGAINST PAVING EDGE.
- SEE PLANTING PLANS FOR ROOT BARRIER LOCATIONS.

ROOT BARRIER C

ROT-BAR



SECTION

LEGEND

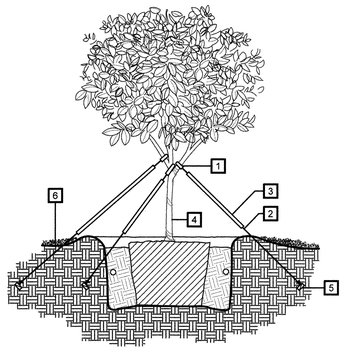
1. LODGE POLE STAKE (SEE PLANTING SPECIFICATIONS). PLACE AT OUTSIDE EDGE OF ROOTBALL.
2. (2) CINCH-TIES WITH ONE TWIST. NAIL TIE TO STAKES W/ GALVINIZED ROOFING NAIL. WRAP LOOSELY TO TREE.
3. TREE- SEE TREE PLANTING DETAIL A + B/ THIS SHEET
4. FINISH GRADE

NOTES:

- IMAGINARY LINE BETWEEN STAKES & TREE SHALL BE PARALLEL TO PREVAILING WIND DIRECTION

TREE STAKING (DOUBLE) D

TRE-STK2-WOD



SECTION

LEGEND

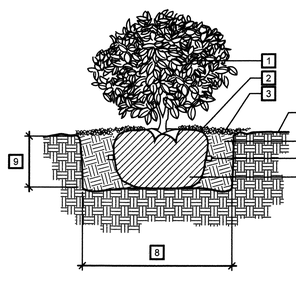
1. RUBBER GARDEN HOSE
2. GUY WIRE - PER PLANTING SPECIFICIATIONS
3. GUY WIRE MARKER/GUARD - POLYETHELENE TUBING
4. TREE - SEE TREE PLANTING DETAIL A + B/ THIS SHEET
5. 2" X 4" X 3'-0" LONG REDWOOD DEADMAN
6. FINISH GRADE

NOTES:

- NUMBER OF CABLES TO BE DETERMINED IN THE FIELD BY LANDSCAPE ARCHITECT

TREE GUYING E

TRE-GUY



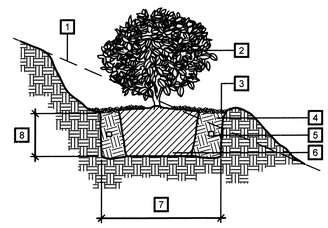
SECTION

LEGEND

1. SHRUB - SEE PLANTING LEGEND
2. KEEP CROWN 1" ABOVE FINISH GRADE
3. LAYER OF MULCH (SEE PLANTING SPECIFICATIONS FOR DEPTH) KEEP MULCH 3" AWAY FROM BASE OF SHRUBS 5 GAL. & SMALLER
4. FINISH GRADE
5. AMENDED BACKFILL
6. FERTILIZER PACKETS (SEE PLANTING SPECIFICATIONS)
7. PLACE ROOTBALL ON NATIVE SUBGRADE (SEE PLANTING SPECIFICATIONS)
8. WIDTH EQUALS TWICE THE CONTAINER SIZE (12" MIN. FOR LINERS)
9. CONTAINER DEPTH (12" MIN. FOR LINERS)

SHRUB PLANTING F

SHB-PLT



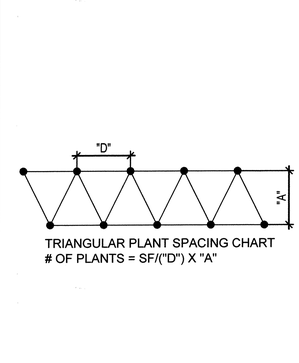
SECTION

LEGEND

1. ORIGINAL GRADE
2. SHRUB - SEE PLANTING LEGEND
3. LAYER OF MULCH (SEE PLANTING SPECIFICATIONS FOR DEPTH) KEEP MULCH 3" AWAY FROM BASE OF SHRUBS 5 GAL. AND SMALLER
4. AMENDED BACKFILL
5. FERTILIZER TABS (SEE PLANTING SPECIFICATIONS)
6. PLACE ROOTBALL ON NATIVE SUBGRADE (SEE PLANTING SPECIFICATIONS)
7. WIDTH EQUALS TWICE THE CONTAINER SIZE (12" MIN. FOR LINERS)
8. CONTAINER DEPTH (12" MIN. FOR LINERS)

SHRUB SLOPE PLANTING G

SHB-SLP



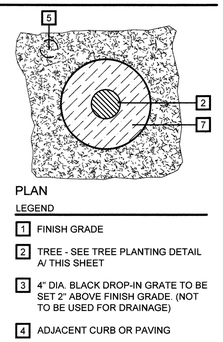
TRIANGULAR PLANT SPACING CHART
OF PLANTS = SF/("D") X "A"

SPACING "D" DISTANCE BETWEEN PLANTS	ROW "A" DISTANCE BETWEEN ROWS	# OF PLANTS PER S.F. TRIANGULAR SPACING
6" O.C.	5.20" O.C.	4.6154
8" O.C.	6.93" O.C.	2.5974
10" O.C.	8.66" O.C.	1.6628
12" O.C.	10.40" O.C.	1.1538
15" O.C.	13.00" O.C.	0.7385
18" O.C	15.60" O.C.	0.5128
24" O.C.	20.80" O.C.	0.2885
30" O.C.	26.00" O.C.	0.1846
36" O.C.	30.00" O.C.	0.1333
42" O.C.	36.37" O.C.	0.0943
4' O.C.	3.46' O.C.	0.0723
5' O.C.	4.33' O.C.	0.0462
6' O.C.	5.20' O.C.	0.0321
8' O.C.	6.95' O.C.	0.0180
10' O.C.	8.66' O.C.	0.0115
12' O.C.	10.40' O.C.	0.0080
15' O.C.	13.00' O.C.	0.0051
20' O.C.	17.30' O.C.	0.0029
25' O.C.	21.65' O.C.	0.0018
30' O.C.	26.00' O.C.	0.0013

PLAN

SHRUB PLANT SPACING H

SHB-SPA



SECTION

PLAN

LEGEND

1. FINISH GRADE
2. TREE - SEE TREE PLANTING DETAIL A/ THIS SHEET
3. 4" DIA. BLACK DROP-IN GRATE TO BE SET 2" ABOVE FINISH GRADE. (NOT TO BE USED FOR DRAINAGE)
4. ADJACENT CURB OR PAVING
5. 4" DIA. PERFORATED PVC PIPE - WRAP PIPE WITH FILTER FABRIC. DRAIN SYSTEM TO GO AROUND TREE ROOT BALL
6. 3/4" WASHED CRUSHED AGGREGATE
7. TREE ROOTBALL - SEE TREE PLANTING DETAIL A/ THIS SHEET

NOTES:

- CONTRACTOR SHALL PROVIDE MONITOR WELL FOR ALL TREES PLANTED IN SOILS THAT FAIL PERCOLATION TESTS - SEE SPECIFICATIONS
- FOR TREES PLANTED ON SLOPES, SUMP SHALL BE ON THE DOWNHILL SIDE OF THE SLOPE

TREE MONITOR WELL I

TRE-MON

NOT ASSIGNED J

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD 4001 — CALIFORNIA — 30 Sep 23 Renewal Date — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS	Date	App'd

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A; Vertical

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date 12/2/22 — R.L.A. No. 4001

Approved: Mark A. Carr Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE PLANTING DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LP-11
Sheet 073 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\PDETS.dwg\LP-1117 Dec 2022 4:58 PM by: Karl

Landscape Planting Specification

I. General Conditions

A. Definitions:

1.	Governing Municipality:	City of Chula Vista
2.	Governing Water District:	Otay Water District
3.	Project Owner:	HomeFed Corporation
4.	Civil Engineer:	Hunsaker & Associates
5.	Soils Engineer:	Advance GeoTechnical Solutions
7.	Building Architect	Romtec
8.	Lighting & Electrical Engineer:	RTM Engineering
9.	Landscape Architect:	Tributary LA, Inc.

B. Scope of Services:

1. The contractor shall provide all necessary materials, labor, equipment, permits, supervision and all other services necessary to complete all construction work, as specified within these landscape construction documents. All work shall be performed and completed to the satisfaction of the owner or authorized representative.
2. Field revisions shall not be executed without prior written approval from the owner or authorized representative. The contractor shall assume the risk of not being compensated when work is performed without an approved change order.
3. The landscape architect shall have the authority to make minor revisions in the field. Revisions shall be documented on a "punch-list" and circulated to the owner, landscape architect and landscape contractor. The owner, prior to proceeding shall approve all such revisions involving additional cost or significant modifications to the project's appearance.
4. Provisions of the 'General Conditions of the Contract for Construction', A.I.A. Document A201, latest edition, shall apply to the work as if part of this contract. Copies are available at the A.I.A. office, 233 'A' Street, San Diego, California 92101.

C. Code Compliance

1. Local, municipal and state codes, laws, rules and regulations governing or relating to any part of this project are hereby made part of these landscape construction documents.
2. All work shall be performed in compliance with the Uniform Building Code, Uniform Plumbing Code, Uniform Fire Code, American Disabilities Act, and all other applicable building documents. It is the contractor's responsibility to notify the owner of any design element that may conflict with any applicable codes, laws, rules, and regulations, prior to construction.
3. All work must be compliance with the City of Chula Vista's Landscape Manual dated November 1994 and the Department of Public Work's Design Standards, 1997 Construction Standards.
4. The Standard Specifications for Public Works Construction "Green Book", 2000 Edition and associated supplements.

D. Landscape Contractor's Responsibilities

1. These plans are prepared for the convenience of the contractor. The contractor shall verify all site conditions and dimensions shown on the plans affecting the intended design of the construction work. Any discrepancies shall be reported to the owner immediately.
2. The contractor shall carry all necessary compensation, liability, and property damage insurance to cover their employees and installation to offer full protection to the owner from any possible damage suit or lien on the owner's property.
3. The contractor shall be coordinate the installations of the landscape material with all other trades, to avoid potential conflicts with the street improvements, utilities, grading, drainage, irrigation and plant material.
4. The contractor shall be liable for damage to all existing and/or recently installed utilities, construction features, irrigation and plant material and shall repair or replace all items damaged improvements, in a manner acceptable to the owner's representative.
5. The contractor shall apply and pay for all necessary permits and fees, required by the local governing agencies.
6. The contractor shall be responsible for any encroachment onto adjacent properties, right-of-ways, easements, setbacks or any other legal property restriction.
7. The prime landscape contractor shall accept the responsibility for all their subcontractors and perform all work, coordination and supervision, as required to complete the contract.
8. The contractor shall inform the owner, prior to the initiation of any work, the names of all subcontractors proposed (if any). The owner will retain the right to reject any subcontractor proposed by the prime landscape contractor.
9. There shall be no documentation in the general contract that creates any contractual relationship between the owner and subcontractor.
10. The Contractor shall submit the name and background experience of the proposed foreman/supervisor for this job.
11. The contractor shall provide appropriate supervision for all work performed. When absent from the job site, the job supervisor shall appoint an assistant capable of discussing minor matters with the landscape architect and/or owner.
12. The Contractor shall commence selection and verify the availability of all necessary plant material upon award of contract.
13. The contractor shall arrange the acquisition of any necessary deposits to set aside materials (either by owner or by contractor), as soon as possible.
14. The Contractor agrees by submitting a bid, that this project will receive a high priority on his work schedule. The only delays considered acceptable are only those, which can be proven to be beyond the control of the Contractor.
15. The Contractor shall secure and pay for all required permits and fees to complete the work.
16. All plant materials shall be of the best quality available and shall be maintained in a prime condition until final acceptance.
17. Work shall be performed when weather conditions permit proper and satisfactory results.

E. Contractor's Insurance

1. The contractor shall carry the workman's compensation, general liability, and property damage insurance. If an emergency threatens the safety of life, work or adjoining property, the contractor hereby instructed to act at their discretion to prevent such loss or injury and shall maintain the minimum liability insurance coverage, as required by the Owner, during the contract period.
2. The contractor shall not cause their insurance policies to be cancelled or permit them to lapse. Each insurance policy shall include a clause to the effect that the policy shall not (at any time during the construction period), be cancelled or reduced or limited until fifteen days after all additional insurers have received written notice as evidenced by returned receipts of registered or cancelled letters.
3. By accepting this contract, the contractor agrees to hold harmless the owner and landscape architect from any claims arising out of his operations or the operations of any of their subcontractors, material suppliers and agents.

F. Landscape Construction Documents

1. The owner shall furnish the contractor with all applicable drawings, details, specifications, revisions (As requested by the landscape architect) and change orders. Recommendations received directly from the landscape architect must be reviewed and approved by the owner's representative prior to its execution.
2. The contractor shall furnish their contract, all shop drawings specified as part of the contract and a work sheet, which notes all deviations from the original contract, not otherwise covered.
3. The contractor shall keep at the job site at all times a "Field Set" of drawings, shop drawings and the work sheet indicating updates and deviations as they occur.
4. All construction items shall be located as dimensioned on the plans, unless otherwise indicated in notes, details, legends, and specifications.
5. Dimensions shall be taken from the vertical improvements unless otherwise noted on plans.
6. The planting design, as indicated on he plans is diagrammatic. Scale dimensions are approximate. The contractor shall verify all site dimensions prior to proceeding with the work.
7. Under no circumstances shall working dimensions be scaled from plans, elevations, sections or details from these plans.
8. Where no construction detail is shown or noted for any part of the work, the construction shall be consistent with similar work, as shown within these plans.
9. The owner shall establish all lot lines and site restrictions. All other improvements, grades and control shall be established by the contractor and shall verify consistency with dimensions, lines, grades, improvements with those indicated on the drawings.

G. Site Conditions

1. Prior to the initiation of any work, the contractor shall locate all cables, conduits, sewers septic tanks and all other underground utilities that are commonly encountered and shall take the proper precaution not to damage or disturb such improvements. If a conflict exists between such obstacles and the proposed work, the contractor shall promptly notify the owner and landscape architect, who will coordinate the relocation of the specified feature. The contractor shall proceed in the same manner if natural barriers, such as a solid rock sub-base or any other condition prevent the specified features from being installed as specified.
2. Discrepancies between the site conditions and the landscape improvement plans and/or design intent, affecting the successful completion and cost of the project shall be reported to the owner's representative and landscape architect immediately. Any continuation of work prior to the resolution of any discrepancies is at the contractor's risk and expense.

H. Quality Assurance

1. All landscape materials shall be shipped with certificate of inspections, as required by the governing agencies.
2. No substitutions are permitted without prior written approval from the owner's representative. If the specified materials are not obtainable, the contractor shall submit proof of non-availability, including a list of all nurseries contacted to the owner's representative. Only the owner's representative may direct the landscape architect to provide substitutions.
3. Provide plant material of the quantity, size, species, and variety as specified within the approved plans. Provide only healthy vigorous stock, grown in recognized nurseries in accordance with sound horticultural practices and free of disease, insects, eggs, larvae and defects such as knots sun-scald, abrasions or disfigurement.
4. Where formal arrangements or where consecutive order of trees or shrubs are specified, select plant material with a uniform height, spread and appearance.
5. The landscape architect may inspect plant material at either the nurseries or at the job site, prior to planting, for compliance with the requirements of genius, species, variety, size and quality.
6. The owner's representative and the City of Chula Vista's Landscape Inspector retain the right to further review plant material for size and condition and has the right to reject any unacceptable plant material, at any time during construction and subsequent maintenance period.
7. The contractor shall immediately remove all rejected plant material from the job site.

I. Submittals

1. Soils Analysis
   a. The contractor shall be responsible to provide the owner's representative with an agricultural suitability test for on-site topsoil prior to ordering soil amendments and fertilizer, as described:
   b. After completion of the grading operations, take five samples of on-site soil, at a depth of six to twelve inches, within the proposed planting areas. Samples shall be taken from the following locations
      - Near the corner of East Main Street & North La Media Parkway
      - West of the lower playground area
      - In the lawn area, at the southeast corner of the site
      - Near the entrance to the dog park
      - At the specimen tree location, within the dog park.

   c. Submit samples to: Weyport Analytical
      4741 East Hunter Avenue, Suite A
      Anaheim, CA 92807
      Phone: (714) 282-8777
   d. Samples may be submitted to other testing laboratories with prior written approval from the Owner's representative
   e. Request testing for agricultural fertility and suitability (Test A05-1) with written recommendations for soils amendments, hydroseeding, sod lawn, seed lawn, acid loving plants and post maintenance fertilization.
   f. Samples of imported palm tree backfill sand shall be submitted to Soil and Plant Laboratory, for analysis prior to backfilling.
   g. A copy of all soil testing results must be provided by the contractor to the owner's representative and landscape architect prior to the planting of any palm trees.
   h. Soils report recommendations shall take precedence over the amendment and fertilizations rates, specified within these plans.
   i. Timing of soil testing shall allow enough time for re-testing, to ensure the prescribed amendments achieve the desired results, prior to the desired plant material installation. Re-testing shall be done to ensure the prescribed amendments achieve the desired results.
2. Plant Material Certifications as follows:
   a. Certificates of inspections, as required by the governmental agency.
   b. Manufacturers or vendors certified analysis for soil amendments and fertilizer material.
   c. Labeled data that substantiates that the plant materials comply with the specified requirements.
   d. Nursery receipts verifying that all plant material installed is consistent with the specifications within the approved plans.
   e. Seed vendor's certified statement for each seed mixture required, stating the botanical name, common name, percentage by weight and the percentages of purity and germination for each species specified.
3. Plant Material Photographs:
   a. Submit digital photos a minimum of ninety days prior to the installation, of representative plant material, to the owner's representative of each tree, shrub, vine, and espalier specified.
   b. Pictures should include height, width and caliper specifications for trees and height and width specifications for shrubs, vines, and espaliers. Tree photos individuals for scale must include the height of the person in the photograph.
   c. Photos shall be from the nursery and of the exact plant material proposed to be delivered to the site.
   d. All plant material shall be equal to or of better quality than the photos submitted for approval.
4. Statements of Confirmation:
   a. Submit at the time of delivery, invoice statements for organic amendments and fertilizers certifying delivery to the site and quantities by bulk and/or weight.
   b. Submit supplier's statements of confirmation recording compliance of organic amendments and fertilizers with these specifications.
   c. Submit certificates for the following items upon delivery to the job site:
      - Quantity of commercial fertilizer and organic fertilizer.
      - Quantity of soil amendments.
      - Quantity of seed.
      - Quantity of other soil additives per agronomic soils test report.

   d. Submit written certification of hydroseeding.
   e. Submit written certificate of delivery of container or bulk materials.
   f. Submit written certificate of quantity and quality of all plant materials.
5. Supplemental Landscape Materials:
   a. The contractor shall submit a checklist which includes a line-item list of all landscape products and materials, specified on the approved drawings. The checklist will identify which items the contractor will follow the specifications and which items the contractor proposes to deviate from the approved drawings
   b. Should the contractor propose to deviate from the specified materials and products, they shall submit manufacturer's cut-sheets of all landscape materials and products to the owner's representative and the City of Chula Vista's Landscape Inspector for approval.
6. Mulch:
   a. Submit a quart-size bag sample to the owner's representative and City of Chula Vista's Landscape Inspector for approval.

J. Final Conditions & Guarantee

1. Upon completion of all work, the contractor shall request a final review with the owner and landscape architect, at which time the contractor must be present. All modifications and existing conditions shall be noted at time and the contractor shall specify when and how an unacceptable condition will be repaired or replaced. Upon completion of all documented exceptions and the contract area cleaned and cleared of all debris, the job shall be considered complete, and the contract executed.
2. The contractor shall unconditionally guarantee that all work performed, materials and equipment furnished under the contract, against defects in materials and workmanship for a period of one year from the date of final acceptance by the Owner of the completed work, except as noted in these specifications.
3. Neither the completion of the job nor the final payment shall relieve the contractor of their responsibility for the guarantees as stated in the contract or of the responsibility for faulty materials or poor craftsmanship. The contractor shall quickly remedy any defect, which occurs during the guarantee period, as specified in the contract. The owner will forward a notice indicating all observed defects to the contractor, for the contractor's review and response. The contractor will return written documentation to the owner, indicating what action was taken to correct the defect.
4. The warranty for lawn and groundcovers shall continue through the completion of the specified maintenance period.
5. The warranty for shrubs shall continue one year past the date of final acceptance.
6. The warranty for trees shall continue one year past the date of final acceptance and shall include defects including death, poor growth and/or form.
7. The warranty for palm trees shall continue two years past the date of final acceptance and shall include defects including death, poor growth and/or form.
8. All unsatisfactory plant material found to be dead, disfigured or in an unhealthy condition, shall be replaced within fourteen calendar days of notification. Plant material replaced at the end or after the maintenance period, shall be subject to an additional warranty period, initiated when the replacement plant material has been approved by the owner's representative.

II. Materials

A. General:

1. Provide materials of the best quality obtainable which comply with the landscape improvement plans and specifications.
2. No substitutions of the specified plant material shall be made without prior written approval from the owner's representative.

B. Soil Amendments:

1. Organic soil amendments shall be blended commercially processed soil conditioner consisting of an organic-based conditioner, prepared by mixing a light, friable, siliceous material with nitrogen-fortified, finely ground bark, wood chips and/or saw dust. The material shall contain a long-lasting form of iron and shall be Wilbur-Ellis "Organo-Life" soil amendment or approved equal. Compost shall be an amendment per the LWCO, rate shall be 4 cy/1,000 s.f. All soil amendments and compost shall be tilled to a minimum depth of 6" or as otherwise noted in the soils report.
2. Organic soil amendments shall have the following properties:
   a. Particle size: Minimum of 95% passing through a 4-mesh screen.
      Minimum of 80% passing through a 8 mesh screen.
   b. Nitrogen content: (All values based on dry weight):
      0.5% for Redwood sawdust.
      0.7% for Fir sawdust.
      1.0% for Cedar sawdust.
      1.0% for Fir or Pine bark.
      * Pine sawdust is not acceptable.
   c. Salinity: The saturation extract conductivity shall not exceed 3.5 milliohms/CM at 25ºC. All plant material shall be equal to or of better quality than the photos submitted for approval.
   d. Organic Content: Minimum of 90% by weight.
3. Compost:
   a. Per 1,000 S.F. of landscape area,
      - 4 yards of humic compost, available at Agri-Service
      - 50 lbs. Of humate organic granular soil conditioner, available through Tri-C Enterprises
      - Additional amendments, per soils report

C. Fertilizers & Minerals:

1. The fertilizer types and quantity shall be based on recommendations given in the soils analysis.
2. The contractor shall provide commercial fertilizers uniform in composition, free-flowing, suitable for application with approved equipment, delivered to the site in un-opened containers, each fully labeled according to applicable fertilizer laws and bearing the name or mark of the manufacturer.
3. The contractor shall use the complete fertilizers of neutral character, per the soil report's recommendations.
4. Calcium carbonate lime shall be the first quality commercial lime.
5. Agricultural gypsum shall be a (CASO4-H2O) calcium sulfate 94.3%. 90% shall pass through a 50-mesh screen.
6. Iron sulfate shall be expresses as metallic-derived from sulfate-deep green (FESO4-H2O) a minimum analysis of 200% and 98.3% retained on a 10-mesh screen.
7. Soil sulfur shall be shall first quality commercial grade. 95% minimum elemental sulfur.
8. Planting tablets for a standard application shall be Gro-Power 7-Gram (12-8-8) planting tablets.

D. Planting Backfill:

1. Planting backfill for trees, shrubs, vines, and groundcovers shall be a thoroughly blended mixture of excavated soil from the planting pits with soil amendments and fertilizer at the rates recommended in the soil's report.

E. Plant Material:

1. Provide all plant material of the size, genus, species, variety and branching configuration, as specified in the planting legend and per American National Standards for Nursery Stock (ANSI Z60.1). Provide single trunk trees except where special formed trees are specified.
2. Trees to include a single strong central leader with no branches extending at an angle greater than 45 degrees from the main trunk. If the tree does not display a single strong central leader, a tree may be approved if the developer's arborist or landscape architect of record can demonstrate that a single central leader can be achieved through structural pruning.
3. Provide healthy and vigorous, free of weeds, insect infestation, plant disease, sun scald, broken foliage, bark abrasions and other disfigurements. Quality and approval of the plant material shall be determined by the owner's representative and City of Chula Vista's landscape Inspector.
4. The size shall be that normally expected for commercially available nursery stock for the species/varieties specified in these plans. Size in accordance with the plant material specifications, shall be determined by the owner's representative.
5. Minimum tree sizes:
   a. 5-gallon size: 1/2" caliper x 5' to 7' height.
   b. 15-gallon size: 1" caliper x 5' to 7' height.
   c. 24" box size: 1-1/2" caliper x 7' to 12' height.
   d. 36" box size: 1-3/4" caliper x 8' to 12' height.
   Note: Caliper is to be measured 6" above the root crown.
6. The root system shall fill the container but not be root bound.
7. Container sized stock shall have been grown in the container for at least six months, but no more than two years.
8. No container plants that have cracked or have broken root-balls, when taken from the container, shall be planted.
9. Remove rejected plant material from the site immediately and replace at no additional cost to the owner or City of Chula Vista.
10. Plant material shall be handled and stored to be protected from the sun, wind and other conditions that may cause injury or damage. Damaged plant material may be rejected at any time prior to the completion of the contractor's warranty period.
11. Circles, dots and other symbols represented on these plans are to be used to determine the actual plant quantities. Plant quantities shown in the planting legend are approximate and there is no assurance that the quantities provided within the planting legends are consistent with the symbols shown on the plans. The contractor has the responsibly to verify all plant quantities prior to submitting their bid.
12. Provide ground cover plants established and well rooted in flat removable containers, with not less than the minimum number and length of runners, as required by ANZI Z60.1 for the pot size specified.

F. Bark Mulch:

1. Bark mulch and/or wood chip mulch shall be free of debris and other deleterious materials.
2. For planter areas, mulch shall be:
   a. 3" minus LH Blend Mulch, as manufactured by Agri-service (800) 262-4167
3. For slope areas, mulch shall be:
   a. 3" minus LH Blend Mulch, as manufactured by Agri-service (800) 262-4167

G. Hydroseed Components:

1. All materials shall be standard, approved, first grade quality and in prime condition when installed. All commercial process or packaging materials shall be delivered to the site in the original unopened containers bearing the manufacturer's guaranteed analysis.
2. Wood cellulose mulch shall be clean, natural, wood cellulose fiber, dyed green with uniform suspension in water; allows absorption of moisture and rainfall to percolate to soil below.
3. Organic soil amendments shall be composted organic fertilizer product with 6-3-0 NPK rating containing trace elements.
4. Seed shall be clean, fresh, new crop, labeled with supplier's statement of composition and percentage of purity.
5. Binder shall be Ecology M-Binder
6. Mix shall include iron chelate.

H. Miscellaneous Landscape Accessories:

1. Root Barriers
   a. Root barriers shall be minimum 24" deep Copolymer polypropylene, Injection molded, .080 thickness, as manufactured by Deep Root Corporation (800) 458-7668. Use Model No. UB24-2 adjacent to curbs and paved surfaces. Use Model No. 36-2 or UB 48-2 adjacent to retaining walls or building footings. See plans for locations.
2. Tree Staking:
   a. Tree stakes shall be 10-foot long straight grained lodge pole pine, free of knots, checks, splits and disfigurements. Lodge poles shall be treated with copper napthenate.
   b. Tree ties shall be VI.T. CT-32 cinch-tie or approved equal.
   c. Tree trunk protectors shall be V.I.T. TG4 Trim Guard or equal.

III. Installation:

A. General Conditions:

1. All rock, debris and non-specified growth accumulated during the duration of the project, shall be removed from the site.
2. Grading and soil preparation shall only be performed during the period when beneficial and optimum results may be obtained. If the moisture content of the soil should reach such a level that working it would destroy the soil's structure, spreading and grading operations shall be suspended until the moisture content is increased or decreased to acceptable levels and the desired results are more likely to be obtained.
3. All scaled dimensions are approximate. Prior to proceeding with any work, carefully check and verify all dimensions and immediately inform the owner's representative of any discrepancy between the drawings and/or specifications and actual field conditions.

B. Percolation Testing:

1. Upon completion of the rough grading of the site, the owner's representative shall confirm the following twelve locations (where size trees are specified), for percolation testing.
   a. Northeast corner of the site, at the northeast corner of the upper play area
   b. Northeast corner of the site, on the south side of the upper play area
   c. North side of the site, north of the cantilever shade structures
   d. Northwest corner of the site, to the east of the entry monument
   e. One of the tree locations, immediately behind the stage
   f. One of the tree locations at the southwest corner of the site
   f. One of the tree locations at the southeast corner of the site
   g. Top of the grass slope at the southeast corner of the site
   h. Top of the grass slope across from the container retail
   i. On the north side of the trash enclosure
   j. Staging area inside the first dog park entry gate
   k. In the small dog park, adjacent to the seating area along La Media Parkway North
   l. In the big dog park, the specimen tree adjacent to La Media Parkway South
   m. In the big dog park, to the far south
2. The contractor shall excavate the pits for the trees, as specified in the tree planting details.
3. With the owner's representative present, the contractor shall fill the pits with water to a depth of twelve inches (if possible). The length of time required for the water to percolate into the soil, leaving the pit empty will be measured by the owner's and/or governing agencies representative.
4. Within six hours of the time the water has been drained from the pits, the contractor (with the owner's and governing agencies representative present, shall re-fill the pits with water to a depth of twelve inches.
5. If the water has not completely percolated into the soil within a 9-hour period, a determination will be made by the Owner's representatives as to whether or not supplemental tree drainage pits or subgrade drainage system is required.

C. Weed Control:

1. Manually remove all existing weeds and grasses from site.
2. Perform a "Grow & Kill" weed eradication program, as follows:
   a. Apply at 200lbs/acre Gro-Power Plus fertilizer to all planting areas. Irrigate four times per day during the summer season and two times per day during the other seasons for three weeks to germinate existing seed.
   b. Discontinue irrigation for two days and apply a non-selective contact herbicide, per manufacturer's recommendations. Allow enough time for the herbicide to kill all weeds and grasses.
   c. Manually remove all existing weeds and grasses from site again.
3. If weeds persist, continue "Grow & Kill program until weeds have been completely eradicated.
4. No pre-emergent herbicides shall be used in the areas specified to be hydroseeded.
5. The contractor shall obtain approval by the owner's representative to apply any herbicide, insecticide, fungicide or other chemicals proposed to be used on site.
6. The contractor shall abide by all applicable governmental standards regulating the application of any chemicals and shall follow all manufacturers' recommendations.
7. All workers applying such chemicals shall be properly licensed, as required by local laws.

D. Sequencing & Scheduling:

1. Proceed with and complete landscape work as rapidly as possible, as portions of the site become available. Work shall be performed during those periods when weather and soil conditions are suitable in accordance with the locally accepted horticultural practices.
2. All trees and specimen shrubs shall be planted prior to the installation of the irrigation system and water by hand until the irrigation system becomes operational.
3. Plant trees and shrubs after final grades have been established and prior to the planting of groundcover, unless otherwise approved by the owner's representative.

E. Delivery & Storage:

1. Deliver packaged materials in containers showing the weight, analysis, and name of the manufacturer.
2. The contractor shall protect all materials from deterioration during delivery and while stored at the site.
3. Do not prune trees or shrubs prior to deliver, unless otherwise approved by the owner's representative. Do not bend or bind-tie trees or shrubs in such a manner to damage bark, break branches or destroy the natural shape. Provide protective covering during delivery.
4. Do not remove container grown stock from the containers, until plant material is ready to be planted.

F. Soil Preparation:

1. The contractor shall have obtained the results form the soils testing to determine if soil is to be imported or if on-site soil will be amended.
2. Finish grading, mounding, soils testing and weed control shall be completed prior to the preparation of planting areas.
3. Amending On-Site Topsoil:
   a. Cross-rip on grade planting areas to a depth of twelve inches in two directions.
   b. Apply organic amendments, commercial fertilizer, soil sulfur, agricultural gypsum and/or additional amendments as recommended in the soil's report.
   c. Broadcast the compost and organic soil amendments uniformly over the surface of the planting areas. Incorporate amendments into the soil by cultivating, spading or tilling to a depth of six inches and fine grade to the specified depth, below adjacent curbs and/or paving surfaces.
   d. Remove all rocks and debris larger than one inch from the site and clean mineral and amendment stains from paving
   e. The soil shall not be worked when the moisture content is so great that excessive compaction will occur and not when it is so dry that dust will form in the air. Water shall be applied, as necessary to provide optimum moisture conditions.
4. Backfill Mix:
   a. For standard backfill mixes, use imported topsoil, stockpiled topsoil or on site soil based on the recommendations within the soils report. The following mix should be used for bidding purposes only and is subject to change, based on the soil report's recommendations. Blend per cubic yard:
      - Topsoil or imported soil: 6 parts by volume
      - Organic amendments: 4 parts by volume

   b. For acid-loving plant backfill mixes, use imported topsoil, stockpiled topsoil or on site soil based on the recommendations within the soils report. The following mix should be used for bidding purposes only and is subject to change, based on the soil report's recommendations. Blend per cubic yard:
      - Topsoil or imported soil: 1 parts by volume
      - Nitrolizing organic amendments: 5 parts by volume
      - Compost leaf mold: 4 parts by volume

G. Finish Grading:

1. Finish grades shall be as indicated on the civil engineer's drawings and/or landscape improvement plans.
2. Finish grades shall be measured as the final water compacted and settled surface grades and shall be within 0.1 foot of the spot elevations conveyed on the grading plans.
3. Mounding and rounding grades shall be provided at all changes in slope, where specified on the grading plans.
4. All undulations and irregularities in the planting surfaces resulting from tilling and other operations shall be leveled and floated out, prior to initiating the installation of the plant material.
5. The contractor shall take every precaution to protect and avoid damage to sprinkler heads and equipment, as well as other underground dry and wet utilities.
6. Final finish grades shall insure positive drainage away from all buildings and walls and towards roadways and engineered drainage facilities.

H. Planting Trees, Shrubs, Espaliers & Vines:

1. The owner's representative and City of Chula Vista's Landscape Inspector shall approve the placement of all plant material, prior to planting pits being excavated. The contractor shall layout the plant material for approval, as follows:
   - Locations for trees 30" boxed size and larger, shall be marked with a stake, and flag the north side of the trees box, identifying the side to be facing north.
   - Locations for trees 24" boxed size and smaller, shall be marked with a stake.
   - Locations for shrubs and vines shall be identified by placing the specified quantities of plants (while still in the container), at the locations where the plants are specified on the plans.

2. The contractor shall have all plant material located prior to the owner's representative's visit to the site.
3. Trees shall be planted at least five feet from any building, wall, underground utilities, waterlines, sewer, gas or dry utilities.
4. Plant material shall not be installed where it would cause a line of sight problem with vehicular, bicycle or pedestrian traffic. Any proposed omission of plant material must be brought to the attention of the owner's representative immediately.
5. Begin plant material installation as soon as the site is available and weather conditions are suitable for performance and sequence of the specifications.
6. Plant material should not be installed in overly saturated soil conditions.
7. Container grown stock in cans shall be removed without disturbing the root ball. Stock grown in boxes shall have the bottoms removed. All used containers shall be removed from the site or to a discrete storage area.
8. Each tree and shrub shall be placed in the center of the hole and set plumb. Remove the sides of the boxes and hold plumb and rigidly until backfill mix has been tamped around the hole.
9. No plant will be accepted if the rootball is broken or cracked, either before or after the process of installation.
10. For container grown stock, excavate as specified for size of container width and depth.
12. Set plants in the center of, in a vertical position, so that the crown of the plant is one inch above the adjacent finish grade. Backfill pit half-way with backfill mix, add water and continue backfilling until complete. Form a shallow basin around the outer perimeter of the rootball and water to saturate roots.
13. After planting of an area is complete, fine grade around all plants and dispose of excess soil.

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4334) WELL MON @ CL-INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A, Vertical

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE PLANTING SPECIFICATIONS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LP-12
Sheet 074 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\PSPEC.dwg\LP-12\7 Dec 2022 4:58 PM by: Kari

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

14. When directed by the owner's representative, the contractor shall prune, thin-out and shape trees and shrubs in accordance with the standard horticultural practices. Prune trees to retain required height and spread. Prune trees to maintain a clearance of 6'-1" from ground level to bottom of all tree canopies. Unless otherwise directed by the owner's representative, do not cut tree leaders, and remove only injured or dead branches and/or foliage. Prune trees and shrubs to retain the natural character.
15. Remove and replace excessively pruned or mis-formed plant material, resulting from improper pruning.
16. Stake trees immediately after planting, as specified in the planting details. All trees shall be doubled staked and driven plumb. The contractor shall avoid driving stakes into the tree's roots or rootball. Tree ties shall be used per the tree staking detail.
17. Install root barriers adjacent to all paving surfaces and utility services and lines, where located within ten of a tree's trunk. Root barriers shall extend a distance of ten feet from each side of the tree's trunk, a total distance of twenty feet.
18. Root barriers are not permitted to be installed around the tree's rootball, unless specifically directed by the owner's representative.
19. Provide a three-inch layer of mulch in all non-turf areas where the gradient is 3:1 or less.

I. Planting Groundcover:

1. Groundcover shall extend underneath all trees and shrubs.
2. Plant groundcover in straight rows, evenly spaced used triangular spacing at the on center spacing specified on the plans and/or legend.
3. Dig holes large enough to allow for spreading of roots and backfill with the specified backfill mix.
4. Moisten soil prior to groundcover installation.
5. For planting areas not susceptible to animal browsing, place one standard seven-gram tablet planting tablets shall be placed with each flatted material or liner.
6. Work soil around roots to eliminate air pockets.
7. Retain a slight depression around each plant and finish with a neat and uniform finish grade.
8. Water thoroughly after planting, taking caution not to cover crowns of plants with wet soils or mulch.
9. Plants shall not be allowed to dry out prior to or after the installation. Continue to water regularly, as required for a minimum of thirty days.

J. Sod Installation:

1. Fine grades areas to receive sod to a smooth continual grade conforming to the grading and drainage plan. Remove rocks and clods larger than one inch in diameter.
2. Spread specified commercial at the rates specified within the soil's report.
3. Moisten soil prior to installation of sod.
4. Sod must be installed the same day as it is delivered to the site.
5. Install sod in alternating/staggered sections, of no less than twelve-inch squares and butt joint ends tight to avoid gaps.
6. Roll with water ballast roller to obtain positive contact between sod and soil beneath.
7. Water immediately after installation and keep sod wet to a depth of six inches, until sod begins to root into the soil.

K. Hydroseeding:

1. Prior to initiating work, the hydroseeding landscape contractor shall carefully check the planting area conditions and immediately contact the owner's representative of any discrepancies between the landscape improvement drawings and actual field conditions. No work shall be performed where there are such discrepancies or where conditions are unsuitable for successful plant material establishment, until approval has been given by the owner's representative.
2. The hydroseeding shall be performed by a competently trained individual or hydroseeding company in accordance with the best standards and practices related to this trade.
3. All areas to be hydroseeded shall be watered thoroughly and continuously for three consecutive days to saturate the upper layers of soil prior to the hydroseeding application. Allow the areas to be hydroseeded to dry out for one day only, prior to the hydroseeding application.
4. The slurry shall be prepared at the site and its components shall be mixed to supply the rates of application as specified. The specified components shall be mixed together in a hydroseeding machine described as follows:
   - Wood Cellulose Fiber: 2,000 lbs/acre
   - Soil M-Binder: 140 lbs/acre
   - Seed Mix: As specified in planting legend
   - Fertilizer: As specified in the soils report.
5. The hydroseeding shall be applies in the form of a slurry, consisting of organic soil amendments, commercial fertilizer and other chemicals specified. When the hydraulically sprayed slurry is broadcast onto the soil, the mulch shall not form a blotter like material. The spray operations must be so directed that the slurry spray will also penetrate the soil surface as to drill and mix the slurry components into the soil, thus ensuring the maximum impregnation and coverage.
6. The hydroseeding slurry components are not to be left in the hydroseed machine for more than two hours. If the slurry components are left for more than two hours in the machine, the contractor shall add 50% more of the originally specified seed mix to any slurry mix which has not been applied within the two hours after mixing. The contractor shall add 75% more of the original seed mix to any slurry mixture which has not been applied eight hours after mixing. Any mixture not applied after eight hours shall be rejected and disposed of off-site at the contractor's expense.
7. Maintain proper soil moisture level in the soil, to insure proper germination and plant growth, until the completion of the maintenance period.
8. Reseed bare areas, as required, until full coverage has been obtained.
9. Special care is to be exercised by the contractor to prevent any of the slurry from being sprayed onto any adjacent property. Any slurry sprayed onto an unspecified surface, i.e. adjacent property, paving surfaces and utilities, shall be cleaned off at the contractor's expense.

L. Post Installation Fertilization:

1. Post installation fertilization for all areas shall occur immediately after each phase of landscape has been installed at the rates recommended in the soil's report.

M. Maintenance:

1. The maintenance period shall begin on the first day after all of the work, as defined in the contractor's contract, is complete and accepted with written approval from the owner's representative and City of Chula Vista's Landscape Inspector.
2. The contractor shall continuously maintain all involved areas of the contract during the progress of the work and during the maintenance period, until final acceptance of the work.
3. The contractor shall maintain trees, shrubs, and other plants by pruning, mowing, cultivating, weeding, and fertilizing, as required to sustain healthy growth.
4. The contractor shall restore plant water basins, tighten and repair tree stakes and guy support and adjust trees and shrubs, as required, to maintain vertical and plumb growth.
5. The contractor is responsible for maintaining adequate protection of the landscape areas. Damaged areas shall be repaired immediately at the contractor's expense.
6. The maintenance period for all landscaped areas proposed to be within a Homeowner's Association shall be no less than six months, one year for trees.
8. The contracted maintenance period will be extended when it of the opinion of the owner's representative and City of Chula Vista's Landscape Inspector, that contractor has not complied with their maintenance responsibilities, as defined in their contract. The contractor will be responsible, at their own expense, for the additional maintenance required until the landscaped areas are accepted by the owner's representative and City of Chula Vista's Landscape Inspector. .

N. Clean-up & Protection:

1. During landscape construction, the contractor shall maintain all paving surfaces in a clean and orderly condition.
2. The contractor shall protect all work and materials from damage due to landscape operations, work by other trades and trespassers. The contractor shall maintain protection during installation and throughout the maintenance period. Repair or replace damaged landscape work as required.

O. Site Observation Visits:

1. Site observation visits herein specified shall be made by the City Inspector and the Owner's Representative. A list of mandatory inspections shall be specified by the City Inspector at the pre-construction meeting. The Contractor is responsible to coordinate all inspections with at least 48-hours notice of the time the site observation is to take place.
2. Site observation visits shall be required at the following stages of work:
   a. Pre-Construction
   b. Incorporation of soil conditioners and fertilizers into soil.
   c. Upon completion of finish grading and prior to planting.
   d. Approval of plant material.
   e. Pre-maintenance (When the landscape installation is complete).
   f. Final maintenance (Upon completion of designated maintenance period).
   g. Upon completion of warranty period.
3. Upon completion of the final maintenance site observation visit and all work related to the contractor's scope of services, the contractor shall be notified in writing whether or not the work was acceptable or if there are any conditions that must be completed prior to final acceptance.
4. The contractor (or his authorized representative), shall be on site at the time of each and every site observation visit by the City Inspector or Owner's Representative.

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE: 02 Dec 22
SCALE: N / A
JOB NO. 19.027
DRAWN BY: KK
W.O. NO. OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4334) WELL MON.@ C/L INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A, Vertical
Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date 12/9/22 — R.L.A. No. 4001

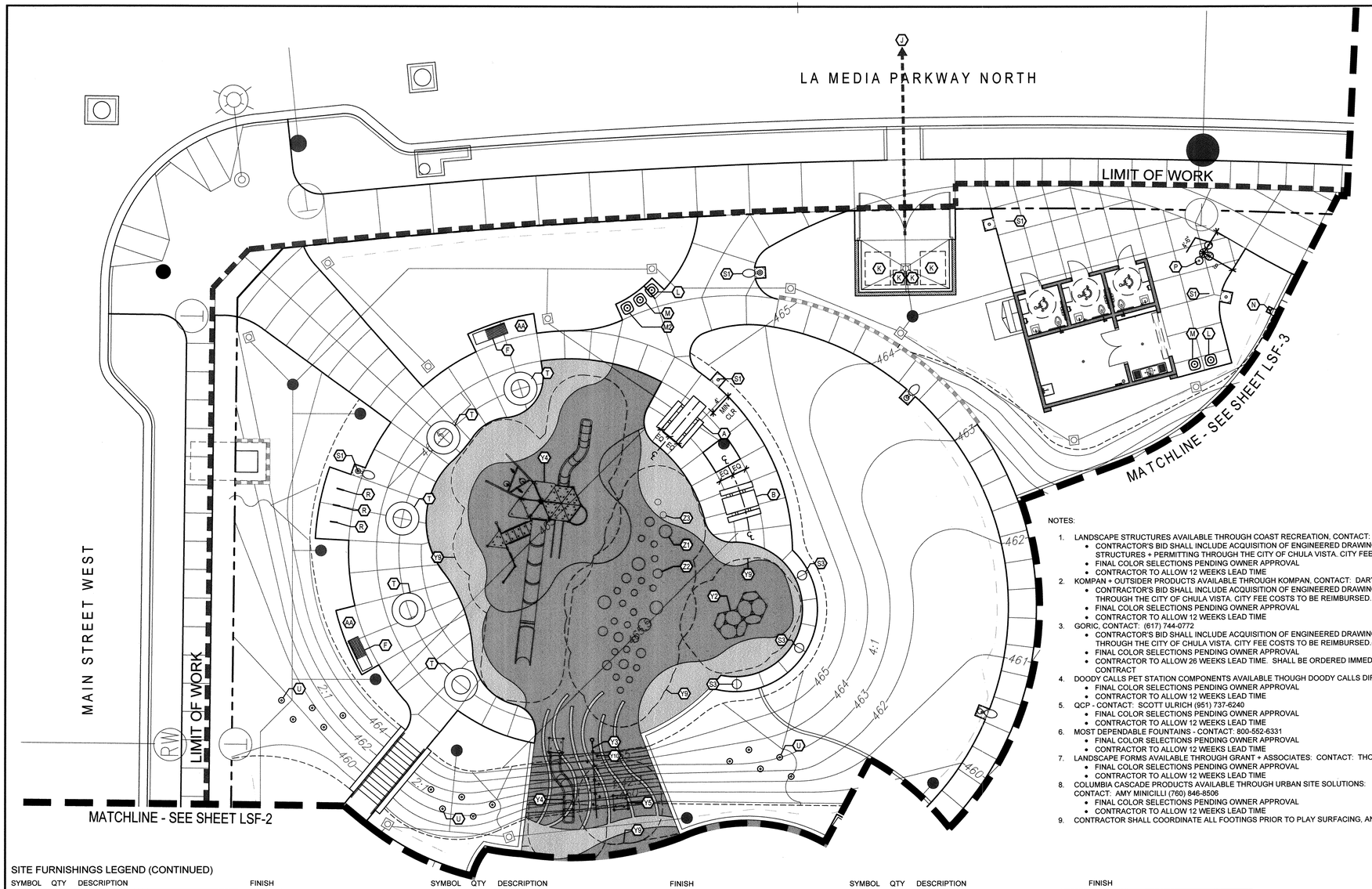
Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE PLANTING SPECIFICATIONS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LP-13
Sheet 075 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\PSPEC.dwg\LP-13\7 Dec 2022 4:58 PM by: Kari

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22



SITE FURNISHINGS LEGEND

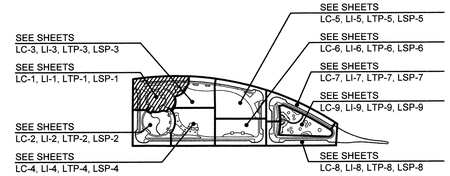
SYMBOL	QTY	DESCRIPTION	FINISH
A		'LBT' ACCESSIBLE PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-102PT-ADA)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
B		'LBT' 6'L STANDARD PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-72PT)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
C		CUSTOM 32"SQ ACCESSIBLE GAMING TABLE W/ (3) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
D		CUSTOM 32" SQ STANDARD GAMING TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
E		CUSTOM 36" SQUARE TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
F		6'L CUSTOM BENCH W/ BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED
G		6'L CUSTOM BENCH, NO BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED
H		SQUARE WARPED BENCH - BY QCP (MODEL NO. CUSTOM 'C' 139492A-3. 79-15/16"W x 81-3/8"L x 25-3/4"H)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
I		PRECAST CONCRETE 'SPHERE BOLLARD' BY QCP (MODEL NO. QR-22SP), 22" DIA. WITH CUSTOM PAINT TO MATCH TENNIS BALL, WITH COIL ROD FOR ANCHORING	CONCRETE COLOR: NATURAL TEXTURE: SMOOTH PAINT COLOR: WHITE + GREEN, TO MATCH TENNIS BALL. COLORS TO BE APPROVED BY L.A. PRIOR TO MANUFACTURING SEALER: STANDARD MATTE SEALER
J		TRASH PICK UP LOCATION	--
K		4-YARD DUMPSTER LOCATION (1) TRASH, (1) RECYCLING, (2) FOOD WASTE BINS	--
L		'ELEVAIRE' TRASH RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GRAY
M		'ELEVAIRE' RECYCLING RECEPTACLE - BY QCP(MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: BLUE
M2		'ELEVAIRE' FOOD WASTE RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GREEN
N		'DOGIPOT' PET WASTE STATION - BY DOODY CALLS. SEE DETAIL FOR COMPONENT ITEM NUMBERS	COLORS PER DETAIL HARDWARE: 316 STAINLESS-STEEL
O		DOG DRINKING FOUNTIAN (ONLY) - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 300SM W/ SURFACE CARRIER)	COLOR TO BE 'CHROME'
P		ADA DRINKING FOUNTAIN W/ BOTTLE FILLER + DOG BOWL - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 10145SM W/ PET FOUNTAIN) W/ SURFACE CARRIER	COLOR TO BE 'CHROME'
Q		CORNHOLE - BY QCP (MODEL NO: Q-CH)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200
R		BIKE RACK - MADRAX HERON BIKE RACK. MODEL NO. THR-HERON-2-SF-P	FINISH COLOR: FACTORY WHITE. COLOR TO BE APPROVED BY OWNER

NOTES:

1. LANDSCAPE STRUCTURES AVAILABLE THROUGH COAST RECREATION, CONTACT: JACK STRIEGEL (909) 229-4855
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM LANDSCAPE STRUCTURES + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
2. KOMPAN + OUTSIDER PRODUCTS AVAILABLE THROUGH KOMPAN, CONTACT: DARYL BRADY (619) 944-8771
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM KOMPAN + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
3. GORIC, CONTACT: (617) 744-0772
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM GORIC + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.(IF REQUIRED)
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 26 WEEKS LEAD TIME. SHALL BE ORDERED IMMEDIATELY UPON AWARDING OF THE CONTRACT
4. DOODY CALLS PET STATION COMPONENTS AVAILABLE THOUGH DOODY CALLS DIRECT (800) 366-3922
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
5. QCP - CONTACT: SCOTT ULRICH (951) 737-6240
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
6. MOST DEPENDABLE FOUNTAINS - CONTACT: 800-552-6331
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
7. LANDSCAPE FORMS AVAILABLE THROUGH GRANT + ASSOCIATES. CONTACT: THOMAS OECHEL (415) 516-4235
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
8. COLUMBIA CASCADE PRODUCTS AVAILABLE THROUGH URBAN SITE SOLUTIONS:
   CONTACT: AMY MINICILLI (760) 846-8506
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
9. CONTRACTOR SHALL COORDINATE ALL FOOTINGS PRIOR TO PLAY SURFACING, AND PAVING INSTALLATION

SITE FURNISHINGS LEGEND (CONTINUED)

SYMBOL	QTY	DESCRIPTION	FINISH
S1		'LEO' POLE LIGHT - BY LANDSCAPE FORMS, SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	RAL COLOR - SEE ELECTRICAL PLANS BY RTM
S2		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'YELLOW')	FINISH COLOR: YELLOW (RAL 1018)
S3		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
T		'LOOP LIGHT' BENCH BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 136, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
U		DECORATIVE TUBE STEEL POSTS	FINISH COLOR: PER DETAIL J/LSF-14
V		'SKYWAYS' 12'SQ CANTILEVER SINGLE POST PYRAMID SHADE UMBRELLA W/ 10'H ENTRANCE BY LANDSCAPE STRUCTURES	FINISH COLOR: PALETTE AA
W		POWER PEDESTAL BY LANDSCAPE FORMS SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	--
X		CAFE TABLES - BY POP-UP RETAIL TENNANT (NOT A PART OF PERMIT)	--
Y1		'NATURE GIANT' PLAY STRUCTURE - BY KOMPAN (MODEL NO. PCTG200346)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y2		'BLOQX 2' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. BLXT4102)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y3		'HILL CLIMBER ROPE' EMBANKMENT ROPE - BY KOMPAN (MODEL NO. CORT105451)	POSTS: ANTHRACITE ECO-CORE: LIME,ORANGE ROPE: GREEN CLIMBING CLEATS: LIME, ORANGE
Y4		EMBANKMENT SLIDE - BY KOMPAN (MODEL NO. PCMT110103)	POSTS: ANTHRACITE ECO-CORE: LIME, ORANGE
Y5		TRANSFER PAD - BY KOMPAN (MODEL NO. PCM722280)	POSTS: ANTHRACITE
Y6		'SPACE NET' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. CORT314011)	POSTS: ANTHRACITE ROPE: GREEN
Y7		'HEDRA' (2) BAY SWING SET - BY LANDSCAPE STRUCTURES W/ (2) STANDARD BELT SWINGS + (2) TODDLER FULL BUCKET SWING (MODEL NO. XXXXX)	FRAME COLOR 01: LIMON FRAME COLOR 02: TANGERINE SWING COLOR: BLACK
Y8		'MOTION' - PLAY STRUCTURE BY LANDSCAPE STRUCTURES (MODEL NO. 197057-2)	COLOR 01: DENIM COLOR 02: TANGERINE COLOR 03: LIMON
Y9		SAFETY ZONE - BY EQUIPMENT MANUFACTURER	--
Y10		CLIMBING CLEATS - BY KOMPAN	CLIMBING CLEATS: LIME, ORANGE
Z1		LARGE 'EUROFLEX' 695MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
Z2		MEDIUM 'EUROFLEX' 500MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
Z3		SMALL 'EUROFLEX' 350MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
AA		COMPANION SEATING AREA (TYPICAL)	--
BB		CALFORNIA BENCH - BY QCP (MODEL NO. Q2CAL72B. 24"W x 72"L x 18"H)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200--



KEYMAP

NTS

SEE SHEETS LSF-10 FOR COMPLETE SITE FURNISHING LEGEND
SEE SHEETS LSF-11 THRU LSF-16 FOR SITE FURNISHING DETAILS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — 30 Sep 23 Renewal Date — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS	Date	App'd

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4224) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1" = 10'
Vertical N / A

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

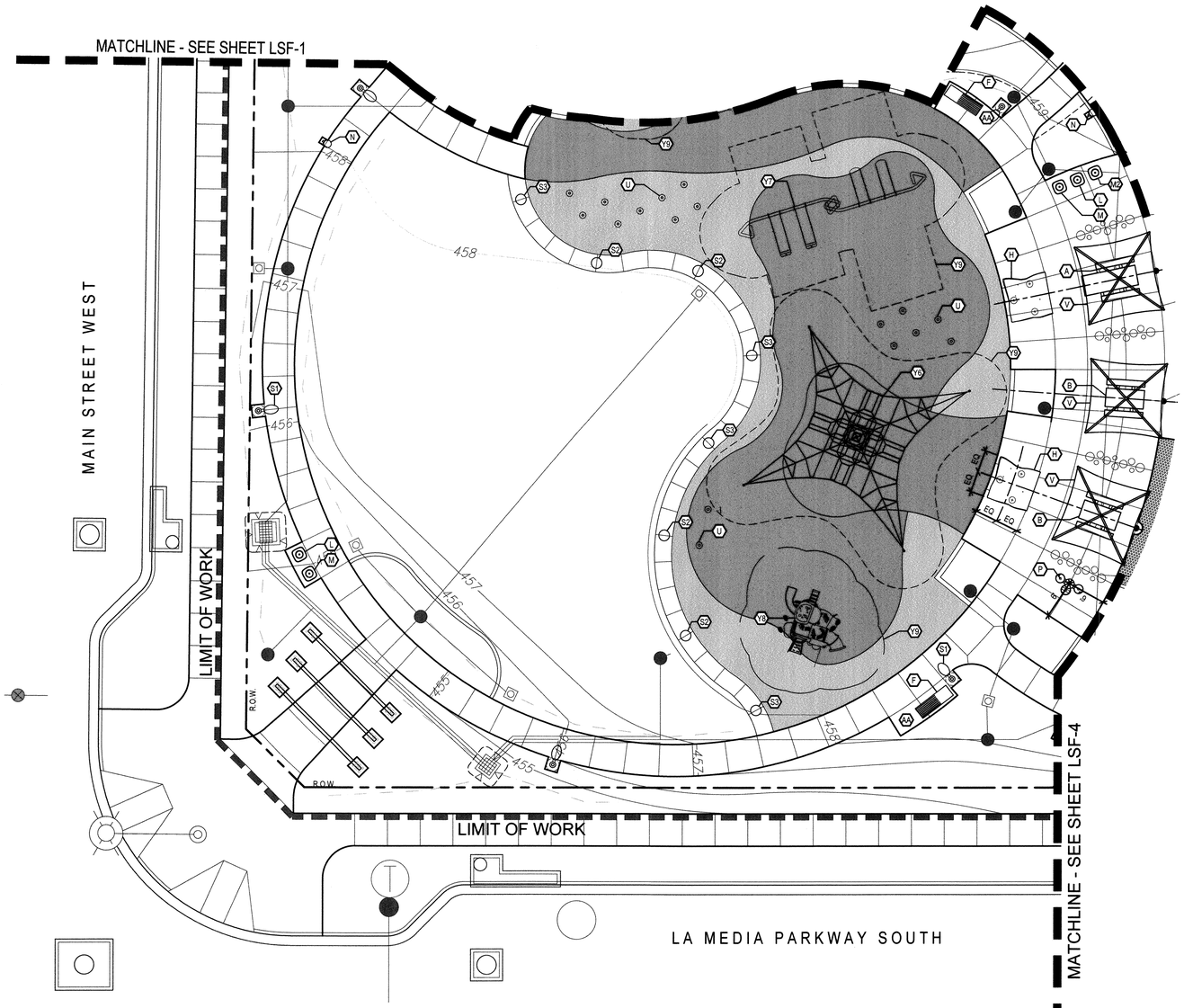
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SITE FURNISHING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSF-1
Sheet 076 of 107

S:\2019 Projects\19027 V8 Town Square Park\CDS\FURN.dwg\LSF-1\7 Dec 2022 4:58 PM by: Kari

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



NOTES:

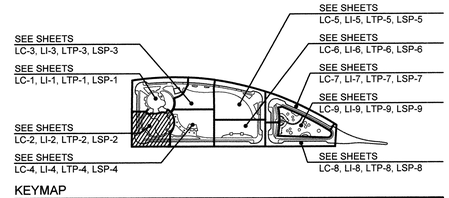
1. LANDSCAPE STRUCTURES AVAILABLE THROUGH COAST RECREATION, CONTACT: JACK STRIEGEL (909) 229-4855
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM LANDSCAPE STRUCTURES + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
2. KOMPAN + OUTSIDER PRODUCTS AVAILABLE THROUGH KOMPAN, CONTACT: DARYL BRADY (619) 944-8771
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM KOMPAN + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
3. GORIC, CONTACT: (617) 744-0772
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM GORIC + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.(IF REQUIRED)
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 26 WEEKS LEAD TIME. SHALL BE ORDERED IMMEDIATELY UPON AWARDING OF THE CONTRACT
4. DOODY CALLS PET STATION COMPONENTS AVAILABLE THOUGH DOODY CALLS DIRECT (800) 366-3922
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
5. QCP - CONTACT: SCOTT ULRICH (951) 737-6240
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
6. MOST DEPENDABLE FOUNTAINS - CONTACT: 800-552-6331
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
7. LANDSCAPE FORMS AVAILABLE THROUGH GRANT + ASSOCIATES: CONTACT: THOMAS OECHEL (415) 516-4235
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
8. COLUMBIA CASCADE PRODUCTS AVAILABLE THROUGH URBAN SITE SOLUTIONS: CONTACT: AMY MINICILLI (760) 846-8506
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
9. CONTRACTOR SHALL COORDINATE ALL FOOTINGS PRIOR TO PLAY SURFACING, AND PAVING INSTALLATION

SITE FURNISHINGS LEGEND

SYMBOL	QTY	DESCRIPTION	FINISH
A		'LBT' ACCESSIBLE PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-102PT-ADA)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
B		'LBT' 6'L STANDARD PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-72PT)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
C		CUSTOM 32"SQ ACCESSIBLE GAMING TABLE W/ (3) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
D		CUSTOM 32" SQ STANDARD GAMING TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
E		CUSTOM 36" SQUARE TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
F		6'L CUSTOM BENCH W/ BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED
G		6'L CUSTOM BENCH, NO BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED
H		SQUARE WARPED BENCH - BY QCP (MODEL NO. CUSTOM 'C' 139492A-3. 79-15/16"W x 81-3/8"L x 25-3/4"H)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
I		PRECAST CONCRETE 'SPHERE BOLLARD' BY QCP (MODEL NO. QR-22SP), 22" DIA. WITH CUSTOM PAINT TO MATCH TENNIS BALL, WITH COIL ROD FOR ANCHORING	CONCRETE COLOR: NATURAL TEXTURE: SMOOTH PAINT COLOR: WHITE + GREEN, TO MATCH TENNIS BALL. COLORS TO BE APPROVED BY L., PRIOR TO MANUFACTURING SEALER: STANDARD MATTE SEALER
J		TRASH PICK UP LOCATION	--
K		4-YARD DUMPSTER LOCATION (1) TRASH, (1) RECYCLING, (2) FOOD WASTE BINS	--
L		'ELEVAIRE' TRASH RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GRAY
M		'ELEVAIRE' RECYCLING RECEPTACLE - BY QCP(MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: BLUE
M2		'ELEVAIRE' FOOD WASTE RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GREEN
N		'DOGIPOT' PET WASTE STATION - BY DOODY CALLS. SEE DETAIL FOR COMPONENT ITEM NUMBERS	COLORS PER DETAIL HARDWARE: 316 STAINLESS-STEEL
O		DOG DRINKING FOUNTIAN (ONLY) - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 300SM W/ SURFACE CARRIER)	COLOR TO BE 'CHROME'
P		ADA DRINKING FOUNTAIN W/ BOTTLE FILLER + DOG BOWL - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 10145SM W/ PET FOUNTAIN) W/ SURFACE CARRIER	COLOR TO BE 'CHROME'
Q		CORNHOLE - BY QCP (MODEL NO: Q-CH)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200
R		BIKE RACK - MADRAX HERON BIKE RACK. MODEL NO. THR-HERON-2-SF-P	FINISH COLOR: FACTORY WHITE. COLOR TO BE APPROVED BY OWNER
S1		'LEO' POLE LIGHT - BY LANDSCAPE FORMS, SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	RAL COLOR - SEE ELECTRICAL PLANS BY RTM
S2		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'YELLOW')	FINISH COLOR: YELLOW (RAL 1018)
S3		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
T		'LOOP LIGHT' BENCH BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 136, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
U		DECORATIVE TUBE STEEL POSTS	FINISH COLOR: PER DETAIL J/LSF-14

SITE FURNISHINGS LEGEND (CONTINUED)

SYMBOL	QTY	DESCRIPTION	FINISH
V		'SKYWAYS' 12'SQ CANTILEVER SINGLE POST PYRAMID SHADE UMBRELLA W/ 10'H ENTRANCE BY LANDSCAPE STRUCTURES	FINISH COLOR: PALETTE AA
W		POWER PEDESTAL BY LANDSCAPE FORMS SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	--
X		CAFE TABLES - BY POP-UP RETAIL TENNANT (NOT A PART OF PERMIT)	--
Y1		'NATURE GIANT' PLAY STRUCTURE - BY KOMPAN (MODEL NO. PCTG200346)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y2		'BLOOX 2' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. BLXT4102)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y3		'HILL CLIMBER ROPE' EMBANKMENT ROPE - BY KOMPAN (MODEL NO. CORT105451)	POSTS: ANTHRACITE ECO-CORE: LIME,ORANGE ROPE: GREEN CLIMBING CLEATS: LIME, ORANGE
Y4		EMBANKMENT SLIDE - BY KOMPAN (MODEL NO. PCMT110103)	POSTS: ANTHRACITE ECO-CORE: LIME, ORANGE
Y5		TRANSFER PAD - BY KOMPAN (MODEL NO. PCM722280)	POSTS: ANTHRACITE
Y6		'SPACE NET' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. CORT314011)	POSTS: ANTHRACITE ROPE: GREEN
Y7		'HEDRA' (2) BAY SWING SET - BY LANDSCAPE STRUCTURES W/ (2) STANDARD BELT SWINGS + (2) TODDLER FULL BUCKET SWING (MODEL NO. XXXXX)	FRAME COLOR 01: LIMON FRAME COLOR 02: TANGERINE SWING COLOR: BLACK
Y8		'MOTION' - PLAY STRUCTURE BY LANDSCAPE STRUCTURES (MODEL NO. 197057-2)	COLOR 01: DENIM COLOR 02: TANGERINE COLOR 03: LIMON
Y9		SAFETY ZONE - BY EQUIPMENT MANUFACTURER	--
Y10		CLIMBING CLEATS - BY KOMPAN	CLIMBING CLEATS: LIME, ORANGE
Z1		LARGE 'EUROFLEX' 695MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
ZZ		MEDIUM 'EUROFLEX' 500MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
Z3		SMALL 'EUROFLEX' 350MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
AA		COMPANION SEATING AREA (TYPICAL)	--
BB		CALFORNIA BENCH - BY QCP (MODEL NO. Q2CAL72B. 24"W x 72"L x 18"H)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200--



KEYMAP

NTS

SEE SHEETS LSF-10 FOR COMPLETE SITE FURNISHING LEGEND
SEE SHEETS LSF-11 THRU LSF-16 FOR SITE FURNISHING DETAILS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD 4001 — CALIFORNIA — Expires 30 Sep 23 — Signed 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1" = 10'
Vertical N/A

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date 12/2/22 — R.L.A. No. 4001

Approved: Date: 12/4/23
Laura C. Black
Director of Development Services or designee.

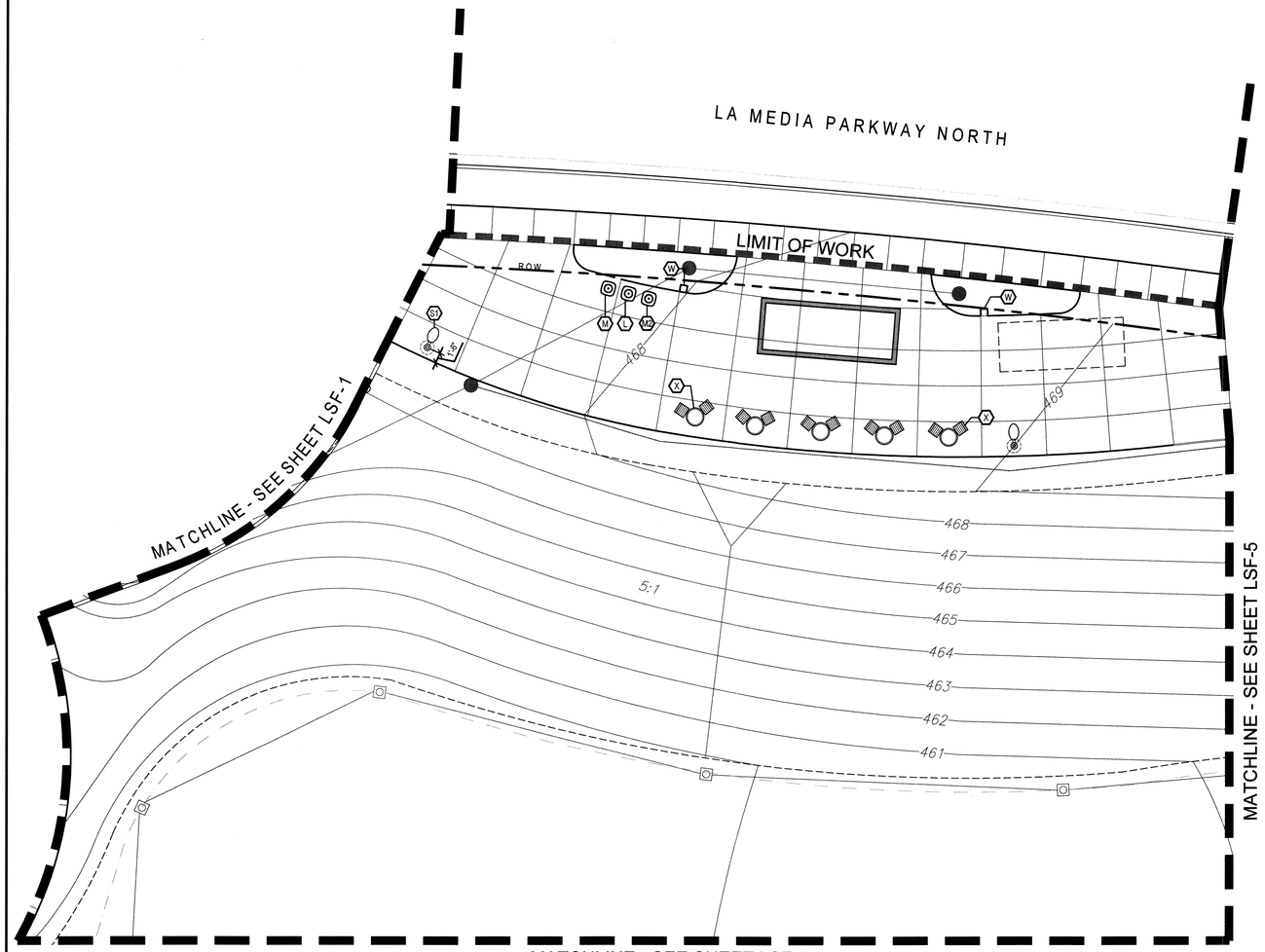
CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SITE FURNISHING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSF-2
Sheet 077 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\SFURN.dwg\LSF-2\7 Dec 2022 4:59 PM by: Kari



NOTES:

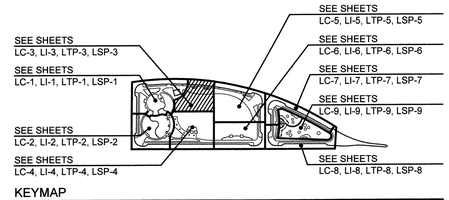
1. LANDSCAPE STRUCTURES AVAILABLE THROUGH COAST RECREATION. CONTACT: JACK STRIEGEL (909) 229-4855
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM LANDSCAPE STRUCTURES + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
2. KOMPAN + OUTSIDER PRODUCTS AVAILABLE THROUGH KOMPAN. CONTACT: DARYL BRADY (619) 944-8771
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM KOMPAN + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
3. GORIC, CONTACT: (617) 744-0772
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM GORIC + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.(IF REQUIRED)
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 26 WEEKS LEAD TIME. SHALL BE ORDERED IMMEDIATELY UPON AWARDING OF THE CONTRACT
4. DOODY CALLS PET STATION COMPONENTS AVAILABLE THOUGH DOODY CALLS DIRECT (800) 366-3922
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
5. QCP - CONTACT: SCOTT ULRICH (951) 737-6240
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
6. MOST DEPENDABLE FOUNTAINS - CONTACT: 800-552-6331
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
7. LANDSCAPE FORMS AVAILABLE THROUGH GRANT + ASSOCIATES: CONTACT: THOMAS OECHEL (415) 516-4235
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
8. COLUMBIA CASCADE PRODUCTS AVAILABLE THROUGH URBAN SITE SOLUTIONS:
   CONTACT: AMY MINICILLI (760) 846-8506
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
9. CONTRACTOR SHALL COORDINATE ALL FOOTINGS PRIOR TO PLAY SURFACING, AND PAVING INSTALLATION

SITE FURNISHINGS LEGEND

SYMBOL	QTY	DESCRIPTION	FINISH
A		'LBT' ACCESSIBLE PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-102PT-ADA)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
B		'LBT' 6'L STANDARD PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-72PT)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
C		CUSTOM 32"SQ ACCESSIBLE GAMING TABLE W/ (3) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTUR FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
D		CUSTOM 32" SQ STANDARD GAMING TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
E		CUSTOM 36" SQUARE TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
F		6'L CUSTOM BENCH W/ BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED
G		6'L CUSTOM BENCH, NO BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED
H		SQUARE WARPED BENCH - BY QCP (MODEL NO. CUSTOM 'C' 139492A-3. 79-15/16"W x 81-3/8"L x 25-3/4"H)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
I		PRECAST CONCRETE 'SPHERE BOLLARD' BY QCP (MODEL NO. QR-22SP), 22" DIA WITH CUSTOM PAINT TO MATCH TENNIS BALL, WITH COIL ROD FOR ANCHORING	CONCRETE COLOR: NATURAL TEXTURE: SMOOTH PAINT COLOR: WHITE + GREEN, TO MATCH TENNIS BALL. COLORS TO BE APPROVED BY PRIOR TO MANUFACTURING SEALER: STANDARD MATTE SEALER
J		TRASH PICK UP LOCATION	--
K		4-YARD DUMPSTER LOCATION (1) TRASH, (1) RECYCLING, (2) FOOD WASTE BINS	--
L		'ELEVAIRE' TRASH RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GRAY
M		'ELEVAIRE' RECYCLING RECEPTACLE - BY QCP(MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: BLUE
M2		'ELEVAIRE' FOOD WASTE RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GREEN
N		'DOGIPOT' PET WASTE STATION - BY DOODY CALLS. SEE DETAIL FOR COMPONENT ITEM NUMBERS	COLORS PER DETAIL HARDWARE: 316 STAINLESS-STEEL
O		DOG DRINKING FOUNTIAN (ONLY) - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 300SM W/ SURFACE CARRIER)	COLOR TO BE 'CHROME'
P		ADA DRINKING FOUNTAIN W/ BOTTLE FILLER + DOG BOWL - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 10145SM W/ PET FOUNTAIN) W/ SURFACE CARRIER	COLOR TO BE 'CHROME'
Q		CORNHOLE - BY QCP (MODEL NO: Q-CH)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200
R		BIKE RACK - MADRAX HERON BIKE RACK. MODEL NO. THR-HERON-2-SF-P	FINISH COLOR: FACTORY WHITE. COLOR TO BE APPROVED BY OWNER
S1		'LEO' POLE LIGHT - BY LANDSCAPE FORMS, SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	RAL COLOR - SEE ELECTRICAL PLANS BY RTM
S2		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'YELLOW')	FINISH COLOR: YELLOW (RAL 1018)
S3		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
T		'LOOP LIGHT' BENCH BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 136, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
U		DECORATIVE TUBE STEEL POSTS	FINISH COLOR: PER DETAIL J/LSF-14

SITE FURNISHINGS LEGEND (CONTINUED)

SYMBOL	QTY	DESCRIPTION	FINISH
V		'SKYWAYS' 12'SQ CANTILEVER SINGLE POST PYRAMID SHADE UMBRELLA W/ 10'H ENTRANCE BY LANDSCAPE STRUCTURES	FINISH COLOR: PALETTE AA
W		POWER PEDESTAL BY LANDSCAPE FORMS SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	--
X		CAFE TABLES - BY POP-UP RETAIL TENNANT (NOT A PART OF PERMIT)	--
Y1		'NATURE GIANT' PLAY STRUCTURE - BY KOMPAN (MODEL NO. PCTG200346)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y2		'BLOQX 2' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. BLXT4102)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y3		'HILL CLIMBER ROPE' EMBANKMENT ROPE - BY KOMPAN (MODEL NO. CORT105451)	POSTS: ANTHRACITE ECO-CORE: LIME,ORANGE ROPE: GREEN CLIMBING CLEATS: LIME, ORANGE
Y4		EMBANKMENT SLIDE - BY KOMPAN (MODEL NO. PCMT110103)	POSTS: ANTHRACITE ECO-CORE: LIME, ORANGE
Y5		TRANSFER PAD - BY KOMPAN (MODEL NO. PCM722280)	POSTS: ANTHRACITE
Y6		'SPACE NET' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. CORT314011)	POSTS: ANTHRACITE ROPE: GREEN
Y7		'HEDRA' (2) BAY SWING SET - BY LANDSCAPE STRUCTURES W/ (2) STANDARD BELT SWINGS + (2) TODDLER FULL BUCKET SWING (MODEL NO. XXXXX)	FRAME COLOR 01: LIMON FRAME COLOR 02: TANGERINE SWING COLOR: BLACK
Y8		'MOTION' - PLAY STRUCTURE BY LANDSCAPE STRUCTURES (MODEL NO. 197057-2)	COLOR 01: DENIM COLOR 02: TANGERINE COLOR 03: LIMON
Y9		SAFETY ZONE - BY EQUIPMENT MANUFACTURER	--
Y10		CLIMBING CLEATS - BY KOMPAN	CLIMBING CLEATS: LIME, ORANGE
Z1		LARGE 'EUROFLEX' 695MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
Z2		MEDIUM 'EUROFLEX' 500MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
Z3		SMALL 'EUROFLEX' 350MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
AA		COMPANION SEATING AREA (TYPICAL)	--
BB		CALFORNIA BENCH - BY QCP (MODEL NO. Q2CAL72B. 24"W x 72"L x 18"H)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200--



KEYMAP

NTS

SEE SHEETS LSF-10 FOR COMPLETE SITE FURNISHING LEGEND
SEE SHEETS LSF-11 THRU LSF-16 FOR SITE FURNISHING DETAILS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Signed 30 Sep 23 Renewal Due 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1" = 10'
Vertical N / A

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

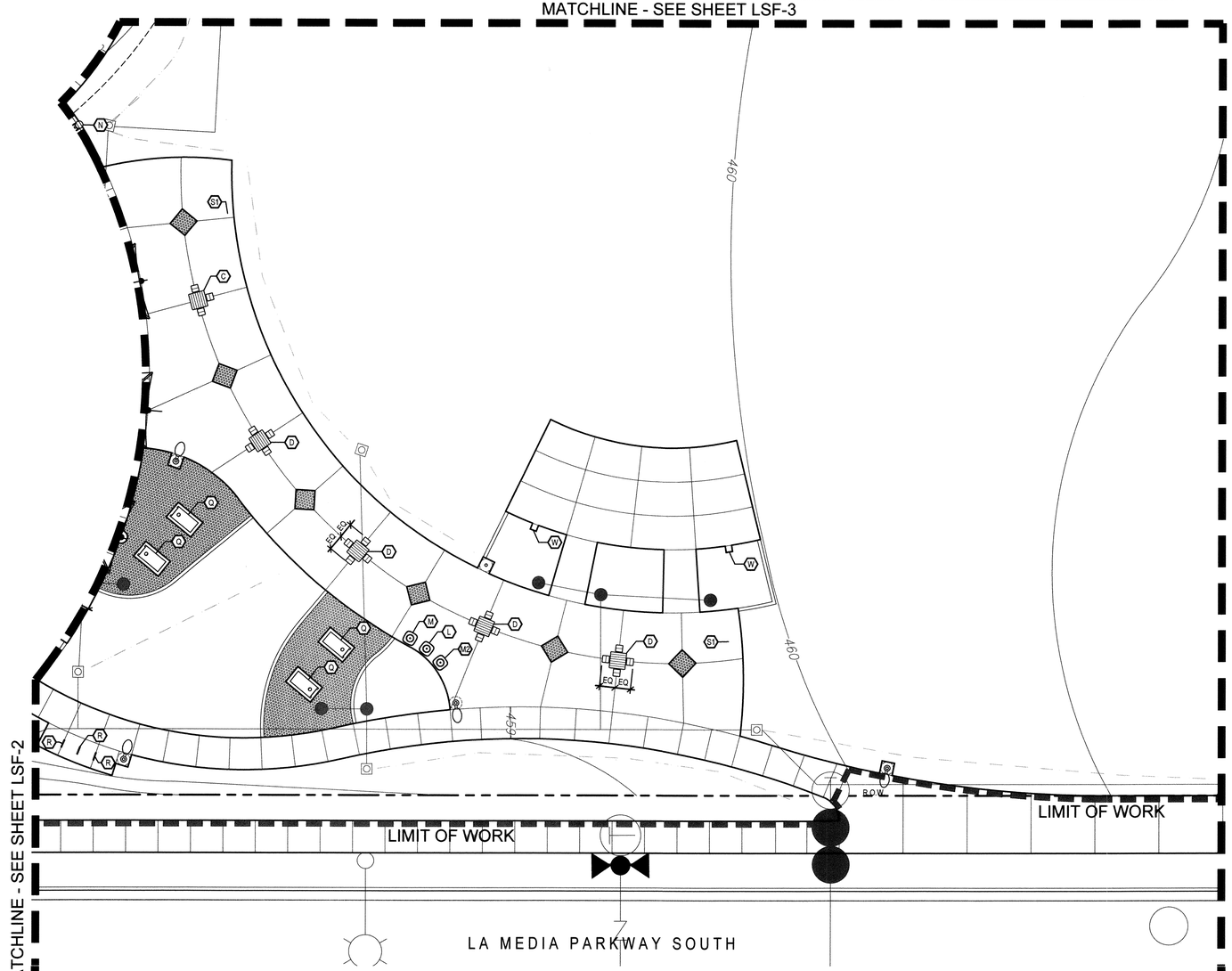
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SITE FURNISHING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSF-3
Sheet 078 of 107

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

S:\2019 Projects\19027 V8 Town Square Park\CD\SFURN.dwg\LSF-3\7 Dec 2022 4:59 PM by: Kari



SITE FURNISHINGS LEGEND

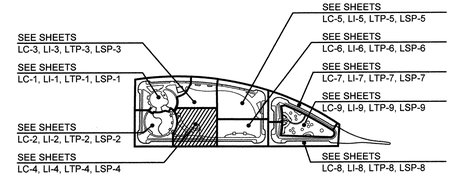
SYMBOL	QTY	DESCRIPTION	FINISH
A		'LBT' ACCESSIBLE PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-102PT-ADA)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
B		'LBT' 6'L STANDARD PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-72PT)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
C		CUSTOM 32"SQ ACCESSIBLE GAMING TABLE W/ (3) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
D		CUSTOM 32" SQ STANDARD GAMING TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
E		CUSTOM 36" SQUARE TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
F		6'L CUSTOM BENCH W/ BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED
G		6'L CUSTOM BENCH, NO BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED
H		SQUARE WARPED BENCH - BY QCP (MODEL NO. CUSTOM 'C' 139492A-3. 79-15/16"W x 81-3/8"L x 25-3/4"H)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
I		PRECAST CONCRETE 'SPHERE BOLLARD' BY QCP (MODEL NO. QR-22SP), 22" DIA. WITH CUSTOM PAINT TO MATCH TENNIS BALL, WITH COIL ROD FOR ANCHORING	CONCRETE COLOR: NATURAL TEXTURE: SMOOTH PAINT COLOR: WHITE + GREEN, TO MATCH TENNIS BALL. COLORS TO BE APPROVED BY I PRIOR TO MANUFACTURING SEALER: STANDARD MATTE SEALER
J		TRASH PICK UP LOCATION	--
K		4-YARD DUMPSTER LOCATION (1) TRASH, (1) RECYCLING, (2) FOOD WASTE BINS	--
L		'ELEVAIRE' TRASH RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GRAY
M		'ELEVAIRE' RECYCLING RECEPTACLE - BY QCP(MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: BLUE
M2		'ELEVAIRE' FOOD WASTE RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GREEN
N		'DOGIPOT' PET WASTE STATION - BY DOODY CALLS. SEE DETAIL FOR COMPONENT ITEM NUMBERS	COLORS PER DETAIL HARDWARE: 316 STAINLESS-STEEL
O		DOG DRINKING FOUNTIAN (ONLY) - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 300SM W/ SURFACE CARRIER)	COLOR TO BE 'CHROME'
P		ADA DRINKING FOUNTAIN W/ BOTTLE FILLER + DOG BOWL - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 10145SM W/ PET FOUNTAIN) W/ SURFACE CARRIER	COLOR TO BE 'CHROME'
Q		CORNHOLE - BY QCP (MODEL NO: Q-CH)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200
R		BIKE RACK - MADRAX HERON BIKE RACK. MODEL NO. THR-HERON-2-SF-P	FINISH COLOR: FACTORY WHITE. COLOR TO BE APPROVED BY OWNER
S1		'LEO' POLE LIGHT - BY LANDSCAPE FORMS, SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	RAL COLOR - SEE ELECTRICAL PLANS BY RTM
S2		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'YELLOW')	FINISH COLOR: YELLOW (RAL 1018)
S3		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
T		'LOOP LIGHT' BENCH BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 136, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
U		DECORATIVE TUBE STEEL POSTS	FINISH COLOR: PER DETAIL J/LSF-14

SITE FURNISHINGS LEGEND (CONTINUED)

SYMBOL	QTY	DESCRIPTION	FINISH
V		'SKYWAYS' 12'SQ CANTILEVER SINGLE POST PYRAMID SHADE UMBRELLA W/ 10'H ENTRANCE BY LANDSCAPE STRUCTURES	FINISH COLOR: PALETTE AA
W		POWER PEDESTAL BY LANDSCAPE FORMS SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	--
X		CAFE TABLES - BY POP-UP RETAIL TENNANT (NOT A PART OF PERMIT)	--
Y1		'NATURE GIANT' PLAY STRUCTURE - BY KOMPAN (MODEL NO. PCTG200346)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y2		'BLOQX 2' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. BLXT4102)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y3		'HILL CLIMBER ROPE' EMBANKMENT ROPE - BY KOMPAN (MODEL NO. CORT105451)	POSTS: ANTHRACITE ECO-CORE: LIME,ORANGE ROPE: GREEN CLIMBING CLEATS: LIME, ORANGE
Y4		EMBANKMENT SLIDE - BY KOMPAN (MODEL NO. PCMT110103)	POSTS: ANTHRACITE ECO-CORE: LIME, ORANGE
Y5		TRANSFER PAD - BY KOMPAN (MODEL NO. PCM722280)	POSTS: ANTHRACITE
Y6		'SPACE NET' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. CORT314011)	POSTS: ANTHRACITE ROPE: GREEN
Y7		'HEDRA' (2) BAY SWING SET - BY LANDSCAPE STRUCTURES W/ (2) STANDARD BELT SWINGS + (2) TODDLER FULL BUCKET SWING (MODEL NO. XXXXX)	FRAME COLOR 01: LIMON FRAME COLOR 02: TANGERINE SWING COLOR: BLACK
Y8		'MOTION' - PLAY STRUCTURE BY LANDSCAPE STRUCTURES (MODEL NO. 197057-2)	COLOR 01: DENIM COLOR 02: TANGERINE COLOR 03: LIMON
Y9		SAFETY ZONE - BY EQUIPMENT MANUFACTURER	--
YW		CLIMBING CLEATS - BY KOMPAN	CLIMBING CLEATS: LIME, ORANGE
Z1		LARGE 'EUROFLEX' 695MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
Z2		MEDIUM 'EUROFLEX' 500MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
Z3		SMALL 'EUROFLEX' 350MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
AA		COMPANION SEATING AREA (TYPICAL)	--
BB		CALFORNIA BENCH - BY QCP (MODEL NO. Q2CAL72B. 24"W x 72"L x 18"H)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200--

NOTES:

1. LANDSCAPE STRUCTURES AVAILABLE THROUGH COAST RECREATION, CONTACT: JACK STRIEGEL (909) 229-4855
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM LANDSCAPE STRUCTURES + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
2. KOMPAN + OUTSIDER PRODUCTS AVAILABLE THROUGH KOMPAN, CONTACT: DARYL BRADY (619) 944-8771
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM KOMPAN + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
3. GORIC, CONTACT: (617) 744-0772
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM GORIC + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.(IF REQUIRED)
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 26 WEEKS LEAD TIME. SHALL BE ORDERED IMMEDIATELY UPON AWARDING OF THE CONTRACT
4. DOODY CALLS PET STATION COMPONENTS AVAILABLE THOUGH DOODY CALLS DIRECT (800) 366-3922
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
5. QCP - CONTACT: SCOTT ULRICH (951) 737-6240
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
6. MOST DEPENDABLE FOUNTAINS - CONTACT: 800-552-6331
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
7. LANDSCAPE FORMS AVAILABLE THROUGH GRANT + ASSOCIATES: CONTACT: THOMAS OECHEL (415) 516-4235
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
8. COLUMBIA CASCADE PRODUCTS AVAILABLE THROUGH URBAN SITE SOLUTIONS:
   CONTACT: AMY MINICILLI (760) 846-8506
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
9. CONTRACTOR SHALL COORDINATE ALL FOOTINGS PRIOR TO PLAY SURFACING, AND PAVING INSTALLATION



KEYMAP

NTS

SEE SHEETS LSF-10 FOR COMPLETE SITE FURNISHING LEGEND
SEE SHEETS LSF-11 THRU LSF-16 FOR SITE FURNISHING DETAILS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Expires 30 Sep 23 — 02 Dec 22 — Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS	Date	App'd

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE	
Horizontal	1" = 10'
Vertical	N / A
Office	
Field	
Traffic	

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A PICARD Date 12/2/22
R.L.A. No. 4001

Approved: Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

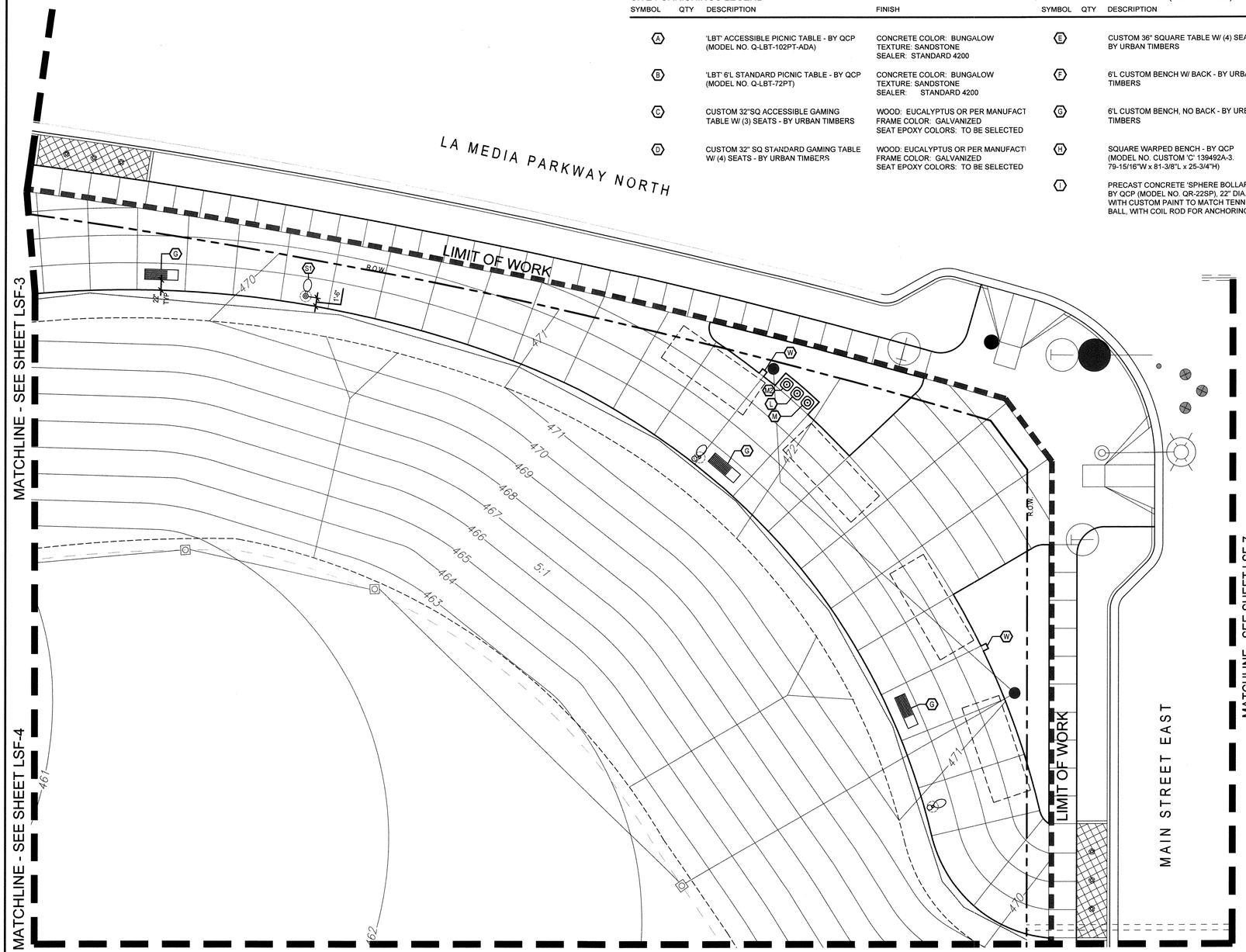
CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SITE FURNISHING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSF-4
Sheet 079 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\SFURN.dwg\LSF-4\7 Dec 2022 4:59 PM by: Kari



SITE FURNISHINGS LEGEND

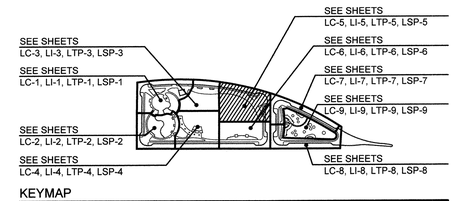
SYMBOL	QTY	DESCRIPTION	FINISH
A		'LBT' ACCESSIBLE PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-102PT-ADA)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
B		'LBT' 6'L STANDARD PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-72PT)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
C		CUSTOM 32"SQ ACCESSIBLE GAMING TABLE W/ (3) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACT FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
D		CUSTOM 32" SQ STANDARD GAMING TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACT FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED

SITE FURNISHINGS LEGEND (CONTINUED)

SYMBOL	QTY	DESCRIPTION	FINISH
E		CUSTOM 36" SQUARE TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
F		6'L CUSTOM BENCH W/ BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED
G		6'L CUSTOM BENCH, NO BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED
H		SQUARE WARPED BENCH - BY QCP (MODEL NO. CUSTOM 'C' 139492A-3. 79-15/16"W x 81-3/8"L x 25-3/4"H)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
I		PRECAST CONCRETE 'SPHERE BOLLARD' BY QCP (MODEL NO. QR-22SP), 22" DIA. WITH CUSTOM PAINT TO MATCH TENNIS BALL, WITH COIL ROD FOR ANCHORING	CONCRETE COLOR: NATURAL TEXTURE: SMOOTH PAINT COLOR: WHITE + GREEN, TO MATCH TENNIS BALL. COLORS TO BE APPROVED BY L.A. PRIOR TO MANUFACTURING SEALER: STANDARD MATTE SEALER

SITE FURNISHINGS LEGEND (CONTINUED)

SYMBOL	QTY	DESCRIPTION	FINISH
J		TRASH PICK UP LOCATION	--
K		4-YARD DUMPSTER LOCATION (1) TRASH, (1) RECYCLING, (2) FOOD WASTE BINS	--
L		'ELEVAIRE' TRASH RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GRAY
M		'ELEVAIRE' RECYCLING RECEPTACLE - BY QCP(MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: BLUE
M2		'ELEVAIRE' FOOD WASTE RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GREEN
N		'DOGIPOT' PET WASTE STATION - BY DOODY CALLS. SEE DETAIL FOR COMPONENT ITEM NUMBERS	COLORS PER DETAIL HARDWARE: 316 STAINLESS-STEEL
O		DOG DRINKING FOUNTIAN (ONLY) - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 300SM W/ SURFACE CARRIER)	COLOR TO BE 'CHROME'
P		ADA DRINKING FOUNTAIN W/ BOTTLE FILLER + DOG BOWL - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 10145SM W/ PET FOUNTAIN) W/ SURFACE CARRIER	COLOR TO BE 'CHROME'
Q		CORNHOLE - BY QCP (MODEL NO: Q-CH)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200
R		BIKE RACK - MADRAX HERON BIKE RACK. MODEL NO. THR-HERON-2-SF-P	FINISH COLOR: FACTORY WHITE. COLOR TO BE APPROVED BY OWNER
S1		'LEO' POLE LIGHT - BY LANDSCAPE FORMS, SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	RAL COLOR - SEE ELECTRICAL PLANS BY RTM
S2		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'YELLOW')	FINISH COLOR: YELLOW (RAL 1018)
S3		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
T		'LOOP LIGHT' BENCH BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 136, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
U		DECORATIVE TUBE STEEL POSTS	FINISH COLOR: PER DETAIL J/LSF-14
V		'SKYWAYS' 12'SQ CANTILEVER SINGLE POST PYRAMID SHADE UMBRELLA W/ 10'H ENTRANCE BY LANDSCAPE STRUCTURES	FINISH COLOR: PALETTE AA
W		POWER PEDESTAL BY LANDSCAPE FORMS SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	--
X		CAFE TABLES - BY POP-UP RETAIL TENNANT (NOT A PART OF PERMIT)	--
Y1		'NATURE GIANT' PLAY STRUCTURE - BY KOMPAN (MODEL NO. PCTG200346)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y2		'BLOQX 2' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. BLXT4102)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME



KEYMAP

NTS

SITE FURNISHINGS LEGEND (CONTINUED)

SYMBOL	QTY	DESCRIPTION	FINISH
Y3		'HILL CLIMBER ROPE' EMBANKMENT ROPE - BY KOMPAN (MODEL NO. CORT105451)	POSTS: ANTHRACITE ECO-CORE: LIME,ORANGE ROPE: GREEN CLIMBING CLEATS: LIME, ORANGE
Y4		EMBANKMENT SLIDE - BY KOMPAN (MODEL NO. PCMT110103)	POSTS: ANTHRACITE ECO-CORE: LIME, ORANGE
Y5		TRANSFER PAD - BY KOMPAN (MODEL NO. PCM722280)	POSTS: ANTHRACITE
Y6		'SPACE NET' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. CORT314011)	POSTS: ANTHRACITE ROPE: GREEN
Y7		'HEDRA' (2) BAY SWING SET - BY LANDSCAPE STRUCTURES W/ (2) STANDARD BELT SWINGS + (2) TODDLER FULL BUCKET SWING (MODEL NO. XXXXX)	FRAME COLOR 01: LIMON FRAME COLOR 02: TANGERINE SWING COLOR: BLACK
Y8		'MOTION' - PLAY STRUCTURE BY LANDSCAPE STRUCTURES (MODEL NO. 197057-2)	COLOR 01: DENIM COLOR 02: TANGERINE COLOR 03: LIMON
Y9		SAFETY ZONE - BY EQUIPMENT MANUFACTURER	--
Y10		CLIMBING CLEATS - BY KOMPAN	CLIMBING CLEATS: LIME, ORANGE
Z1		LARGE 'EUROFLEX' 695MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
Z2		MEDIUM 'EUROFLEX' 500MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
Z3		SMALL 'EUROFLEX' 350MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
AA		COMPANION SEATING AREA (TYPICAL)	--
BB		CALFORNIA BENCH - BY QCP (MODEL NO. Q2CAL72B. 24"W x 72"L x 18"H)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200--

SEE SHEETS LSF-10 FOR COMPLETE SITE FURNISHING LEGEND
SEE SHEETS LSF-11 THRU LSF-16 FOR SITE FURNISHING DETAILS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — 30 Sep 23 — 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY
Contractor		CV DWG:14011, 14012	HALE ENGINEERING
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed			

REVISIONS	Date	App'd

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1" = 10'
Vertical N / A

	Designed By	Drawn By	Checked By
Office	KK/TP	KK/KF	TP
Field			
Traffic			

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

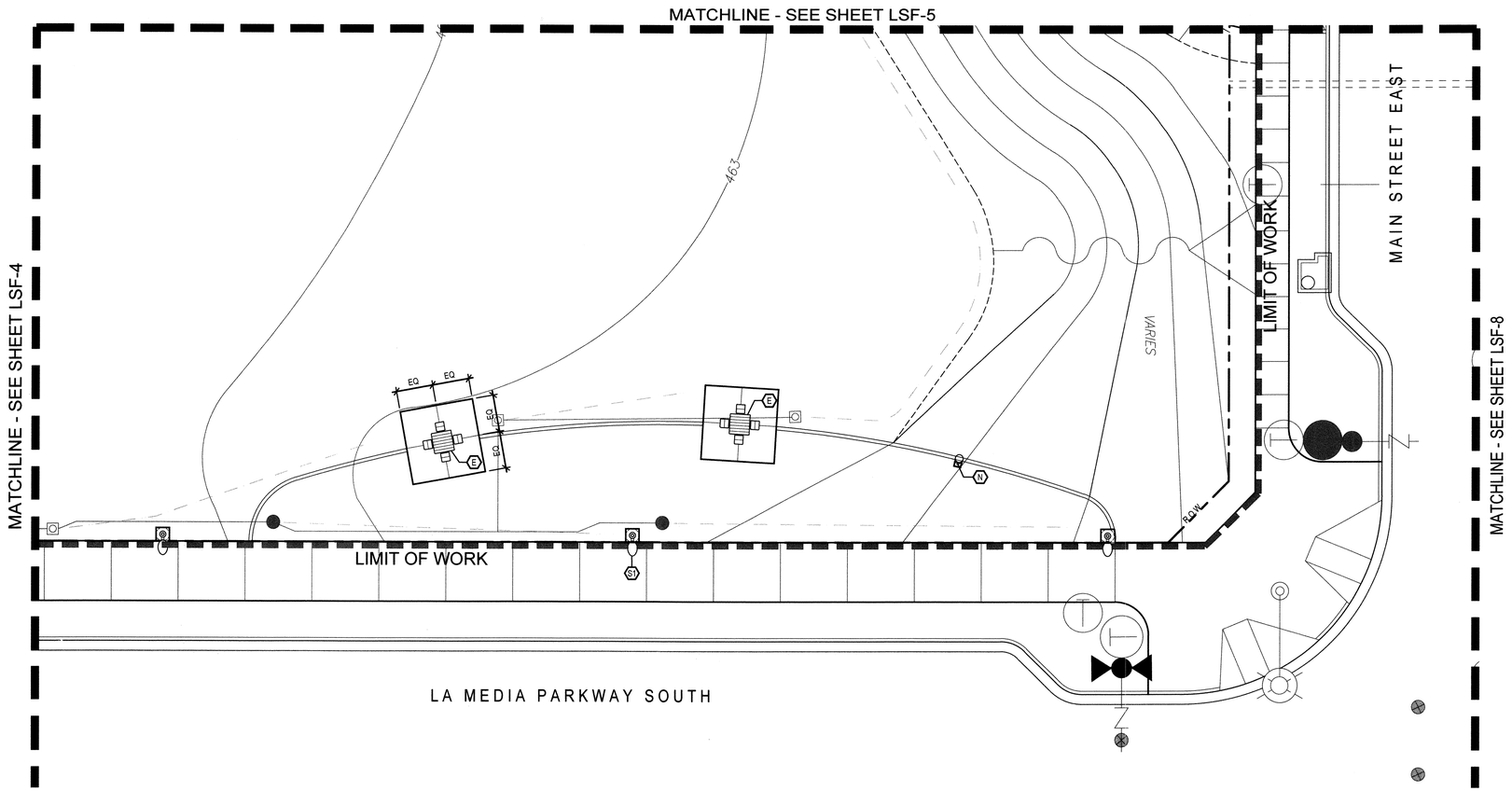
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SITE FURNISHING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSF-5
Sheet 080 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\SFURN.dwg\LSF-5\7 Dec 2022 4:59 PM by: Kari

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



SITE FURNISHINGS LEGEND

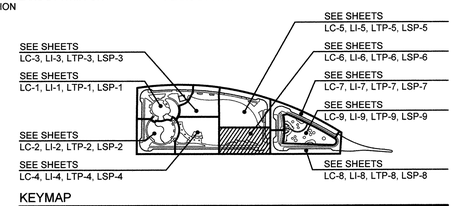
SYMBOL	QTY	DESCRIPTION	FINISH
A		'LBT' ACCESSIBLE PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-102PT-ADA)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
B		'LBT' 6'L STANDARD PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-72PT)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
C		CUSTOM 32"SQ ACCESSIBLE GAMING TABLE W/ (3) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
D		CUSTOM 32" SQ STANDARD GAMING TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
E		CUSTOM 36" SQUARE TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
F		6'L CUSTOM BENCH W/ BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED
G		6'L CUSTOM BENCH, NO BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED
H		SQUARE WARPED BENCH - BY QCP (MODEL NO. CUSTOM 'C' 139492A-3. 79-15/16"W x 81-3/8"L x 25-3/4"H)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
I		PRECAST CONCRETE 'SPHERE BOLLARD' BY QCP (MODEL NO. QR-22SP), 22" DIA. WITH CUSTOM PAINT TO MATCH TENNIS BALL, WITH COIL ROD FOR ANCHORING	CONCRETE COLOR: NATURAL TEXTURE: SMOOTH PAINT COLOR: WHITE + GREEN, TO MATCH TENNIS BALL. COLORS TO BE APPROVED BY I PRIOR TO MANUFACTURING SEALER: STANDARD MATTE SEALER
J		TRASH PICK UP LOCATION	--
K		4-YARD DUMPSTER LOCATION (1) TRASH, (1) RECYCLING, (2) FOOD WASTE BINS	--
L		'ELEVAIRE' TRASH RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GRAY
M		'ELEVAIRE' RECYCLING RECEPTACLE - BY QCP(MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: BLUE
M2		'ELEVAIRE' FOOD WASTE RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GREEN
N		'DOGIPOT' PET WASTE STATION - BY DOODY CALLS. SEE DETAIL FOR COMPONENT ITEM NUMBERS	COLORS PER DETAIL HARDWARE: 316 STAINLESS-STEEL
O		DOG DRINKING FOUNTIAN (ONLY) - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 300SM W/ SURFACE CARRIER)	COLOR TO BE 'CHROME'
P		ADA DRINKING FOUNTAIN W/ BOTTLE FILLER + DOG BOWL - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 10145SM W/ PET FOUNTAIN) W/ SURFACE CARRIER	COLOR TO BE 'CHROME'
Q		CORNHOLE - BY QCP (MODEL NO: Q-CH)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200
R		BIKE RACK - MADRAX HERON BIKE RACK. MODEL NO. THR-HERON-2-SF-P	FINISH COLOR: FACTORY WHITE. COLOR TO BE APPROVED BY OWNER
S1		'LEO' POLE LIGHT - BY LANDSCAPE FORMS, SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	RAL COLOR - SEE ELECTRICAL PLANS BY RTM

SITE FURNISHINGS LEGEND (CONTINUED)

SYMBOL	QTY	DESCRIPTION	FINISH
S2		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'YELLOW')	FINISH COLOR: YELLOW (RAL 1018)
S3		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
T		'LOOP LIGHT' BENCH BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 136, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
U		DECORATIVE TUBE STEEL POSTS	FINISH COLOR: PER DETAIL J/LSF-14
V		'SKYWAYS' 12'SQ CANTILEVER SINGLE POST PYRAMID SHADE UMBRELLA W/ 10'H ENTRANCE BY LANDSCAPE STRUCTURES	FINISH COLOR: PALETTE AA
W		POWER PEDESTAL BY LANDSCAPE FORMS SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	--
X		CAFE TABLES - BY POP-UP RETAIL TENNANT (NOT A PART OF PERMIT)	--
Y1		'NATURE GIANT' PLAY STRUCTURE - BY KOMPAN (MODEL NO. PCTG200346)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y2		'BLOQX 2' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. BLXT4102)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y3		'HILL CLIMBER ROPE' EMBANKMENT ROPE - BY KOMPAN (MODEL NO. CORT105451)	POSTS: ANTHRACITE ECO-CORE: LIME,ORANGE ROPE: GREEN CLIMBING CLEATS: LIME, ORANGE
Y4		EMBANKMENT SLIDE - BY KOMPAN (MODEL NO. PCMT110103)	POSTS: ANTHRACITE ECO-CORE: LIME, ORANGE
Y5		TRANSFER PAD - BY KOMPAN (MODEL NO. PCM722280)	POSTS: ANTHRACITE
Y6		'SPACE NET' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. CORT314011)	POSTS: ANTHRACITE ROPE: GREEN
Y7		'HEDRA' (2) BAY SWING SET - BY LANDSCAPE STRUCTURES W/ (2) STANDARD BELT SWINGS + (2) TODDLER FULL BUCKET SWING (MODEL NO. XXXXX)	FRAME COLOR 01: LIMON FRAME COLOR 02: TANGERINE SWING COLOR: BLACK
Y8		'MOTION' - PLAY STRUCTURE BY LANDSCAPE STRUCTURES (MODEL NO. 197057-2)	COLOR 01: DENIM COLOR 02: TANGERINE COLOR 03: LIMON
Y9		SAFETY ZONE - BY EQUIPMENT MANUFACTURER	--
YW		CLIMBING CLEATS - BY KOMPAN	CLIMBING CLEATS: LIME, ORANGE
Z1		LARGE 'EUROFLEX' 695MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
ZZ		MEDIUM 'EUROFLEX' 500MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
ZX		SMALL 'EUROFLEX' 350MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
AA		COMPANION SEATING AREA (TYPICAL)	--
BB		CALFORNIA BENCH - BY QCP (MODEL NO. Q2CAL72B. 24"W x 72"L x 18"H)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200--

NOTES:

1. LANDSCAPE STRUCTURES AVAILABLE THROUGH COAST RECREATION, CONTACT: JACK STRIEGEL (909) 229-4855
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM LANDSCAPE STRUCTURES + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
2. KOMPAN + OUTSIDER PRODUCTS AVAILABLE THROUGH KOMPAN. CONTACT: DARYL BRADY (619) 944-8771
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM KOMPAN + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
3. GORIC. CONTACT: (617) 744-0772
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM GORIC + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.(IF REQUIRED)
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 26 WEEKS LEAD TIME. SHALL BE ORDERED IMMEDIATELY UPON AWARDING OF THE CONTRACT
4. DOODY CALLS PET STATION COMPONENTS AVAILABLE THOUGH DOODY CALLS DIRECT (800) 366-3922
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
5. QCP - CONTACT: SCOTT ULRICH (951) 737-6240
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
6. MOST DEPENDABLE FOUNTAINS - CONTACT: 800-552-6331
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
7. LANDSCAPE FORMS AVAILABLE THROUGH GRANT + ASSOCIATES: CONTACT: THOMAS OECHEL (415) 516-4235
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
8. COLUMBIA CASCADE PRODUCTS AVAILABLE THROUGH URBAN SITE SOLUTIONS: CONTACT: AMY MINICILLI (760) 846-8506
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
9. CONTRACTOR SHALL COORDINATE ALL FOOTINGS PRIOR TO PLAY SURFACING, AND PAVING INSTALLATION



KEYMAP

NTS

SEE SHEETS LSF-10 FOR COMPLETE SITE FURNISHING LEGEND
SEE SHEETS LSF-11 THRU LSF-16 FOR SITE FURNISHING DETAILS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD 4001 — CALIFORNIA — Signature 30 Sep 23 Renewal Date 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY
Contractor		CV DWG:14011, 14012	HALE ENGINEERING
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed			

REVISIONS	Date	App'd

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE
Horizontal 1" = 10'
Vertical N / A

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SITE FURNISHING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSF-6
Sheet 081 of 107

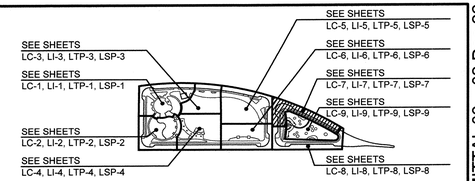
S:\2019 Projects\19027 V8 Town Square Park\CD\SFURN.dwg\LSF-6\7 Dec 2022 4:59 PM by: Kari

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

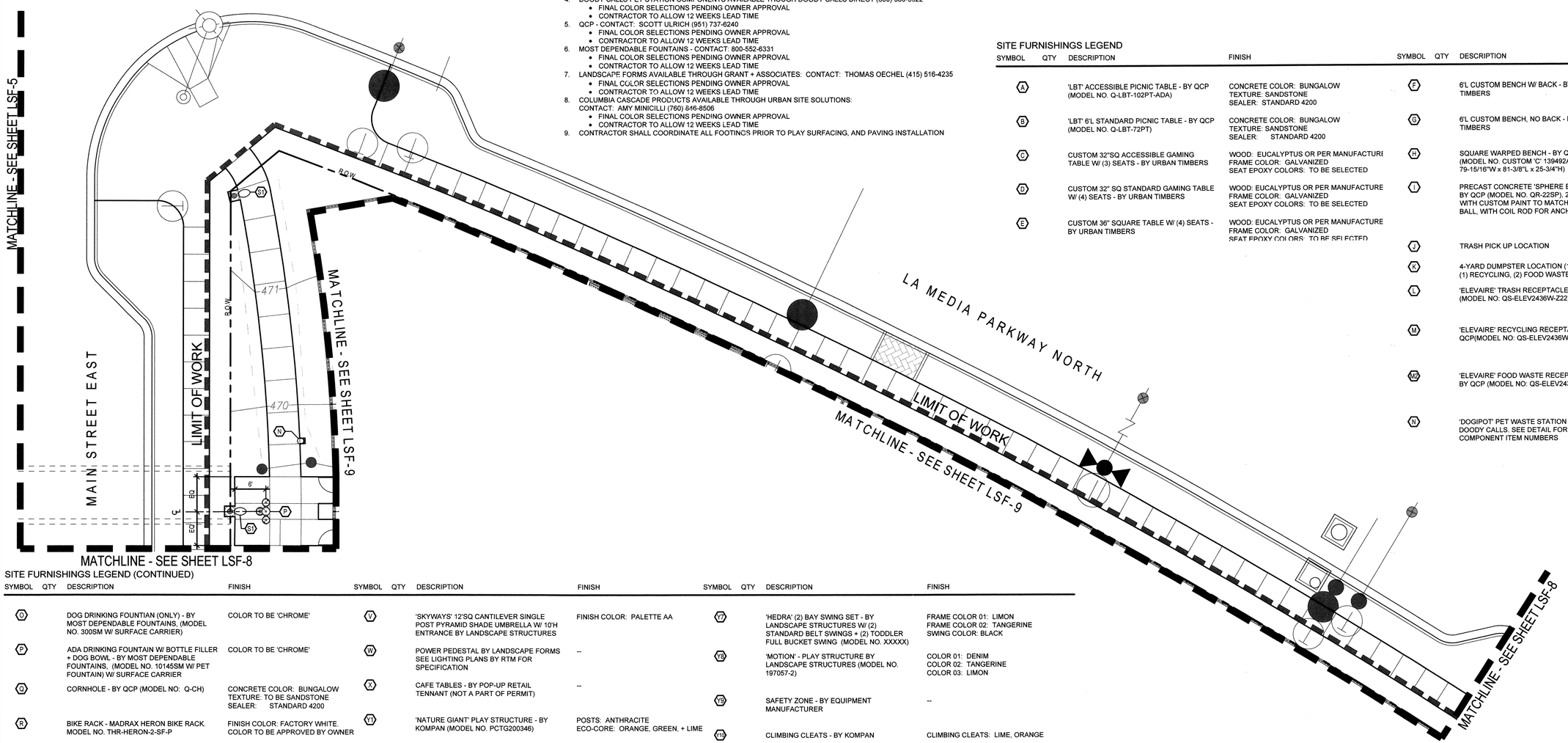
NOTES:

1. LANDSCAPE STRUCTURES AVAILABLE THROUGH COAST RECREATION. CONTACT: JACK STRIEGEL (909) 229-4855
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM LANDSCAPE STRUCTURES + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
2. KOMPAN + OUTSIDER PRODUCTS AVAILABLE THROUGH KOMPAN. CONTACT: DARYL BRADY (619) 944-8771
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM KOMPAN + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
3. GORIC, CONTACT: (617) 744-0772
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM GORIC + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.(IF REQUIRED)
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 26 WEEKS LEAD TIME. SHALL BE ORDERED IMMEDIATELY UPON AWARDING OF THE CONTRACT
4. DOODY CALLS PET STATION COMPONENTS AVAILABLE THOUGH DOODY CALLS DIRECT (800) 366-3922
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
5. QCP - CONTACT: SCOTT ULRICH (951) 737-6240
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
6. MOST DEPENDABLE FOUNTAINS - CONTACT: 800-552-6331
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
7. LANDSCAPE FORMS AVAILABLE THROUGH GRANT + ASSOCIATES. CONTACT: THOMAS OECHEL (415) 516-4235
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
8. COLUMBIA CASCADE PRODUCTS AVAILABLE THROUGH URBAN SITE SOLUTIONS:
   CONTACT: AMY MINICILLI (760) 846-8506
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
9. CONTRACTOR SHALL COORDINATE ALL FOOTINGS PRIOR TO PLAY SURFACING, AND PAVING INSTALLATION



KEYMAP

NTS



SITE FURNISHINGS LEGEND

SYMBOL	QTY	DESCRIPTION	FINISH
A		'LBT' ACCESSIBLE PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-102PT-ADA)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
B		'LBT' 6'L STANDARD PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-72PT)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
C		CUSTOM 32"SQ ACCESSIBLE GAMING TABLE W/ (3) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURI FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
D		CUSTOM 32" SQ STANDARD GAMING TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
E		CUSTOM 36" SQUARE TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
F		6'L CUSTOM BENCH W/ BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED
G		6'L CUSTOM BENCH, NO BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED
H		SQUARE WARPED BENCH - BY QCP (MODEL NO. CUSTOM 'C' 139492A-3. 79-15/16"W x 81-3/8"L x 25-3/4"H)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
I		PRECAST CONCRETE 'SPHERE BOLLARD' BY QCP (MODEL NO. QR-22SP), 22" DIA. WITH CUSTOM PAINT TO MATCH TENNIS BALL, WITH COIL ROD FOR ANCHORING	CONCRETE COLOR: NATURAL TEXTURE: SMOOTH PAINT COLOR: WHITE + GREEN, TO MATCH TENNIS BALL. COLORS TO BE APPROVED BY I PRIOR TO MANUFACTURING SEALER: STANDARD MATTE SEALER
J		TRASH PICK UP LOCATION	--
K		4-YARD DUMPSTER LOCATION (1) TRASH, (1) RECYCLING, (2) FOOD WASTE BINS	--
L		'ELEVAIRE' TRASH RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GRAY
M		'ELEVAIRE' RECYCLING RECEPTACLE - BY QCP(MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: BLUE
M2		'ELEVAIRE' FOOD WASTE RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GREEN
N		'DOGIPOT' PET WASTE STATION - BY DOODY CALLS. SEE DETAIL FOR COMPONENT ITEM NUMBERS	COLORS PER DETAIL HARDWARE: 316 STAINLESS-STEEL

SITE FURNISHINGS LEGEND (CONTINUED)

SYMBOL	QTY	DESCRIPTION	FINISH
O		DOG DRINKING FOUNTIAN (ONLY) - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 300SM W/ SURFACE CARRIER)	COLOR TO BE 'CHROME'
P		ADA DRINKING FOUNTAIN W/ BOTTLE FILLER + DOG BOWL - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 10145SM W/ PET FOUNTAIN) W/ SURFACE CARRIER	COLOR TO BE 'CHROME'
Q		CORNHOLE - BY QCP (MODEL NO: Q-CH)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200
R		BIKE RACK - MADRAX HERON BIKE RACK. MODEL NO. THR-HERON-2-SF-P	FINISH COLOR: FACTORY WHITE COLOR TO BE APPROVED BY OWNER
S1		'LEO' POLE LIGHT - BY LANDSCAPE FORMS, SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	RAL COLOR - SEE ELECTRICAL PLANS BY RTM
S2		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'YELLOW')	FINISH COLOR: YELLOW (RAL 1018)
S3		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
T		'LOOP LIGHT' BENCH BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 136, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
U		DECORATIVE TUBE STEEL POSTS	FINISH COLOR: PER DETAIL J/LSF-14
V		'SKYWAYS' 12'SQ CANTILEVER SINGLE POST PYRAMID SHADE UMBRELLA W/ 10'H ENTRANCE BY LANDSCAPE STRUCTURES	FINISH COLOR: PALETTE AA
W		POWER PEDESTAL BY LANDSCAPE FORMS SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	--
X		CAFE TABLES - BY POP-UP RETAIL TENNANT (NOT A PART OF PERMIT)	--
Y1		'NATURE GIANT' PLAY STRUCTURE - BY KOMPAN (MODEL NO. PCTG200346)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y2		'BLOOX 2' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. BLXT4102)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y3		'HILL CLIMBER ROPE' EMBANKMENT ROPE - BY KOMPAN (MODEL NO. CORT105451)	POSTS: ANTHRACITE ECO-CORE: LIME,ORANGE ROPE: GREEN CLIMBING CLEATS: LIME, ORANGE
Y4		EMBANKMENT SLIDE - BY KOMPAN (MODEL NO. PCMT110103)	POSTS: ANTHRACITE ECO-CORE: LIME, ORANGE
Y5		TRANSFER PAD - BY KOMPAN (MODEL NO. PCM722280)	POSTS: ANTHRACITE
Y6		'SPACE NET' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. CORT314011)	POSTS: ANTHRACITE ROPE: GREEN
Y7		'HEDRA' (2) BAY SWING SET - BY LANDSCAPE STRUCTURES W/ (2) STANDARD BELT SWINGS + (2) TODDLER FULL BUCKET SWING (MODEL NO. XXXXX)	FRAME COLOR 01: LIMON FRAME COLOR 02: TANGERINE SWING COLOR: BLACK
Y8		'MOTION' - PLAY STRUCTURE BY LANDSCAPE STRUCTURES (MODEL NO. 197057-2)	COLOR 01: DENIM COLOR 02: TANGERINE COLOR 03: LIMON
Y9		SAFETY ZONE - BY EQUIPMENT MANUFACTURER	--
Y10		CLIMBING CLEATS - BY KOMPAN	CLIMBING CLEATS: LIME, ORANGE
Z1		LARGE 'EUROFLEX' 695MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
Z2		MEDIUM 'EUROFLEX' 500MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
Z3		SMALL 'EUROFLEX' 350MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
AA		COMPANION SEATING AREA (TYPICAL)	--
BB		CALFORNIA BENCH - BY QCP (MODEL NO. Q2CAL72B. 24"W x 72"L x 18"H)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200--

SEE SHEETS LSF-10 FOR COMPLETE SITE FURNISHING LEGEND
SEE SHEETS LSF-11 THRU LSF-16 FOR SITE FURNISHING DETAILS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Signature 30 Sep 23 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY
Contractor	CV DWG:14011, 14012	HALE ENGINEERING
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed		

REVISIONS	Date	App'd

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.261 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE	
Horizontal	1" = 10'
Vertical	N / A

Office	
Field	
Traffic	

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

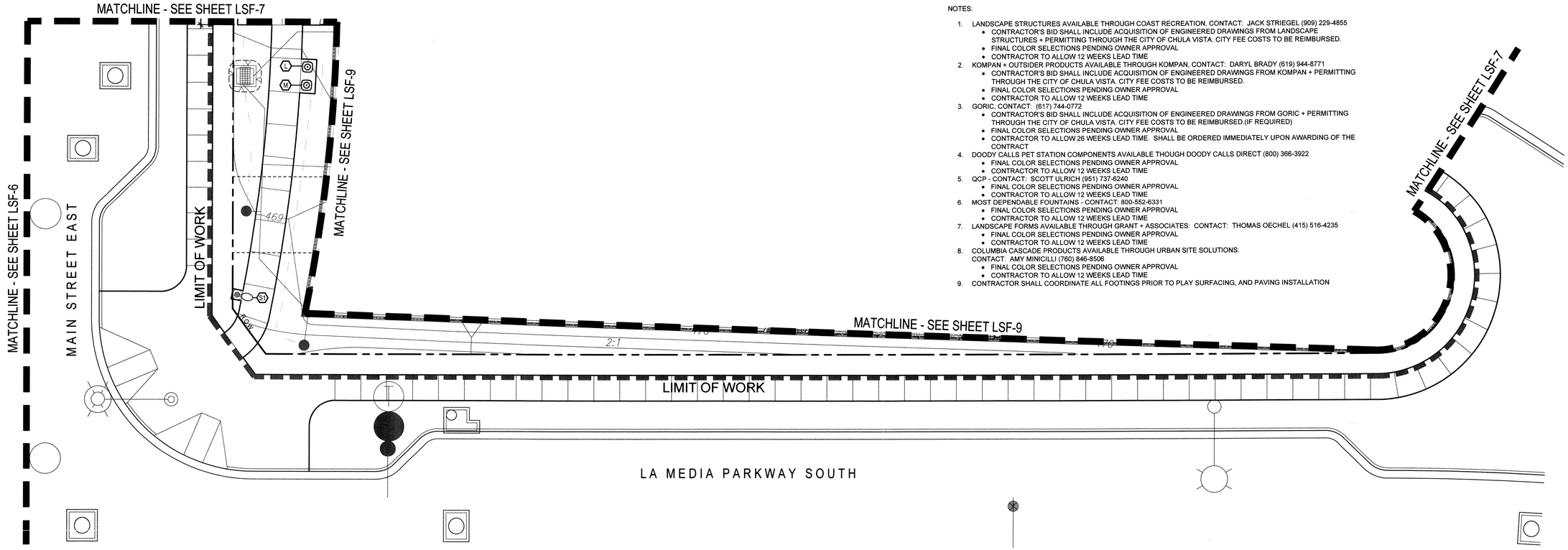
CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SITE FURNISHING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSF-7
Sheet 082 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\SFURN.dwg\LSF-7\7 Dec 2022 4:59 PM by: Kari



NOTES:

1. LANDSCAPE STRUCTURES AVAILABLE THROUGH COAST RECREATION, CONTACT: JACK STRIEGEL (909) 229-4855
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM LANDSCAPE STRUCTURES + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
2. KOMPAN + OUTSIDER PRODUCTS AVAILABLE THROUGH KOMPAN, CONTACT: DARYL BRADY (619) 944-8771
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM KOMPAN + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
3. GORIC, CONTACT: (617) 744-0772
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM GORIC + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.(IF REQUIRED)
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 26 WEEKS LEAD TIME. SHALL BE ORDERED IMMEDIATELY UPON AWARDING OF THE CONTRACT
4. DOODY CALLS PET STATION COMPONENTS AVAILABLE THOUGH DOODY CALLS DIRECT (800) 366-3922
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
5. QCP - CONTACT: SCOTT ULRICH (951) 737-6240
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
6. MOST DEPENDABLE FOUNTAINS - CONTACT: 800-552-6331
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
7. LANDSCAPE FORMS AVAILABLE THROUGH GRANT + ASSOCIATES: CONTACT: THOMAS OECHEL (415) 516-4235
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
8. COLUMBIA CASCADE PRODUCTS AVAILABLE THROUGH URBAN SITE SOLUTIONS: CONTACT: AMY MINICILLI (760) 846-8506
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
9. CONTRACTOR SHALL COORDINATE ALL FOOTINGS PRIOR TO PLAY SURFACING, AND PAVING INSTALLATION

SITE FURNISHINGS LEGEND

SYMBOL	QTY	DESCRIPTION	FINISH
A		'LBT' ACCESSIBLE PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-102PT-ADA)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
B		'LBT' 6'L STANDARD PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-72PT)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
C		CUSTOM 32"SQ ACCESSIBLE GAMING TABLE W/ (3) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTUR FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
D		CUSTOM 32" SQ STANDARD GAMING TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
E		CUSTOM 36" SQUARE TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
F		6'L CUSTOM BENCH W/ BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED
G		6'L CUSTOM BENCH, NO BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED
H		SQUARE WARPED BENCH - BY QCP (MODEL NO. CUSTOM 'C' 139492A-3. 79-15/16"W x 81-3/8"L x 25-3/4"H)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
I		PRECAST CONCRETE 'SPHERE BOLLARD' BY QCP (MODEL NO. QR-22SP), 22" DIA. WITH CUSTOM PAINT TO MATCH TENNIS BALL, WITH COIL ROD FOR ANCHORING	CONCRETE COLOR: NATURAL TEXTURE: SMOOTH PAINT COLOR: WHITE + GREEN, TO MATCH TENNIS BALL. COLORS TO BE APPROVED BY PRIOR TO MANUFACTURING SEALER: STANDARD MATTE SEALER
J		TRASH PICK UP LOCATION	--
K		4-YARD DUMPSTER LOCATION (1) TRASH, (1) RECYCLING, (2) FOOD WASTE BINS	--
L		'ELEVAIRE' TRASH RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GRAY
M		'ELEVAIRE' RECYCLING RECEPTACLE - BY QCP(MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: BLUE

SITE FURNISHINGS LEGEND (CONTINUED)

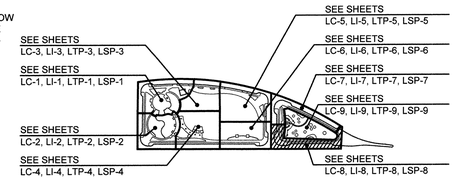
SYMBOL	QTY	DESCRIPTION	FINISH
M2		'ELEVAIRE' FOOD WASTE RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GI
N		'DOGIPOT' PET WASTE STATION - BY DOODY CALLS. SEE DETAIL FOR COMPONENT ITEM NUMBERS	COLORS PER DETAIL HARDWARE: 316 STAINLESS-STEEL
O		DOG DRINKING FOUNTIAN (ONLY) - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 300SM W/ SURFACE CARRIER)	COLOR TO BE 'CHROME'
P		ADA DRINKING FOUNTAIN W/ BOTTLE FILLER + DOG BOWL - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 10145SM W/ PET FOUNTAIN) W/ SURFACE CARRIER	COLOR TO BE 'CHROME'
Q		CORNHOLE - BY QCP (MODEL NO: Q-CH)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200
R		BIKE RACK - MADRAX HERON BIKE RACK. MODEL NO. THR-HERON-2-SF-P	FINISH COLOR: FACTORY WHITE. COLOR TO BE APPROVED BY OWNER
S1		'LEO' POLE LIGHT - BY LANDSCAPE FORMS, SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	RAL COLOR - SEE ELECTRICAL PLANS BY RTM
S2		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'YELLOW')	FINISH COLOR: YELLOW (RAL 1018)
S3		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
T		'LOOP LIGHT' BENCH BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 136, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
U		DECORATIVE TUBE STEEL POSTS	FINISH COLOR: PER DETAIL J/LSF-14
V		'SKYWAYS' 12'SQ CANTILEVER SINGLE POST PYRAMID SHADE UMBRELLA W/ 10'H ENTRANCE BY LANDSCAPE STRUCTURES	FINISH COLOR: PALETTE AA
W		POWER PEDESTAL BY LANDSCAPE FORMS SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	--

SITE FURNISHINGS LEGEND (CONTINUED)

SYMBOL	QTY	DESCRIPTION	FINISH
X		CAFE TABLES - BY POP-UP RETAIL TENNANT (NOT A PART OF PERMIT)	--
Y1		'NATURE GIANT' PLAY STRUCTURE - BY KOMPAN (MODEL NO. PCTG200346)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y2		'BLOQX 2' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. BLXT4'02)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y3		'HILL CLIMBER ROPE' EMBANKMENT ROPE - BY KOMPAN (MODEL NO. CORT105451)	POSTS: ANTHRACITE ECO-CORE: LIME,ORANGE ROPE: GREEN CLIMBING CLEATS: LIME, ORANGE
Y4		EMBANKMENT SLIDE - BY KOMPAN (MODEL NO. PCMT110103)	POSTS: ANTHRACITE ECO-CORE: LIME, ORANGE
Y5		TRANSFER PAD - BY KOMPAN (MODEL NO. PCM722280)	POSTS: ANTHRACITE
Y6		'SPACE NET' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. CORT314011)	POSTS: ANTHRACITE ROPE: GREEN
Y7		'HEDRA' (2) BAY SWING SET - BY LANDSCAPE STRUCTURES W/ (2) STANDARD BELT SWINGS + (2) TODDLER FULL BUCKET SWING (MODEL NO. XXXXX)	FRAME COLOR 01: LIMON FRAME COLOR 02: TANGERINE SWING COLOR: BLACK
Y8		'MOTION' - PLAY STRUCTURE BY LANDSCAPE STRUCTURES (MODEL NO. 197057-2)	COLOR 01: DENIM COLOR 02: TANGERINE COLOR 03: LIMON
Y9		SAFETY ZONE - BY EQUIPMENT MANUFACTURER	--
Y10		CLIMBING CLEATS - BY KOMPAN	CLIMBING CLEATS: LIME, ORANGE

SITE FURNISHINGS LEGEND (CONTINUED)

SYMBOL	QTY	DESCRIPTION	FINISH
Z1		LARGE 'EUROFLEX' 695MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
Z2		MEDIUM 'EUROFLEX' 500MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
Z3		SMALL 'EUROFLEX' 350MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
AA		COMPANION SEATING AREA (TYPICAL)	--
BB		CALFORNIA BENCH - BY QCP (MODEL NO. Q2CAL72B. 24"W x 72"L x 18"H)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200--



KEYMAP

NTS

SEE SHEETS LSF-10 FOR COMPLETE SITE FURNISHING LEGEND
SEE SHEETS LSF-11 THRU LSF-16 FOR SITE FURNISHING DETAILS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — 30 Sep 23 — 02 Dec 22

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd
Contractor		CV DWG:14011, 14012	HALE ENGINEERING			
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed						

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4024) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER RCS 14841

SCALE	
Horizontal	1" = 10'
Vertical	N / A

Office	
Field	
Traffic	

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date 12/2/22
R.L.A. No. 4001

Approved: Mark A. Carr Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

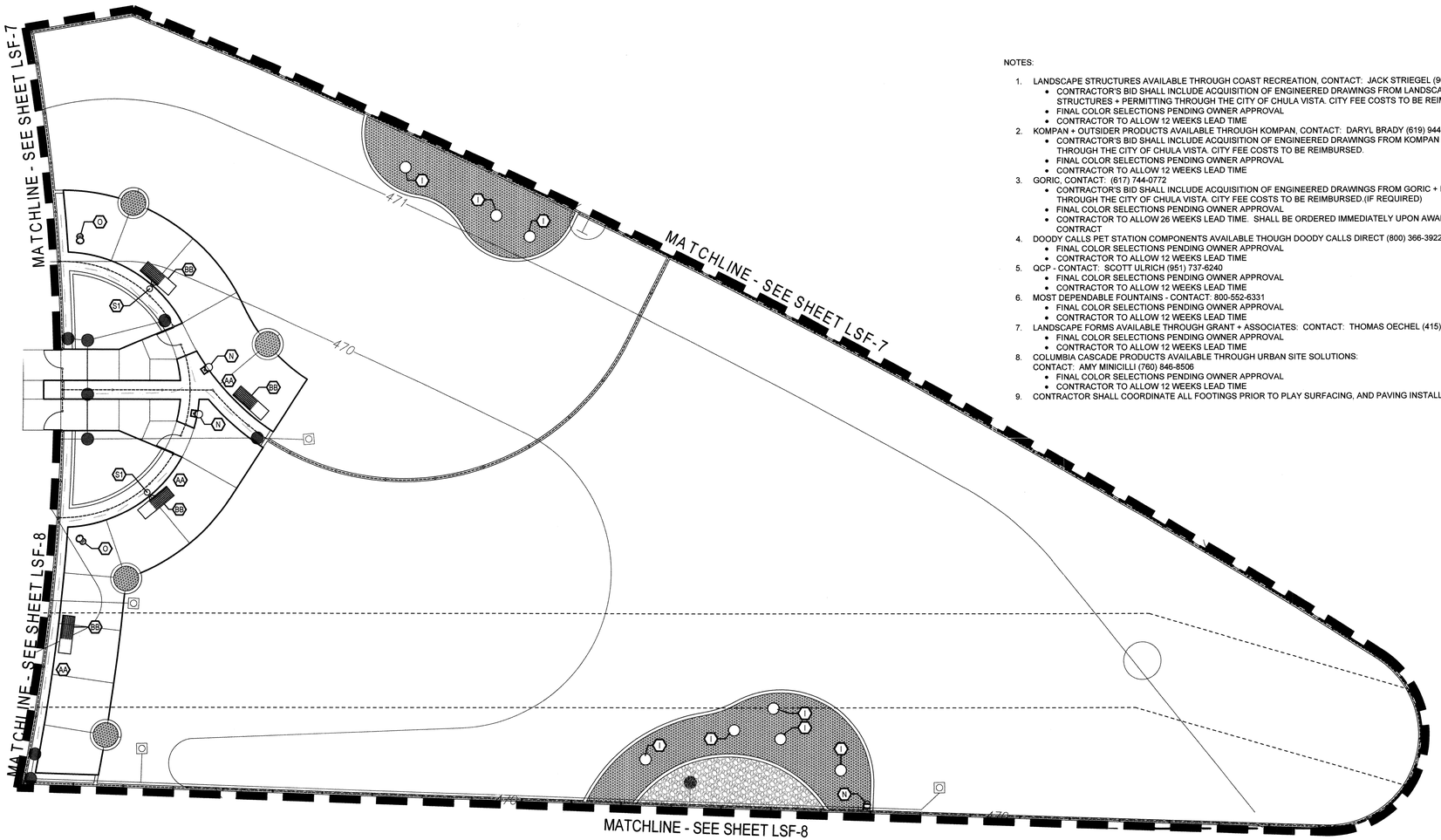
CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SITE FURNISHING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSF-8
Sheet 083 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\SFURN.dwg\LSF-8\7 Dec 2022 4:59 PM by: Kari



NOTES:

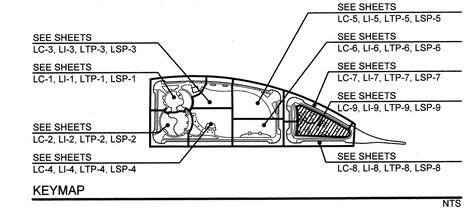
1. LANDSCAPE STRUCTURES AVAILABLE THROUGH COAST RECREATION, CONTACT: JACK STRIEGEL (909) 229-4855
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM LANDSCAPE STRUCTURES + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
2. KOMPAN + OUTSIDER PRODUCTS AVAILABLE THROUGH KOMPAN, CONTACT: DARYL BRADY (619) 944-8771
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM KOMPAN + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
3. GORIC, CONTACT: (617) 744-0772
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM GORIC + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.(IF REQUIRED)
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 26 WEEKS LEAD TIME. SHALL BE ORDERED IMMEDIATELY UPON AWARDING OF THE CONTRACT
4. DOODY CALLS PET STATION COMPONENTS AVAILABLE THOUGH DOODY CALLS DIRECT (800) 366-3922
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
5. QCP - CONTACT: SCOTT ULRICH (951) 737-6240
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
6. MOST DEPENDABLE FOUNTAINS - CONTACT: 800-552-6331
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
7. LANDSCAPE FORMS AVAILABLE THROUGH GRANT + ASSOCIATES: CONTACT: THOMAS OECHEL (415) 516-4235
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
8. COLUMBIA CASCADE PRODUCTS AVAILABLE THROUGH URBAN SITE SOLUTIONS.
   CONTACT: AMY MINICILLI (760) 846-8506
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
9. CONTRACTOR SHALL COORDINATE ALL FOOTINGS PRIOR TO PLAY SURFACING, AND PAVING INSTALLATION

SITE FURNISHINGS LEGEND

SYMBOL	QTY	DESCRIPTION	FINISH
A		'LBT' ACCESSIBLE PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-102PT-ADA)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
B		'LBT' 6'L STANDARD PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-72PT)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
C		CUSTOM 32"SQ ACCESSIBLE GAMING TABLE W/ (3) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURI FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
D		CUSTOM 32" SQ STANDARD GAMING TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
E		CUSTOM 36" SQUARE TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED
F		6'L CUSTOM BENCH W/ BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED
G		6'L CUSTOM BENCH, NO BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURE FRAME COLOR: GALVANIZED
H		SQUARE WARPED BENCH - BY QCP (MODEL NO. CUSTOM 'C' 139492A-3. 79-15/16"W x 81-3/8"L x 25-3/4"H)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200
I		PRECAST CONCRETE 'SPHERE BOLLARD' BY QCP (MODEL NO. QR-22SP), 22" DIA. WITH CUSTOM PAINT TO MATCH TENNIS BALL, WITH COIL ROD FOR ANCHORING	CONCRETE COLOR: NATURAL TEXTURE: SMOOTH PAINT COLOR: WHITE + GREEN, TO MATCH TENNIS BALL. COLORS TO BE APPROVED BY I PRIOR TO MANUFACTURING SEALER: STANDARD MATTE SEALER
J		TRASH PICK UP LOCATION	--
K		4-YARD DUMPSTER LOCATION (1) TRASH, (1) RECYCLING, (2) FOOD WASTE BINS	--
L		'ELEVAIRE' TRASH RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GRAY
M		'ELEVAIRE' RECYCLING RECEPTACLE - BY QCP(MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: BLUE
MM		'ELEVAIRE' FOOD WASTE RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GREEN
N		'DOGIPOT' PET WASTE STATION - BY DOODY CALLS. SEE DETAIL FOR COMPONENT ITEM NUMBERS	COLORS PER DETAIL HARDWARE: 316 STAINLESS-STEEL
O		DOG DRINKING FOUNTIAN (ONLY) - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 300SM W/ SURFACE CARRIER)	COLOR TO BE 'CHROME'
P		ADA DRINKING FOUNTAIN W/ BOTTLE FILLER + DOG BOWL - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 10145SM W/ PET FOUNTAIN) W/ SURFACE CARRIER	COLOR TO BE 'CHROME'
Q		CORNHOLE - BY QCP (MODEL NO: Q-CH)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200

SITE FURNISHINGS LEGEND (CONTINUED)

SYMBOL	QTY	DESCRIPTION	FINISH
R		BIKE RACK - MADRAX HERON BIKE RACK. MODEL NO. THR-HERON-2-SF-P	FINISH COLOR: FACTORY WHITE. COLOR TO BE APPROVED BY OWNER
S1		'LEO' POLE LIGHT - BY LANDSCAPE FORMS, SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	RAL COLOR - SEE ELECTRICAL PLANS BY RTM
S2		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'YELLOW')	FINISH COLOR: YELLOW (RAL 1018)
S3		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
T		'LOOP LIGHT' BENCH BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 136, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)
U		DECORATIVE TUBE STEEL POSTS	FINISH COLOR: PER DETAIL J/LSF-14
V		'SKYWAYS' 12'SQ CANTILEVER SINGLE POST PYRAMID SHADE UMBRELLA W/ 10'H ENTRANCE BY LANDSCAPE STRUCTURES	FINISH COLOR: PALETTE AA
W		POWER PEDESTAL BY LANDSCAPE FORMS SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	--
X		CAFE TABLES - BY POP-UP RETAIL TENNANT (NOT A PART OF PERMIT)	--
Y1		'NATURE GIANT' PLAY STRUCTURE - BY KOMPAN (MODEL NO. PCTG200346)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y2		'BLOQX 2' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. BLXT4102)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME
Y3		'HILL CLIMBER ROPE' EMBANKMENT ROPE - BY KOMPAN (MODEL NO. CORT105451)	POSTS: ANTHRACITE ECO-CORE: LIME,ORANGE ROPE: GREEN CLIMBING CLEATS: LIME, ORANGE
Y4		EMBANKMENT SLIDE - BY KOMPAN (MODEL NO. PCMT110103)	POSTS: ANTHRACITE ECO-CORE: LIME, ORANGE
Y5		TRANSFER PAD - BY KOMPAN (MODEL NO. PCMT222280)	POSTS: ANTHRACITE
Y6		'SPACE NET' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. CORT314011)	POSTS: ANTHRACITE ROPE: GREEN
Y7		'HEDRA' (2) BAY SWING SET - BY LANDSCAPE STRUCTURES W/ (2) STANDARD BELT SWINGS + (2) TODDLER FULL BUCKET SWING (MODEL NO. XXXXX)	FRAME COLOR 01: LIMON FRAME COLOR 02: TANGERINE SWING COLOR: BLACK
Y8		'MOTION' - PLAY STRUCTURE BY LANDSCAPE STRUCTURES (MODEL NO. 197057-2)	COLOR 01: DENIM COLOR 02: TANGERINE COLOR 03: LIMON
Y9		SAFETY ZONE - BY EQUIPMENT MANUFACTURER	--
YN		CLIMBING CLEATS - BY KOMPAN	CLIMBING CLEATS: LIME, ORANGE
Z1		LARGE 'EUROFLEX' 695MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
Z2		MEDIUM 'EUROFLEX' 500MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
Z3		SMALL 'EUROFLEX' 350MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'
AA		COMPANION SEATING AREA (TYPICAL)	--
BB		CALFORNIA BENCH - BY QCP (MODEL NO. Q2CAL72B. 24"W x 72"L x 18"H)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200--



KEYMAP

NTS

SEE SHEETS LSF-10 FOR COMPLETE SITE FURNISHING LEGEND
SEE SHEETS LSF-11 THRU LSF-16 FOR SITE FURNISHING DETAILS

0 5 10 20

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD 4001 — CALIFORNIA — Signature 30 Sep 23 Revised Date 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 10'
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor	CV DWG:14011, 14012	HALE ENGINEERING				DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.				DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL.INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841
Date Completed						

SCALE		Designed By	Drawn By	Checked By
Horizontal 1" = 10'	Office	KK/TP	KK/KF	TP
Vertical N/A	Field	Plans Prepared Under Supervision Of		
	Traffic	THOMAS A. PICARD	Date 12/2/22	R.L.A. No. 4001

Approved: Mark A. Ochs Date: 11/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SITE FURNISHING PLAN
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSF-9
Sheet 084 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\SFURN.dwg\LSF-9\7 Dec 2022 4:59 PM by: Kari

SITE FURNISHINGS LEGEND

SYMBOL	QTY	DESCRIPTION	FINISH	DETAIL
A		'LBT' ACCESSIBLE PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-102PT-ADA)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200	SEE DETAIL F/ SHEET LSF-11 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
B		'LBT' 6'L STANDARD PICNIC TABLE - BY QCP (MODEL NO. Q-LBT-72PT)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200	SEE DETAIL E/ SHEET LSF-11 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
C		CUSTOM 32"SQ ACCESSIBLE GAMING TABLE W/ (3) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED	SEE DETAIL B/ SHEET LSF-12 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
D		CUSTOM 32" SQ STANDARD GAMING TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED	SEE DETAIL B/ SHEET LSF-12 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
E		CUSTOM 36" SQUARE TABLE W/ (4) SEATS - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED SEAT EPOXY COLORS: TO BE SELECTED	SEE DETAIL A/ SHEET LSF-12 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
F		6'L CUSTOM BENCH W/ BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED	SEE DETAIL F/ SHEET LSF-12 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
G		6'L CUSTOM BENCH, NO BACK - BY URBAN TIMBERS	WOOD: EUCALYPTUS OR PER MANUFACTURER FRAME COLOR: GALVANIZED	SEE DETAIL J/ SHEET LSF-12 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
H		SQUARE WARPED BENCH - BY QCP (MODEL NO. CUSTOM 'C' 139492A-3. 79-15/16"W x 81-3/8"L x 25-3/4"H)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD 4200	SEE DETAIL G/ SHEET LSF-11 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
I		PRECAST CONCRETE 'SPHERE BOLLARD' BY QCP (MODEL NO. QR-22SP), 22" DIA. WITH CUSTOM PAINT TO MATCH TENNIS BALL, WITH COIL ROD FOR ANCHORING	CONCRETE COLOR: NATURAL TEXTURE: SMOOTH PAINT COLOR: WHITE + GREEN, TO MATCH TENNIS BALL. COLORS TO BE APPROVED BY L.A. PRIOR TO MANUFACTURING SEALER: STANDARD MATTE SEALER	SEE DETAIL H/ SHEET LSF-11 INSTALL PER MANUFACTURER'S INSTRUCTIONS. LAND. ARCH. TO FIELD VERIFY LOCATIONS PRIOR TO INSTALLATION
J		TRASH PICK UP LOCATION	--	PER STREET IMPROVEMENT PLANS BY HALE ENGINEERING - WO OR651P1, DWG 14012-01
K		4-YARD DUMPSTER LOCATION (1) TRASH, (1) RECYCLING, (2) FOOD WASTE BINS	--	--
L		'ELEVAIRE' TRASH RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GRAY	SEE DETAIL J/ SHEET LSF-11 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
M		'ELEVAIRE' RECYCLING RECEPTACLE - BY QCP(MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: BLUE	SEE DETAIL J/ SHEET LSF-11 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
MZ		'ELEVAIRE' FOOD WASTE RECEPTACLE - BY QCP (MODEL NO: QS-ELEV2436W-Z22)	CONCRETE COLOR: BUNGALOW TEXTURE: SANDSTONE SEALER: STANDARD LID MATERIAL: STEEL, LID COLOR: GREEN	SEE DETAIL J/ SHEET LSF-11 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
N		'DOGIPOT' PET WASTE STATION - BY DOODY CALLS. SEE DETAIL FOR COMPONENT ITEM NUMBERS	COLORS PER DETAIL HARDWARE: 316 STAINLESS-STEEL	SEE DETAIL G/ SHEET LSF-12
O		DOG DRINKING FOUNTIAN (ONLY) - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 300SM W/ SURFACE CARRIER)	COLOR TO BE 'CHROME'	SEE DETAIL B/ SHEET LSF-13 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
P		ADA DRINKING FOUNTAIN W/ BOTTLE FILLER + DOG BOWL - BY MOST DEPENDABLE FOUNTAINS, (MODEL NO. 10145SM W/ PET FOUNTAIN) W/ SURFACE CARRIER	COLOR TO BE 'CHROME'	SEE DETAIL F/ SHEET LSF-13 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
Q		CORNHOLE - BY QCP (MODEL NO: Q-CH)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200	SEE DETAIL J/ SHEET LSF-13 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
R		BIKE RACK - MADRAX HERON BIKE RACK. MODEL NO. THR-HERON-2-SF-P	FINISH COLOR: FACTORY WHITE. COLOR TO BE APPROVED BY OWNER	SEE DETAIL D/ SHEET LSF-13 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
S1		'LEO' POLE LIGHT - BY LANDSCAPE FORMS, SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	RAL COLOR - SEE ELECTRICAL PLANS BY RTM	SEE DETAIL I / SHEET LC-16 FOR CONCRETE PAD
S2		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'YELLOW')	FINISH COLOR: YELLOW (RAL 1018)	SEE LIGHTING PLANS BY RTM SEE DETAIL G/ SHEET LSF-13INSTALL PER MANUFACTURER'S INSTRUCTIONS.
S3		'HOP-OP500-LIGHT' SEAT BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 187, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)	SEE LIGHTING PLANS BY RTM SEE DETAIL G/ SHEET LSF-13 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
T		'LOOP LIGHT' BENCH BY OUT-SIDER (AVAILABLE THROUGH KOMPAN) (MODEL NO. 136, 'ORANGE')	FINISH COLOR: ORANGE (RAL 2003)	SEE LIGHTING PLANS BY RTM SEE DETAIL H/ SHEET LSF-13 INSTALL PER MANUFACTURER'S INSTRUCTIONS.
U		DECORATIVE TUBE STEEL POSTS	FINISH COLOR: PER DETAIL J/LSF-14	SEE DETAIL J/ SHEET LSF-14
V		'SKYWAYS' 12'SQ CANTILEVER SINGLE POST PYRAMID SHADE UMBRELLA W/ 10'H ENTRANCE BY LANDSCAPE STRUCTURES	FINISH COLOR: PALETTE AA	SEE DETAIL H/ SHEET LSF-14 INSTALL PER MANUFACTURER'S INSTRUCTIONS

SITE FURNISHINGS LEGEND (CONTINUED)

SYMBOL	QTY	DESCRIPTION	FINISH	DETAIL
W		POWER PEDESTAL BY LANDSCAPE FORMS SEE LIGHTING PLANS BY RTM FOR SPECIFICATION	--	SEE DETAIL J/ SHEET LC-16 FOR CONCRETE PAD
X		CAFE TABLES - BY POP-UP RETAIL TENNANT (NOT A PART OF PERMIT)	--	--
Y1		'NATURE GIANT' PLAY STRUCTURE - BY KOMPAN (MODEL NO. PCTG200346)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME	SEE MANUFACTURER'S DETAILS J/ SHEET LSF-15
Y2		'BLOQX 2' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. BLXT4102)	POSTS: ANTHRACITE ECO-CORE: ORANGE, GREEN, + LIME	SEE MANUFACTURER'S DETAILS J/ SHEET LSF-15
Y3		'HILL CLIMBER ROPE' EMBANKMENT ROPE - BY KOMPAN (MODEL NO. CORT105451)	POSTS: ANTHRACITE ECO-CORE: LIME,ORANGE ROPE: GREEN CLIMBING CLEATS: LIME, ORANGE	SEE MANUFACTURER'S DETAILS J/ SHEET LSF-15
Y4		EMBANKMENT SLIDE - BY KOMPAN (MODEL NO. PCMT110103)	POSTS: ANTHRACITE ECO-CORE: LIME, ORANGE	SEE MANUFACTURER'S DETAILS J/ SHEET LSF-15
Y5		TRANSFER PAD - BY KOMPAN (MODEL NO. PCM722280)	POSTS: ANTHRACITE	SEE MANUFACTURER'S DETAILS J/ SHEET LSF-15
Y6		'SPACE NET' CLIMBING STRUCTURE - BY KOMPAN (MODEL NO. CORT314011)	POSTS: ANTHRACITE ROPE: GREEN	SEE MANUFACTURER'S DETAILS J/ SHEET LSF-15
Y7		'HEDRA' (2) BAY SWING SET - BY LANDSCAPE STRUCTURES W/ (2) STANDARD BELT SWINGS + (2) TODDLER FULL BUCKET SWING (MODEL NO. XXXXX)	FRAME COLOR 01: LIMON FRAME COLOR 02: TANGERINE SWING COLOR: BLACK	SEE MANUFACTURER'S DETAILS J/ SHEET LSF-16
Y8		'MOTION' - PLAY STRUCTURE BY LANDSCAPE STRUCTURES (MODEL NO. 197057-2)	COLOR 01: DENIM COLOR 02: TANGERINE COLOR 03: LIMON	SEE MANUFACTURER'S DETAILS J/ SHEET LSF-16
Y9		SAFETY ZONE - BY EQUIPMENT MANUFACTURER	--	--
Y10		CLIMBING CLEATS - BY KOMPAN	CLIMBING CLEATS: LIME, ORANGE	SEE MANUFACTURER'S DETAILS J/ SHEET LSF-15
Z1		LARGE 'EUROFLEX' 695MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'	SEE DETAIL H/ SHEET LC-12 INSTALL PER MANUFACTURER'S INSTRUCTIONS
Z2		MEDIUM 'EUROFLEX' 500MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'	SEE DETAIL H/ SHEET LC-12 INSTALL PER MANUFACTURER'S INSTRUCTIONS
Z3		SMALL 'EUROFLEX' 350MM DIA. HALF CLIMBING BALL BY GORIC	EPDM COLOR: RAL60017 'BRIGHT GREEN'	SEE DETAIL H/ SHEET LC-12 INSTALL PER MANUFACTURER'S INSTRUCTIONS
AA		COMPANION SEATING AREA (TYPICAL)	--	SEE DETAILS E + I/ SHEET LC-12
BB		CALFORNIA BENCH - BY QCP (MODEL NO. Q2CAL72B. 24"W x 72"L x 18"H)	CONCRETE COLOR: BUNGALOW TEXTURE: TO BE SANDSTONE SEALER: STANDARD 4200--	SEE DETAILS L + I/ SHEET LC-12

NOTES:

1. LANDSCAPE STRUCTURES AVAILABLE THROUGH COAST RECREATION, CONTACT: JACK STRIEGEL (909) 229-4855
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM LANDSCAPE STRUCTURES + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
2. KOMPAN + OUTSIDER PRODUCTS AVAILABLE THROUGH KOMPAN, CONTACT: DARYL BRADY (619) 944-8771
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM KOMPAN + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
3. GORIC, CONTACT: (617) 744-0772
   - CONTRACTOR'S BID SHALL INCLUDE ACQUISITION OF ENGINEERED DRAWINGS FROM GORIC + PERMITTING THROUGH THE CITY OF CHULA VISTA. CITY FEE COSTS TO BE REIMBURSED.(IF REQUIRED)
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 26 WEEKS LEAD TIME. SHALL BE ORDERED IMMEDIATELY UPON AWARDING OF THE CONTRACT
4. DOODY CALLS PET STATION COMPONENTS AVAILABLE THOUGH DOODY CALLS DIRECT (800) 366-3922
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
5. QCP - CONTACT: SCOTT ULRICH (951) 737-6240
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
6. MOST DEPENDABLE FOUNTAINS - CONTACT: 800-552-6331
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
7. LANDSCAPE FORMS AVAILABLE THROUGH GRANT + ASSOCIATES: CONTACT: THOMAS OECHEL (415) 516-4235
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
8. COLUMBIA CASCADE PRODUCTS AVAILABLE THROUGH URBAN SITE SOLUTIONS:
   CONTACT: AMY MINICILLI (760) 846-8506
   - FINAL COLOR SELECTIONS PENDING OWNER APPROVAL
   - CONTRACTOR TO ALLOW 12 WEEKS LEAD TIME
9. CONTRACTOR SHALL COORDINATE ALL FOOTINGS PRIOR TO PLAY SURFACING, AND PAVING INSTALLATION

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — CALIFORNIA — Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd
Contractor		CV DWG:14011, 14012	HALE ENGINEERING			
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed						

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ C/L INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14941

SCALE: Horizontal N / A; Vertical

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date 12/6/22 — R.L.A. No. 4001

Approved: Mark A. Cano Date: 1/4/23
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SITE FURNISHING LEGEND
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

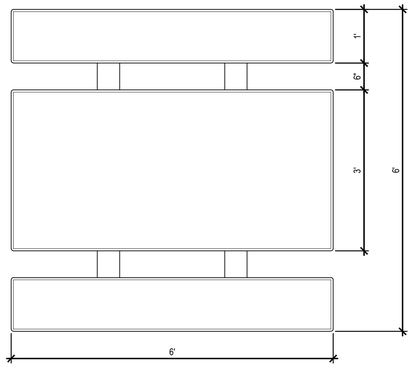
DWG NO. 22006
LSF-10
Sheet 085 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\SFLEG.dwg/LSF-10/7 Dec 2022 4:59 PM by: Kari

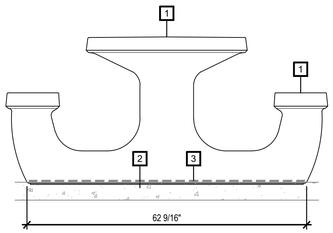
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

3D VIEW



PLAN VIEW



SIDE ELEVATION

LEGEND

1. 6'L LBT PICNIC TABLE - BY QCP (SEE SITE FURNISHING SCHEDULE, SHEET LSF-10)
2. ADJACENT FINISH SURFACE
3. EPOXY TO FINISH SURFACE - PER MANUFACTURER'S RECOMMENDATIONS

NOTES

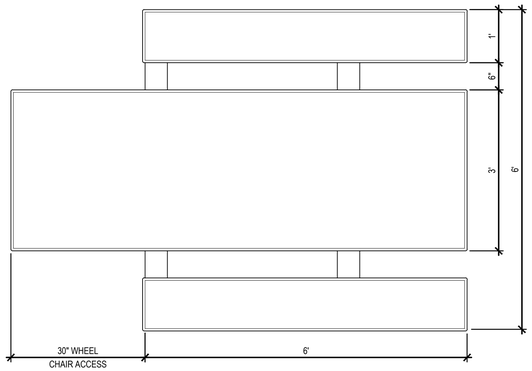
- SEE SITE FURNISHING LEGEND FOR FINISH
- SEE SITE FURNISHING PLAN FOR LOCATIONS

QCP - LBT PICNIC TABLE

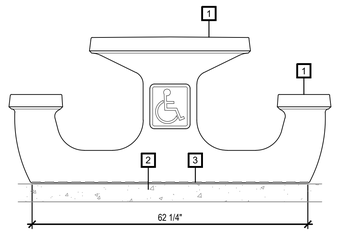
TAB-PIC-QCP

(E)

3D VIEW



PLAN VIEW



SIDE ELEVATION

LEGEND

1. 102"L 'LTB' ACESIBLE PICNIC TABLE - BY QCP (SEE SITE FURNISHING SCHEDULE, SHEET LSF-10)
2. ADJACENT FINISH SURFACE
3. EPOXY TO FINISH SURFACE - PER MANUFACTURER'S RECOMMENDATIONS
4. COMPANION SPACE

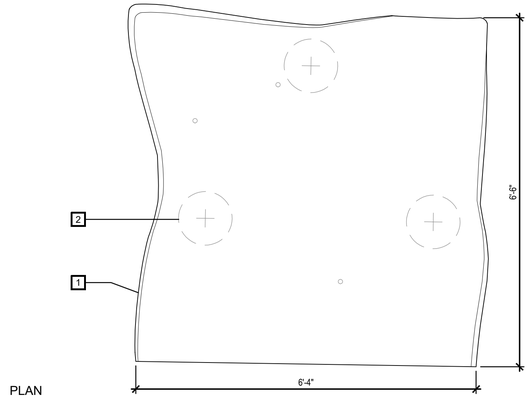
NOTES

- SEE SITE FURNISHING LEGEND FOR FINISH
- SEE SITE FURNISHING PLAN FOR LOCATIONS

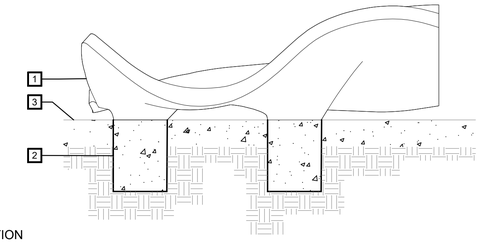
QCP - ADA LBT PICNIC TABLE

TAB-PIC-QCP-ADA

(F)



PLAN



SECTION

LEGEND

1. QCP CUSTOM WARBLE BENCH ATTACHMENT TO FOOTING PER MANUFACTURER'S RECOMMENDATIONS
2. CONCRETE FOOTING SIZE + LOCATION- PER MANUFACTURER'S SPECIFICATIONS.
3. ADJACENT PAVING - SEE CONSTRUCTION PLANS

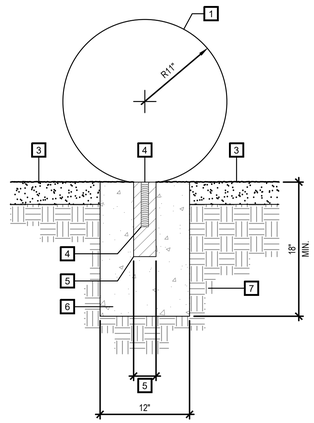
NOTES

- SEE SITE FURNISHING LEGEND FOR FINISH
- SEE SITE FURNISHING PLAN FOR LOCATIONS
- CONTRACTOR TO COORDINATE FOOTING INSTALLATION PRIOR TO PAVING INSTALLATION

QCP - CUSTOM WARBLE BENCH

BEN-WAR-QCP

(G)



LEGEND

1. CUSTOM PRE-CAST CONCRETE SPHERE BOLLARD - BY QCP. SEE SITE FURNISHING FOR FULL SPECIFICATION
2. OMIT
3. DG PAVING - SEE DETAIL E/ SHEET LC-10
4. ANCHOR ROD - BY QCP
5. GROUT POCKET PER MANUFACTURER'S RECOMMENDATIONS
6. CONCRETE FOOTING - BY CONTRACTOR. HOLD FOOTING DOWN FOR CONCRETE PAD OVERPOUR
7. COMPACTED SUBGRADE - PER SOILS REPORT RECOMMENDATIONS

NOTES

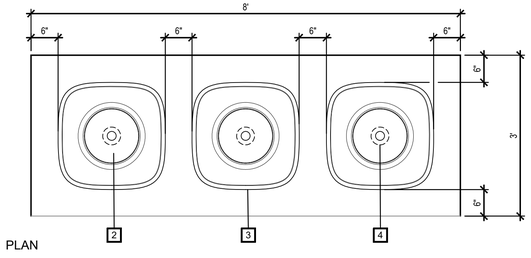
- SEE SITE FURNISHING LEGEND FOR FINISH
- SEE SITE FURNISHING PLAN FOR LOCATIONS

SECTION
AT DG PAVING

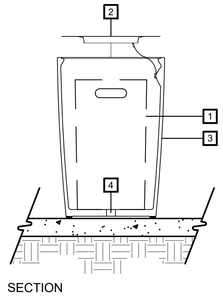
PRECAST CONCRETE 'TENNIS BALL'

BOL-SPH

(H)



PLAN



SECTION

SIDE VIEW

LEGEND

1. LINER
2. LID - SEE SITE FURNISHINGS SCHEDULE FOR LID COLOR
3. CONTAINER
4. DRAIN HOLE
5. EPOXY TO FINISH SURFACE - PER MANUFACTURER'S RECOMMENDATIONS

NOTES

- SEE SITE FURNISHING LEGEND FOR FINISH
- SEE SITE FURNISHING PLAN FOR LOCATIONS

QCP - ELEVAIRE RECEPTACLE

TRA-REC-ELE

(J)

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT
THOMAS A. PICARD 4001
Signature
30 Sep 23
Renewal Date
02 Dec 22
Date
CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor	CV DWG:14011, 14012	HALE ENGINEERING				DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.				DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841
Date Completed						

SCALE
Horizontal N / A
Vertical

Office
Field
Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date
R.L.A. No. 4001

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

CITY OF CHULA VISTA

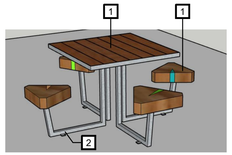
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SITE FURNISHING DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSF-11
Sheet 086 of 107

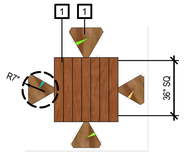
S:\2019 Projects\19027 V8 Town Square Park\CD\SFDETS.dwg\LSF-11\7 Dec 2022 5:00 PM by: Kari

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



FRONT/ SIDE VIEW



PLAN VIEW

NOTES

- SEE SITE FURNISHING PLAN FOR LOCATIONS
- SEE SITE FURNISHING LEGEND FOR SPECIFICATION, FINISHES, COLORS

LEGEND

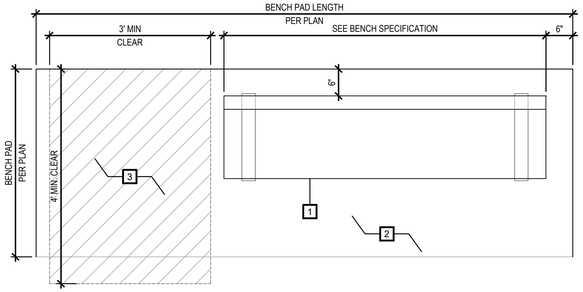
1 36"SQ. TABLE BY URBAN TIMBERS
- TABLE TOP: WOOD PLANKS
- SEAT: TRIANGULATED WOOD ROUNDS W/ RESIN INSET. STD TABLE: 4 SEATS
- LEGS: 1½" X 1½" SQ TUBE STEEL

2 EPOXY TO PAVING SURFACE - PER MANUFACTURER'S RECOMMENDATIONS

URBAN TIMBERS - 36"SQ TABLE

TAB-SQ-UT

A



BENCH PAD - PLAN VIEW

LEGEND

1 BENCH - SEE SITE FURNISHINGS PLAN

2 ADJACENT SURFACE - SEE PLAN

3 COMPANION SPACE

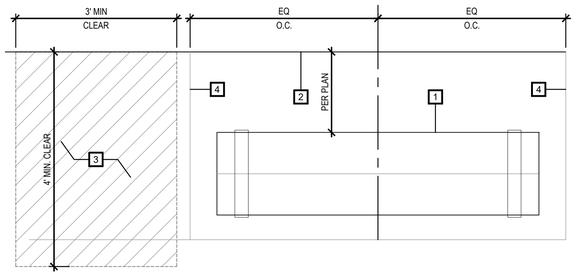
NOTES

- SEE SITE FURNISHING PLAN FOR LOCATIONS + SPECIFICATION

BENCH PAD - BENCH W/ BACK

ENL-BEN-PAD-BACK

E



BENCH PAD - PLAN VIEW (LINEAR PLAZA)

LEGEND

1 BENCH - SEE SITE FURNISHINGS PLAN

2 EDGE OF PAVING - SEE PLAN FOR PAVING LAYOUT

3 COMPANION SPACE

4 SCORE JOINT - SEE PLAN

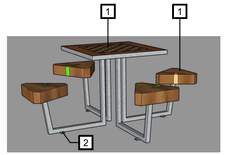
NOTES

- SEE SITE FURNISHING PLAN FOR LOCATIONS + SPECIFICATION

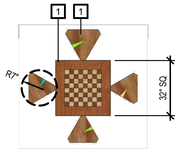
BENCH PAD - BENCH W/O BACK

ENL-BEN-PAD

I



FRONT/ SIDE VIEW



PLAN VIEW

NOTES

- SEE SITE FURNISHING PLAN FOR LOCATIONS
- SEE SITE FURNISHING LEGEND FOR SPECIFICATION, FINISHES, COLOR

LEGEND

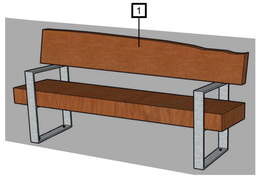
1 32"SQ. GAME TABLE BY URBAN TIMBERS
- TABLE TOP: W/ (2) WOOD END GRAIN CHESSBOARD INSET
- SEAT: TRIANGULATED WOOD ROUNDS W/ RESIN INSET.
- ADA GAME TABLE: 3 SEAT'S ONLY
- STD GAME TABLE: 4 SEATS
- LEGS: 1½" X 1½" SQ TUBE STEEL

2 EPOXY TO PAVING SURFACE - PER MANUFACTURER'S RECOMMENDATIONS

URBAN TIMBERS - GAME TABLE

TAB-GAM-UT

B



FRONT ELEVATION

SIDE ELEVATION

LEGEND

1 6'L BENCH WITH BACK BY URBAN TIMBERS
- SEAT: 5"T x 18"W
- BACK: 6'L x 3"TH x 11"W
- LEGS + ARMS: ¾" X 3" FLAT BAR

2 EPOXY TO PAVING SURFACE - PER MANUFACTURER'S RECOMMENDATIONS

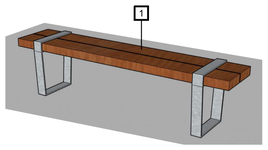
NOTES

- SEE SITE FURNISHING LEGEND FOR SPECIFICATION, FINISHES, + COLORS
- BENCH SHIPPED UNASSEMBLED
- SEE SITE FURNISHING PLAN FOR LOCATIONS
- SEE DETAIL E/ THIS SHEET FOR BENCH PAD, PLAN VIEW ENLARGEMENT

URBAN TIMBERS - 6'L BENCH W/ BACK

BEN-BACK-UT

F



FRONT / TOP VIEW

SIDE ELEVATION

LEGEND

1 6'L BENCH W/O BACK BY URBAN TIMBERS
- SEAT: 2 ½"T
- LEGS: ¾" X 3" FLAT BAR

2 EPOXY TO PAVING SURFACE - PER MANUFACTURER'S RECOMMENDATIONS

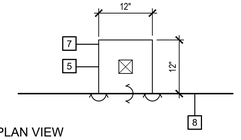
NOTES

- SEE SITE FURNISHING LEGEND FOR SPECIFICATION, FINISHES, + COLORS
- BENCH SHIPPED UNASSEMBLED
- SEE SITE FURNISHING PLAN FOR LOCATIONS
- SEE DETAIL I/ THIS SHEET FOR BENCH PAD, PLAN VIEW ENLARGEMENT

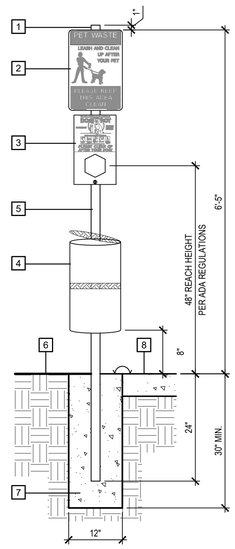
URBAN TIMBERS - 6'L BENCH W/O BACK

BEN-NOBACK-UT

J



PLAN VIEW



SECTION

PET STATION

PET-STN

G

LEGEND

1 POST CAP - HANSEN 3" SQ. CAST IRON POST CAP - MODEL NO. OC3

2 DOGIPOT PET SIGN (ITEM 1203/1204)

3 DOGIPOT HEADER PAK JUNIOR BAG (ITEM NO 1002-2), DISPENSER

4 DOGIPOT STEEL TRASH RECEPTACLE WITH LID (ITEM NO. 1206-L), COLOR TO BE BLACK

5 3" SQ. TUBULAR STEEL POST. DRILL THROUGH POST TO ACCEPT PET STATION COMPONENTS PER SPECIFIED HEIGHTS TO RIGHT. LOCATE BOLT HOLES PER STATION COMPONENTS MOUNTING HOLES.

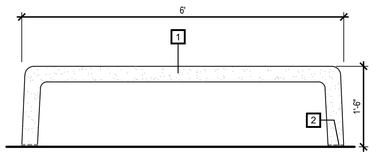
6 FINISH GRADE

7 CONCRETE FOOTING - SLOPE TO DRAIN, MATCH GRADE AND FINISH OF ADJACENT CONCRETE HEADER OR PAVING - REINFORCEMENT BY CONTRACTOR. (SEE FINISH SCHEDULE FOR PAVING COLOR FINISH)

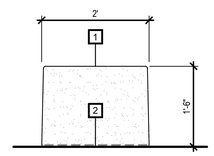
8 ADJACENT PAVING

NOTES

- REFER TO INSTALLATION, OPERATION, & MAINTENANCE INSTRUCTIONS BY MANUFACTURER
- SEE SITE FURNISHINGS PLAN FOR LOCATIONS
- POST & POST CAP - COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT. METALIZE AND PAINT PER SPECIFICATIONS
- ALL HARDWARE TO BE 316 STAINLESS-STEEL
- AVAILABLE THROUGH DOODY CALLS (800) 366-3922
- PAINT COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT



FRONT ELEVATION



SIDE ELEVATION

3D VIEW

LEGEND

1 6'L 'CALIORNIA' BENCH W/O BACK BY QCP (SEE SITE FURNISHING SCHEDULE, SHEET LSF-10 FOR SPECIFICATION)

2 EPOXY TO PAVING SURFACE - PER MANUFACTURER'S RECOMMENDATIONS

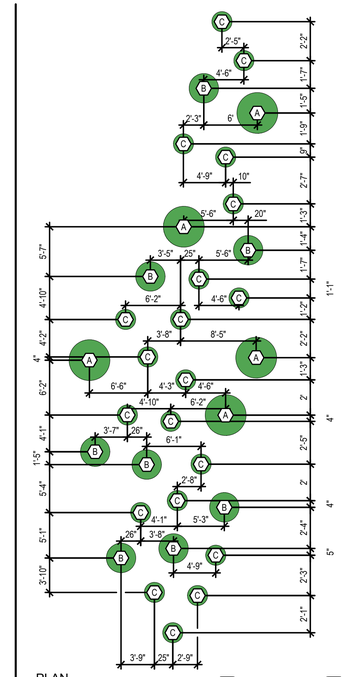
NOTES

- SEE SITE FURNISHING PLAN FOR LOCATIONS
- SEE DETAIL I/ THIS SHEET FOR BENCH PAD, PLAN VIEW ENLARGEMENT

CALIFORNIA BENCH - 6'L W/O BACK

BEN-NOBACK-QCP-CA

L



PLAN

LEGEND

1 GORIC HALF DOME - SEE LEGEND FOR SIZE

2 ADJACENT SURFACING - SEE PLAN

3 STEEL ANCHOR EMBEDMENT, PER MANUFACTURER'S RECOMMENDATIONS

4 CONCRETE FOOTING PER MANUFACTURER'S RECOMMENDATIONS

LEGEND

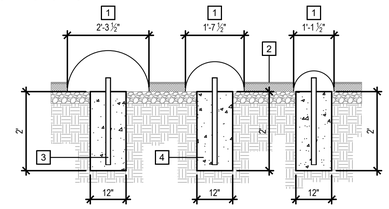
A LARGE GORIC EUROFLEX 695 mm DIA. HALF BALL

B MEDIUM GORIC EUROFLEX 500 mm DIA. HALF BALL

C SMALL GORIC EUROFLEX 350 mm DIA. HALF BALL

NOTES

- SEE SITE FURNISHINGS SCHEDULE FOR FULL SPECIFICATION
- LONG LEAD TIME - SEE SITE FURNISHINGS SCHEDULE FOR ADDITIONAL INFORMATION



'A' LARGE 'B' MEDIUM 'C' SMALL

SECTION

GORIC HALF BALLS

BAL-GOR

H

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA — Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY
Contractor		CV DWG:14011, 14012	HALE ENGINEERING
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.
Date Completed			

REVISIONS	Date	App'd

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4334) WELL MON.@ CL.INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A, Vertical

Office | Field | Traffic

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD
Date
R.L.A. No. 4001

Approved: Date:
Laura C. Black
Director of Development Services or designee.

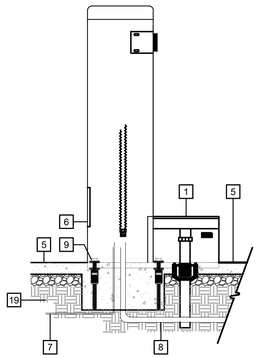
CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SITE FURNISHING DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSF-12
Sheet 087 of 107

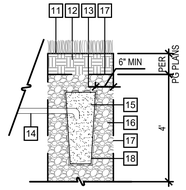
S:\2019 Projects\19027 V8 Town Square Park\CD\SFDETS.dwg\LSF-12\7 Dec 2022 5:00 PM by: Kari

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22



SECTION

PLAN



SECTION - GRAVEL SUMP

LEGEND

1. PET BOWL
2. OMIT
3. OMIT
4. OMIT
5. ADJACENT CONCRETE PAVING - SEE CONSTRUCTION PLAN
6. ACCESS DOOR
7. POTABLE WATER SUPPLY - PER PRECISE GRADING PLANS BY HUNSAKER & ASSOCIATES
8. DRAIN LINE CONNECTION
   - GRAVEL SUMP - SEE SECTION/THIS DETAIL
   - SEWER - PER PG PLANS
9. 10" STAINLESS STEEL CARRIER, CONNECTION TO FOOTING PER MANUFACTURER'S SPECIFICATIONS
10. OMIT
11. FINISH GRADE 1" BELOW ADJACENT PAVING IN TURF AREA
12. COMPACTED BACKFILL OVER SUMP
13. SUMP PIT - SEE PRECISE GRADING PLANS
14. 1 1/2" DIA. DRAIN LINE ON MIN. 2% SLOPE TO SUMP
15. 20" DIA. X 31" H HDPE SUMP LINER (ADS 1530 AC) PERFORATED AND FILLED WITH 3/4" DIA. CRUSHED STONE
16. 2" DIA. CRUSHED STONE
17. INSTALL SOIL SEPARATOR FABRIC ALONG SIDES & TOP OF SUMP
18. FILTER FABRICATED WRAPPED AROUND SUMP LINER
19. COMPACTED SUB-GRADE (PER SOILS REPORT RECOMMENDATIONS)

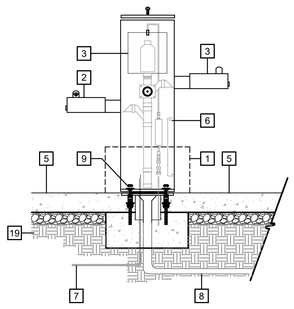
NOTES

- CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATIONS
- SEE SITE FURNISHINGS LEGEND FOR LEAD TIME
- SITE FURNISHING PLANS FOR LOCATIONS & SPECIFICATIONS
- SEE IMPROVEMENT PLANS BY HUNSAKER & ASSOCIATES FOR WATER & DRAINAGE CONNECTIONS

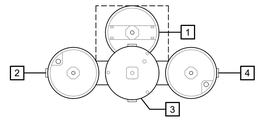
MDF - DOG DRINKING FOUNTAIN (ONLY)

FTN-DOG

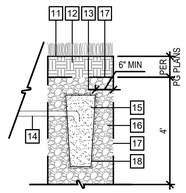
B



SECTION



PLAN



SECTION - GRAVEL SUMP

LEGEND

1. PET BOWL
2. "LOW" ACCESSIBLE DRINKING FOUNTAIN AND ARM
3. WATER BOTTLE FILLER
4. "HI" DRINKING FOUNTAIN ARM
5. ADJACENT CONCRETE PAVING - SEE CONSTRUCTION PLAN
6. ACCESS DOOR
7. POTABLE WATER SUPPLY - PER PRECISE GRADING PLANS BY HUNSAKER & ASSOCIATES
8. DRAIN LINE CONNECTION
   - GRAVEL SUMP - SEE SECTION/THIS DETAIL
   - SEWER - PER PG PLANS
9. 10" STAINLESS STEEL CARRIER, CONNECTION TO FOOTING PER MANUFACTURER'S SPECIFICATIONS
10. OMIT
11. FINISH GRADE 1" BELOW ADJACENT PAVING IN TURF AREA
12. COMPACTED BACKFILL OVER SUMP
13. SUMP PIT - SEE PRECISE GRADING PLANS
14. 1 1/2" DIA. DRAIN LINE ON MIN. 2% SLOPE TO SUMP
15. 20" DIA. X 31" H HDPE SUMP LINER (ADS 1530 AC) PERFORATED AND FILLED WITH 3/4" DIA. CRUSHED STONE
16. 2" DIA. CRUSHED STONE
17. INSTALL SOIL SEPARATOR FABRIC ALONG SIDES & TOP OF SUMP
18. FILTER FABRICATED WRAPPED AROUND SUMP LINER
19. COMPACTED SUB-GRADE (PER SOILS REPORT RECOMMENDATIONS)

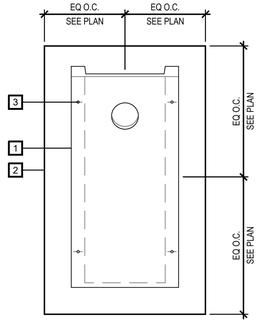
NOTES

- CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATIONS
- SEE SITE FURNISHINGS LEGEND FOR LEAD TIME
- SITE FURNISHING PLANS FOR LOCATIONS & SPECIFICATIONS
- SEE IMPROVEMENT PLANS BY HUNSAKER & ASSOCIATES FOR WATER & DRAINAGE CONNECTIONS

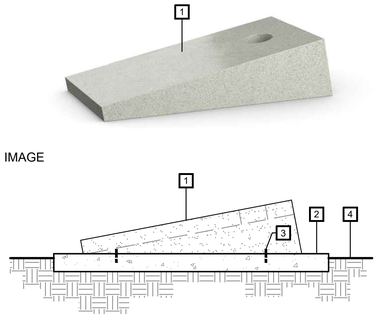
MDF - ACCESSIBLE DRINKING FOUNTAIN W/ BOTTLE FILLER + DOG BOWL

FTN-DRK

F



PLAN VIEW



IMAGE

SIDE ELEVATION/ SECTION

LEGEND

1. CORNHOLE - BY QCP
2. CONCRETE PAD - SEE CONSTRUCTION PLANS FOR DIMENSIONS + FINISH
3. EPOXY TO CONCRETE PAD - PER MANUFACTURER'S RECOMMENDATIONS
4. FINISH GRADE - TURF: 1" BELOW FINISH SURFACE

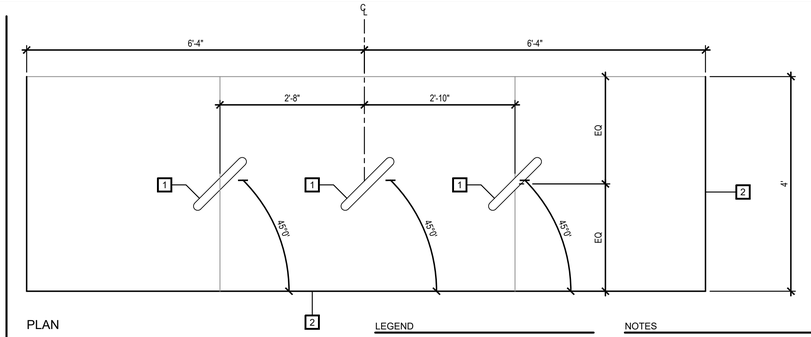
NOTES

- SEE SITE FURNISHING LEGEND FOR FINISH AND SPECIFICATION
- SEE SITE FURNISHING PLAN FOR LOCATIONS

QCP - CORN HOLE

COR-HOL

J



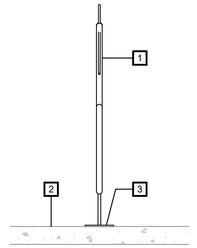
PLAN

LEGEND

1. MADRAX 'HERON' BIKE RACK.
2. PAVING - SEE CONSTRUCTION PLAN
3. SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS

NOTES

- SEE SITE FURNISHING LEGEND FOR SPECIFICATIONS
- SEE SITE FURNISHING PLAN FOR LOCATIONS



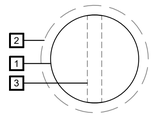
SECTION/ELEVATION

ELEVATION

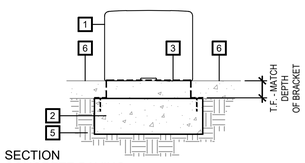
MADRAX BIKE RACK

BIK-RAC-HRN

D



PLAN VIEW



SECTION
CONCRETE PAVING

LEGEND

1. HOP-OP500 LIGHT CYLINDER BY OUT-SIDER
2. CONCRETE FOOTING - SIZE + DEPTH PER MANUFACTURER'S RECOMMENDATIONS. PLAY SURFACING / CONCRETE PAVING TO BE POURED OVER FOOTING.
3. B9 BRACKET FOR GROUND FIXATION - INSTALL PER MANUFACTURER'S RECOMMENDATIONS
4. OMIT
5. COMPACTED SUB-GRADE - PER SOILS REPORT RECOMMENDATIONS
6. ADJACENT CONCRETE PAVING - POUR OVER FOOTING

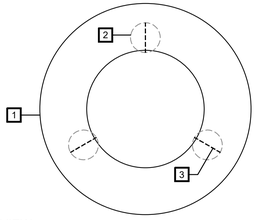
NOTES

- SEE SITE FURNISHING PLANS FOR SPECIFICATION
- SEE ELECTRICAL PLANS BY RTM FOR ALL ELECTRICAL SPECIFICATIONS
- MOUNTING CONNECTIONS TO BE HIDDEN FROM VIEW
- CONTRACTOR TO POUR CONCRETE FOOTINGS AND INSTALL BRACKETS PRIOR TO INSTALLATION OF PLAY SURFACING

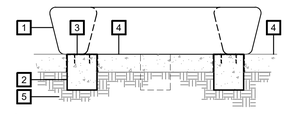
OUT-SIDER LIGHTED CYLINDER

BEN-HOPOP500-LIGHT-CON

G



PLAN VIEW



SECTION

LEGEND

1. LOOP LIGHT BENCH BY OUT-SIDER
2. CONCRETE FOOTING - SIZE + DEPTH PER MANUFACTURER'S RECOMMENDATIONS. MATCH FINISH OF ADJACENT CONCRETE. CONTRACTOR TO POUR CONCRETE FOOTINGS PRIOR TO INSTALLATION OF PLAY SURFACING
3. B3 BRACKET FOR SURFACE MOUNT - INSTALL PER MANUFACTURER'S RECOMMENDATIONS
4. ADJACENT PAVING - SEE CONSTRUCTION PLANS
5. COMPACTED SUB-GRADE - PER SOILS REPORT RECOMMENDATIONS

NOTES

- SEE SITE FURNISHING PLANS FOR SPECIFICATION
- SEE ELECTRICAL PLANS BY RTM FOR ALL ELECTRICAL SPECIFICATIONS
- CONTRACTOR TO OUR CONCRETE FOOTINGS AND INSTALL BRACKETS PRIOR TO INSTALLATION OF PLAY SURFACING

OUT-SIDER LOOP LIGHT BENCH

BEN-LOOP-LIGHT-CON

H

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA — Signature — 30 Sep 23 Renewal — 02 Dec 22 Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd
Contractor		CV DWG:14011, 14012	HALE ENGINEERING			
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed						

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A Vertical

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date ____ — R.L.A. No. 4001

Approved: ____ Date: ____
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SITE FURNISHING DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSF-13
Sheet 088 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

S:\2019 Projects\19027 V8 Town Square Park\CD\SFDETS.dwg\LSF-13\7 Dec 2022 5:00 PM by: Kari

HEIGHT LEGEND (PLAN VIEW)

- 7 7' HEIGHT
- 8 8' HEIGHT
- 9 9' HEIGHT

COLOR LEGEND (PLAN VIEW)

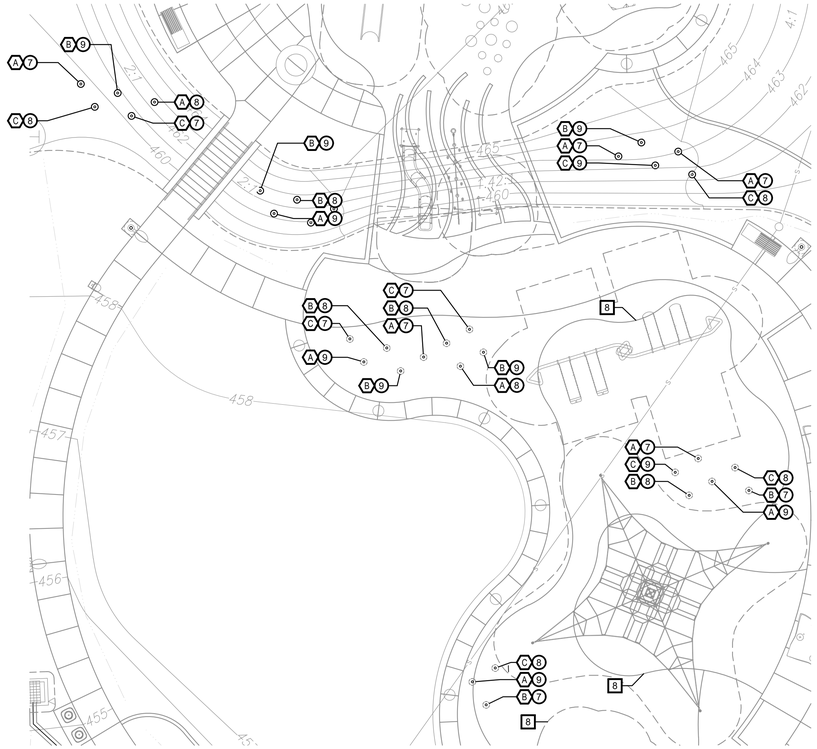
- A PAINT COLOR A - PMS 7692C
- B PAINT COLOR B - PMS 7711C
- C PAINT COLOR C - PMS 390C

LEGEND

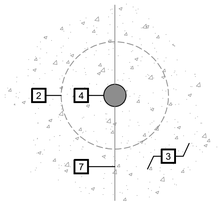
1. 2 7/8" SCHEDULE 40 DIAMETER STD. SCHEDULE 40 STEEL PIPE POST. COLOR AND HEIGHT VARIES - SEE PLAN VIEW
2. CONCRETE FOOTING (IN PLANTING AREA) - F'c = 2,500 PSI MIN. SLOPE TOP OF FOOTING TO DRAIN
3. CONCRETE FOOTING (IN PLAY SURFACING) - F'c = 2,500 PSI MIN. HOLD FOOTING DOWN AND POUR PLAY SURFACING OVER FOOTING
4. COMPACTED SUB-GRADE - SEE GEOTECHNICAL REPORT FOR RECOMMENDATIONS
5. FINISH GRADE
6. PLAY SURFACING - SEE CONSTRUCTION PLAN
7. 3/16" FLAT POST CAP
8. PLAY EQUIPMENT SAFETY ZONE

NOTES

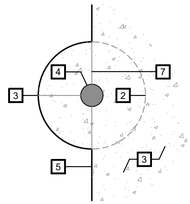
- THIS IS A DESIGN DETAIL ONLY, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY WORK
- CONTRACTOR SHALL FIELD VERIFY POST LOCATIONS AND ALL DIMENSIONS IN FIELD PRIOR TO ANY WORK. POSTS SHALL BE LOCATED OUTSIDE OF PLAY EQUIPMENT SAFETY ZONES
- POSTS TO BE METAILIZED AND TO RECEIVE ONE COAT OF PRIMER WITH TWO COATS OF EXTERIOR SEMI-GLOSS ENAMEL (COLOR TO BE SELECTED BY OWNER AND ARCHITECT PRIOR TO PLACING ORDER)
- CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL PRIOR TO FABRICATION



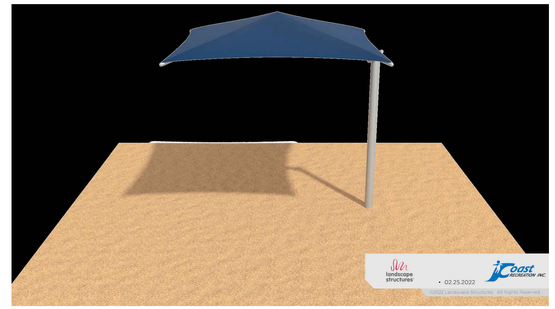
PLAN VIEW - HEIGHT AND COLOR PLAN



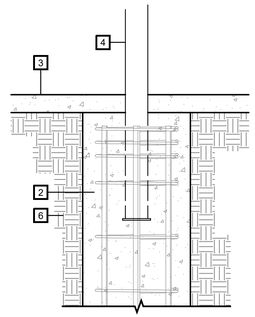
PLAN VIEW
ENLARGMENT - IN PAVING



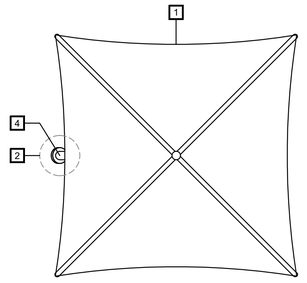
PLAN VIEW
ENLARGMENT - AT EDGE OF PAVING



3D VIEW



SECTION
FOOTING ENLARGEMENT



PLAN VIEW

LEGEND

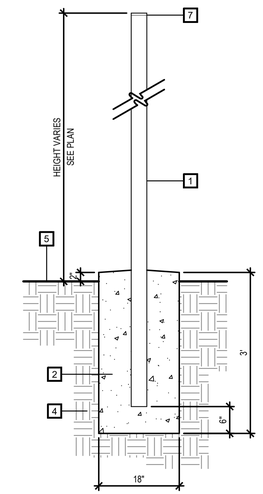
1. SKYWAYS BY LSI
2. CONCRETE FOOTING - PER MANUFACTURER'S RECOMMENDATIONS. HOLD FOOTING DOWN FOR CONCRETE PAVING OVER-POUR. SEE CONSTRUCTION PLAN FOR CONCRETE PAVING + FINISH
3. ADJACENT PAVING - POUR OVER FOOTING. SEE CONSTRUCTION PLAN
4. SKYWAYS POST - EMBED IN CONCRETE FOOTING, ATTACHMENT BY STRUCTURAL ENGINEER
5. PAVING EDGE
6. COMPACTED SUB-GRADE - PER SOILS REPORT RECOMMENDATIONS
7. SAW CUT SCORE JOINT - SEE CONSTRUCTION PLAN

NOTES

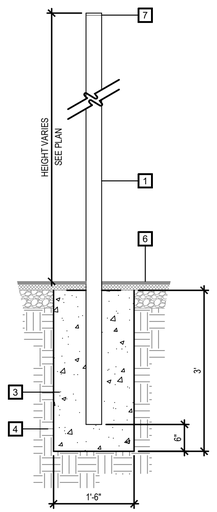
- SEE SITE FURNISHING LEGEND FOR SPECIFICATION AND FINISHES AND NOTES
- SEE SITE FURNISHING PLAN FOR LOCATIONS
- SEE STRUCTURAL DETAIL BY LSI

SKYWAYS CANTELIEVERED SHADE UMBRELLA BY LSI (PER SEPARATE PERMIT, FOR REFERENCE ONLY) (H)

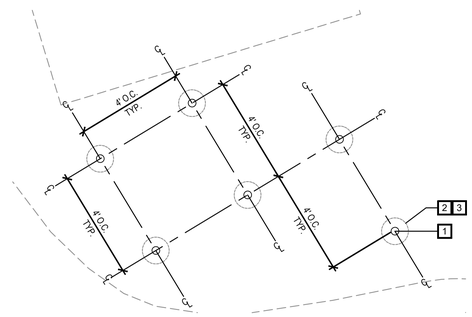
SHD-LSI



SECTION @ PLANTING AREA



SECTION @ PLAY SURFACING



PLAN VIEW (4' O.C. SPACING TYPICAL OF ALL)

DECORATIVE POSTS (J)

DEC-POST

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD 4001 — Signature — 30 Sep 23 — Renewal Date — 02 Dec 22 — Date — CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor	CV DWG:14011, 14012	HALE ENGINEERING				DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.				DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14641
Date Completed						

SCALE	
Horizontal	N / A
Vertical	

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD — Date ____ — R.L.A. No. 4001

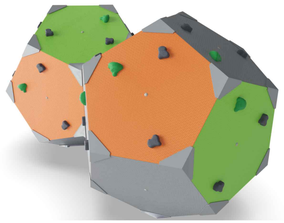
Approved: ____ Date: ____
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SITE FURNISHING DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSF-14
Sheet 089 of 107

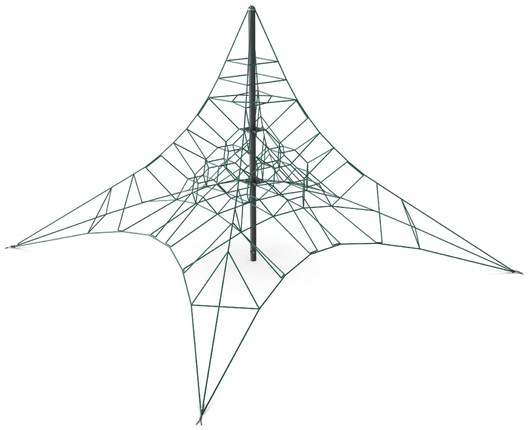
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK



BLOQX2 CLIMBING STRUCTURE

TRANSFER PAD (EMBANKMENT)

HILL CLIMBER ROPE (EMBANKMENT)



BLOQX2 CLIMBING STRUCTURE

EMBANKMENT SLIDE

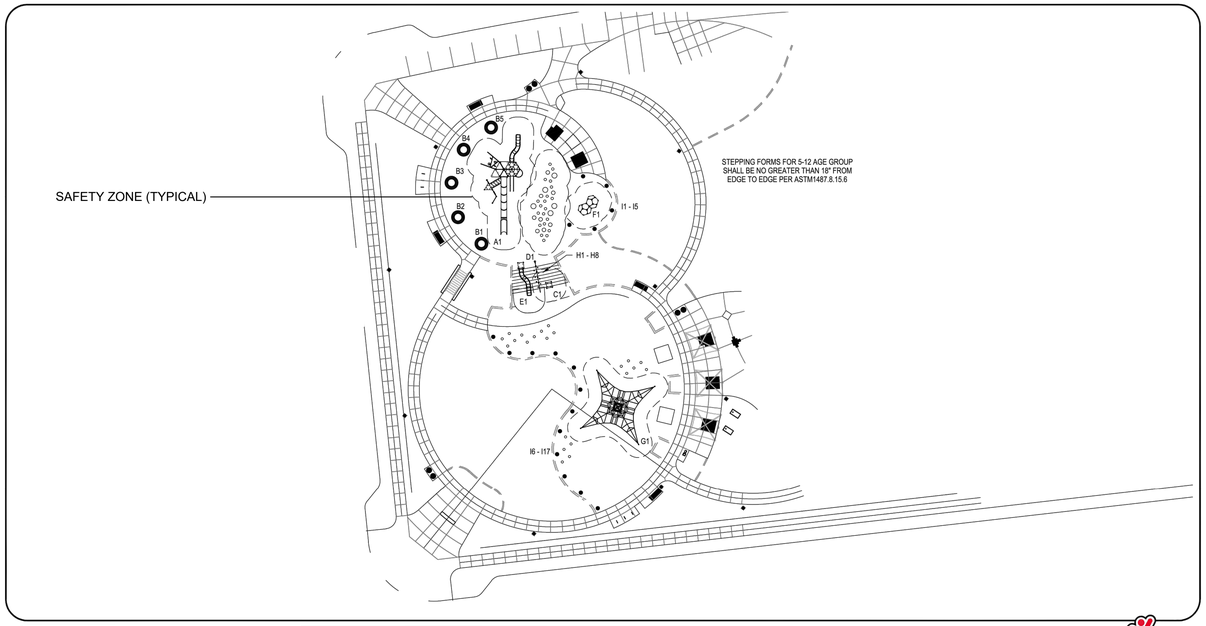
NATURE GIANT L PLAY STRUCTURE (VIEW 1)

NATURE GIANT L PLAY STRUCTURE (VIEW 2

KOMPAN PLAY STRUCTURES (PER SEPARATE PERMIT, FOR REFERENCE ONLY)

PLY-KOM

J



#	Product Number	Product Name	M.F.H.	Count
A	PCTC200346	Custom - Nature Giant L	9' 4"	1
B	Out-Sider	Loop Light #136		5
C	PCM722280	Transfer Step		1
D	COR105431-xx03	Mountaineering Rope		1
E	PCM110103 - xx02	Embankment Slide	3' 4"	1
F	BLX410212-xx17	BLOQX 2	5' 7"	1

#	Product Number	Product Name	M.F.H.	Count
G	COR314011-xx01	Macro Spacenet	0' 7" feet	1
H	CRE797101	Climbing Cleats		11
I	Out-Sider	Hoopp600 Light #187		17

CENTRAL SQUARE PARK

SITE PLAN

0 32 64

1/32"=1'-0" ON 11" x 17" SHEET

MANUFACTURER'S SHOP DRAWING:

FOR USE BY CONTRACTOR, ENGINEER, OR DESIGN PROFESSIONAL OF RECORD. SEE BOARD SALES PROPOSAL FOR COMPLETE SCOPE. TO BE PROVIDED BY KOMPAN OR REPRESENTING AGENCY. CONFIRM FINAL PLAN AND SCOPE WITH KOMPAN SALES REP OR PROJECT MANAGER PRIOR TO JOB FOR REVIEW, PERMITTING, OR CONSTRUCTION.

TO BE READ CONTINGENTLY WITH KOMPAN'S STANDARDS FOR SITE PREPARATION, MATERIALS AND INSTALLATION. ALL PLAYGROUND STRUCTURES SHOWN REQUIRE A SITE GRADE OF 2% MINIMUM TO COMPLIANT PLAYGROUND TO KOMPAN'S STANDARDS MUST SATISFY ALL REQUIREMENTS IN THE CODE OF CONDUCT.

SLAB BY OTHERS UNLESS OTHERWISE NOTED. FOR SURFACE MOUNT OPTIONS, THE CONCRETE REQUIREMENTS MAY BE UP TO 5'0" OF 3,500 PSI MINIMUM COMPRESSIVE STRENGTH. CONTACT KOMPAN FOR SPECIFIC PRODUCT REQUIREMENTS. ALL COMPOSITE STRUCTURES SHOWN REQUIRE A SITE GRADE OF 2% MINIMUM. 1% OPTIMAL. SPECIFICATIONS FOR ENGINEERED IN-RU SAND, WET AND CONCRETE FOUNDATIONS AVAILABLE AT KOMPAN.COM/INFRAMASTER

DIMENSIONS OF PLAY AREA, SIZE AND ORIENTATION, LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT AND SITE FURNISHINGS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PREPARED AND PRINTED IN USA BY KOMPAN © 2021 KOMPAN, INC. AUSTIN, TX USA 855-426-6788

LAYOUT IS IN ACCORDANCE WITH ASTM F1487

KOMPAN Let's play

REVIEW BY:	DATE:	SHEET:
DESIGN	02/18/22	L2.0
REPS NAME:	DRAWN BY:	
DARRA	JOAACE	
REV. NO.: 1	REV. BY: JOAACE	REVISION NOTES: EMBANKMENT
		REVISION DATE: 02/21/22

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT — THOMAS A. PICARD — 4001 — CALIFORNIA

Signature — 30 Sep 23 Renewal Date — 02 Dec 22 Date

Tributary LA, Inc.

2725 Jefferson Street, Suite 14
Carlsbad, CA 92008

760.438.3304 office

DATE:	02 Dec 22
SCALE:	N / A
JOB NO.	19.027
DRAWN BY:	KK
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal N / A, Vertical

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of

THOMAS A. PICARD — Date ____ R.L.A. No. 4001

Approved: ____ Date: ____

Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SITE FURNISHING DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006

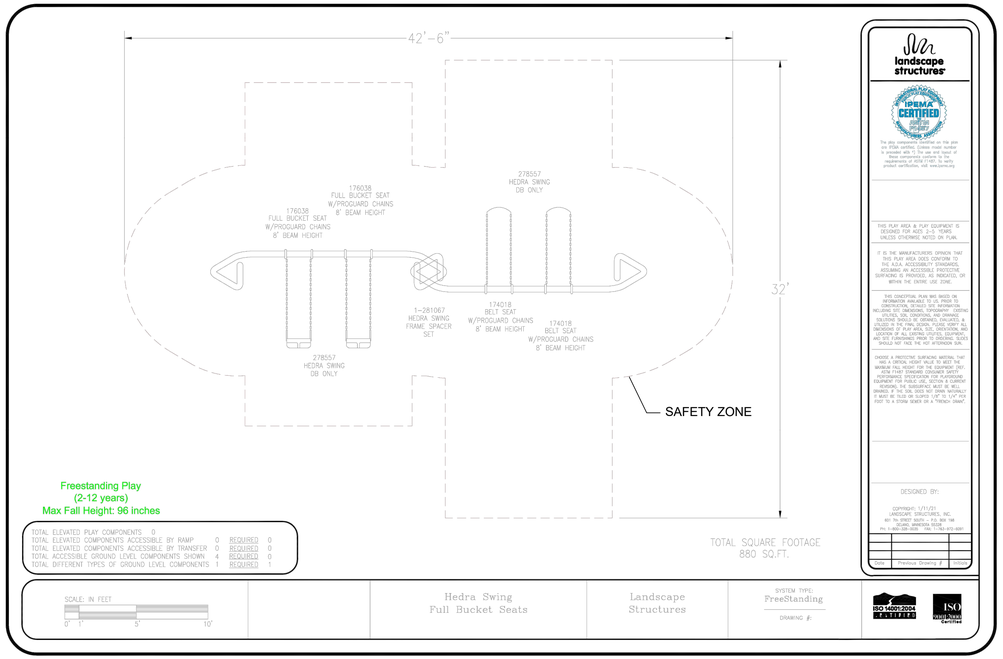
LSF-15

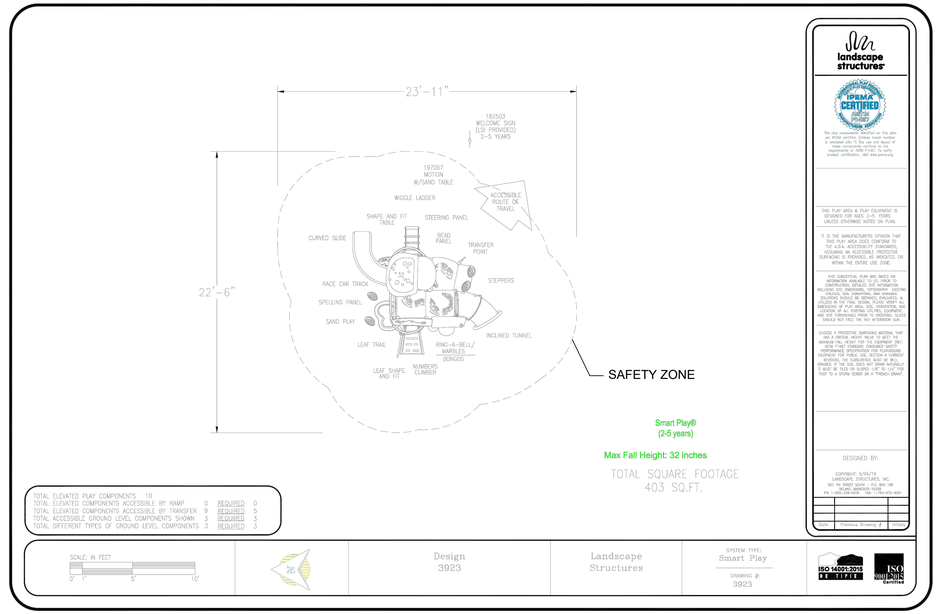
Sheet 090 of 107

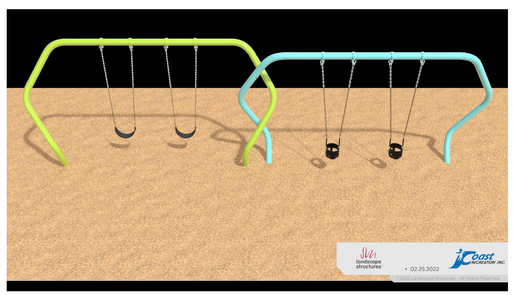
S:\2019 Projects\19027 V8 Town Square Park\CD\SFDETS.dwg\LSF-15\7 Dec 2022 5:00 PM by: Kari

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK







HEDRA SWING SET

MOTION PLAY STRUCTURE (AGED 2 TO 5)

LSI PLAY STRUCTURES (PER SEPARATE PERMIT, FOR REFERENCE ONLY)

J

PLY-KOM

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED LANDSCAPE ARCHITECT THOMAS A. PICARD 4001 CALIFORNIA
Signature
30 Sep 23
Renewal Date
02 Dec 22
Date

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE: 02 Dec 22
SCALE: N / A
JOB NO. 19.027
DRAWN BY: KK
W.O. NO. OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor	CV DWG:14011, 14012	HALE ENGINEERING				DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.				DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14641
Date Completed						

SCALE: Horizontal N / A, Vertical

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
KK/TP	KK/KF	TP

Plans Prepared Under Supervision Of
THOMAS A. PICARD Date ____ R.L.A. No. 4001

Approved: ____ Date: ____
Laura C. Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
LANDSCAPE SITE FURNISHING DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
LSF-16
Sheet 091 of 107

S:\2019 Projects\19027 V8 Town Square Park\CD\SFDETS.dwg\LSF-16\7 Dec 2022 5:00 PM by: Kari

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

GENERAL NOTES

1. UTILITY POINTS OF SERVICE AND WORK/MATERIAL SHOWN ARE BASED UPON PRELIMINARY INFORMATION ONLY AND FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL INSTALL PER FINAL UTILITY COMPANY ENGINEERING PLANS.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL WIRES, CABLES, PULLBOXES, CONCRETE ENCASEMENT OF CONDUITS, BARRIERS, TRENCHING AND BACKFILL, AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK FOR NECESSARY SITE WORK.
3. CONTRACTOR SHALL COORDINATE ROUTING OF UNDERGROUND CONDUIT RUNS, PLACEMENT OF PULLBOXES, ETC. WITH ALL TRADES PRIOR TO TRENCHING/INSTALLATION.
4. ALL CONDUIT THAT IS EXPOSED AND VISIBLE SHALL BE PAINTED TO MATCH SURROUNDING AREA TO THE SAME OR SIMILAR COLOR THAT THE CONDUIT IS ATTACHED TO.

1 ELECTRICAL SITE PLAN - OVERALL
SCALE: 1" = 30'-0"

NORTH

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: VICTOR L. LEON R.E.E. # E23782

DISCIPLINE: ELECTRICAL ENGINEER REGIST. EXP. 12/31/23

IT'S THE LAW! DIAL BEFORE YOU DIG! CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER VICTOR L. LEON No. E23782 Exp. 12/31/23 ELECTRICAL STATE OF CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	1" = 30'-0"
JOB NO.	19.027
DRAWN BY:	GL
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14641

SCALE: Horizontal — Vertical —

Office — Field — Traffic —

Designed By: VLL — Drawn By: GL — Checked By: VLL

Plans Prepared Under Supervision Of
VICTOR L. LEON
Date: 02 Dec 22
R.E.E. No. E23782

Approved: Date: 11/7/23
Laura Black
Director of Development Services or designee.

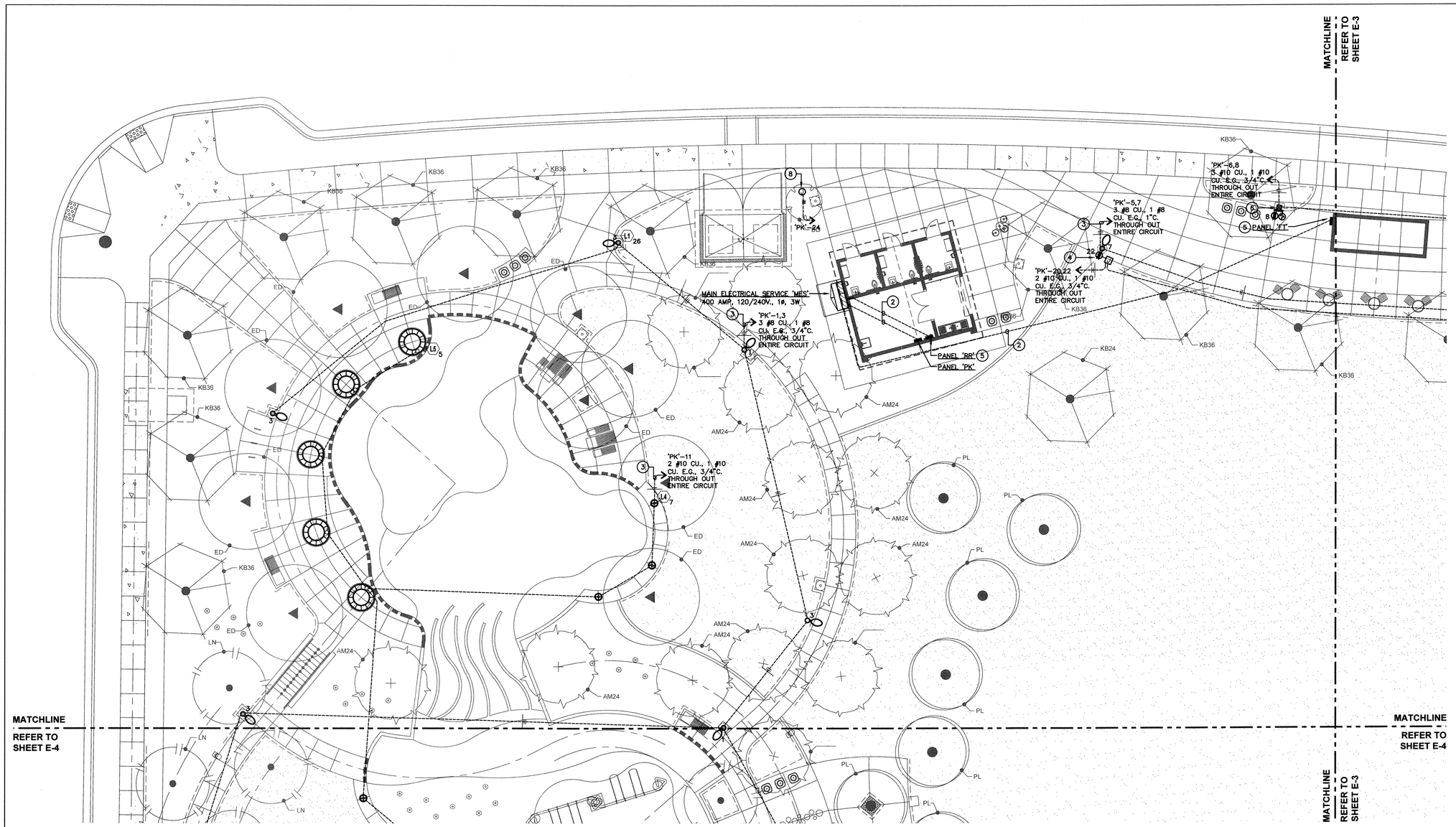
CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
ELECTRICAL SITE PLAN - OVERALL
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
E-1
Sheet 92 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK OWD WO# D0944-060297 CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

P:\2021 Projects\21HFC.001 - Cota Vera - Central Park Square\04 DESIGN DRAWINGS\01 DWG\E11 - Electrical Site Plan.dwg\E-1\30 Nov 2022 4:24 PM by: Victor Leon



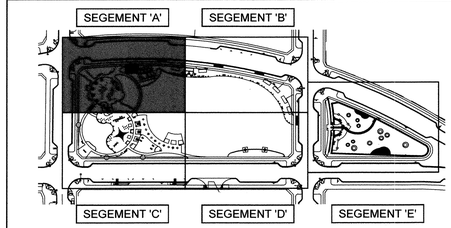
GENERAL NOTES

1. UTILITY POINTS OF SERVICE AND WORK/MATERIAL SHOWN ARE BASED UPON PRELIMINARY INFORMATION ONLY AND FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL INSTALL PER FINAL UTILITY COMPANY ENGINEERING PLANS.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL WIRES, CABLES, PULLBOXES, CONCRETE ENCASEMENT OF CONDUITS, BARRIERS, TRENCHING AND BACKFILL, AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK FOR NECESSARY SITE WORK.
3. CONTRACTOR SHALL COORDINATE ROUTING OF UNDERGROUND CONDUIT RUNS, PLACEMENT OF PULLBOXES, ETC. WITH ALL TRADES PRIOR TO TRENCHING/INSTALLATION.
4. ALL CONDUIT THAT IS EXPOSED AND VISIBLE SHALL BE PAINTED TO MATCH SURROUNDING AREA TO THE SAME OR SIMILAR COLOR THAT THE CONDUIT IS ATTACHED TO.

KEYED NOTES

1. IN-GRADE CONCRETE PULL BOX FLUSH WITH ADJACENT WALKWAY FOR BRANCH CIRCUITING THROUGH SLEEVE CROSSING STREET.
2. PANEL FEEDER FROM MAIN ELECTRICAL SERVICE 'MES' TO PANEL SHOWN. REFER TO SINGLE LINE DIAGRAM ON SHEET E5.0 FOR SIZE.
3. CIRCUIT THROUGH THE LIGHTING CONTROL CONTACTOR. REFER TO DETAIL 5 ON SHEET E-8.
4. WP, GFCI PROTECTED DUPLEX RECEPTACLE INTEGRAL WITH LIGHT POLE.
5. PANEL SHALL BE FURNISHED WITH PRE-FAB BUILDING. FIELD COORDINATE STUB UP LOCATION WITH BUILDING SUPPLIER.
6. POWER PEDESTAL WITH (1) WP GFCI DUPLEX RECEPTACLE AND (1) USB PORT RECEPTACLE, LEGRAND MODEL NO. XCSPP2GRU.
7. POWER PEDESTAL WITH (2) WP GFCI DUPLEX RECEPTACLES, LEGRAND MODEL NO. XCSPP2GRR.
8. WP JUNCTION BOX AND FINAL CONNECTION TO IRRIGATION CONTROLLER. FIELD COORDINATE LOCATION WITH IRRIGATION CONTRACTOR.
9. NOT USED.
10. NOT USED.
11. REMOTE DRIVERS FOR LINEAR MONUMENT EDGE STRIP FIXTURES (TYPE L8) SHALL BE LOCATED IN A NEMA 3R LOCKABLE PEDESTAL.
12. A DMX CONTROLLER SHALL BE PROVIDED FOR THE LINEAR MONUMENT EDGE STRIP FIXTURES (TYPE L8), COLOR KINETICS MODEL NO IPLAYER 3. LOCATE CONTROLLER IN THE RESTROOM BUILDING ADJACENT TO PANEL 'PK'. ROUTE (1) 3/4" SEPARATE CONDUIT FROM DRIVER TO CONTROLLER FOR DMX CONTROL WIRING.

KEY PLAN



1 ELECTRICAL SITE PLAN - SEGMENT 'A'

SCALE: 3/32" = 1'-0"

NORTH

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: VICTOR L. LEON R.E.E. # E23782

DISCIPLINE: ELECTRICAL ENGINEER REGIST. EXP. 12/31/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER — VICTOR L. LEON — No. E23782 — Exp. 12/31/23 — ELECTRICAL — STATE OF CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	3/32" = 1'-0"
JOB NO.	19.027
DRAWN BY:	GL
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS9334) WELL MON @ CL-INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal ____ Vertical ____

Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
VLL	GL	VLL

Plans Prepared Under Supervision Of

VICTOR L. LEON Date 02 Dec 22 R.E.E. No. E23782

Approved: Mark A. Cano Date: 1/4/23

Laura Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

ELECTRICAL SITE PLAN - SEGMENT 'A'

CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

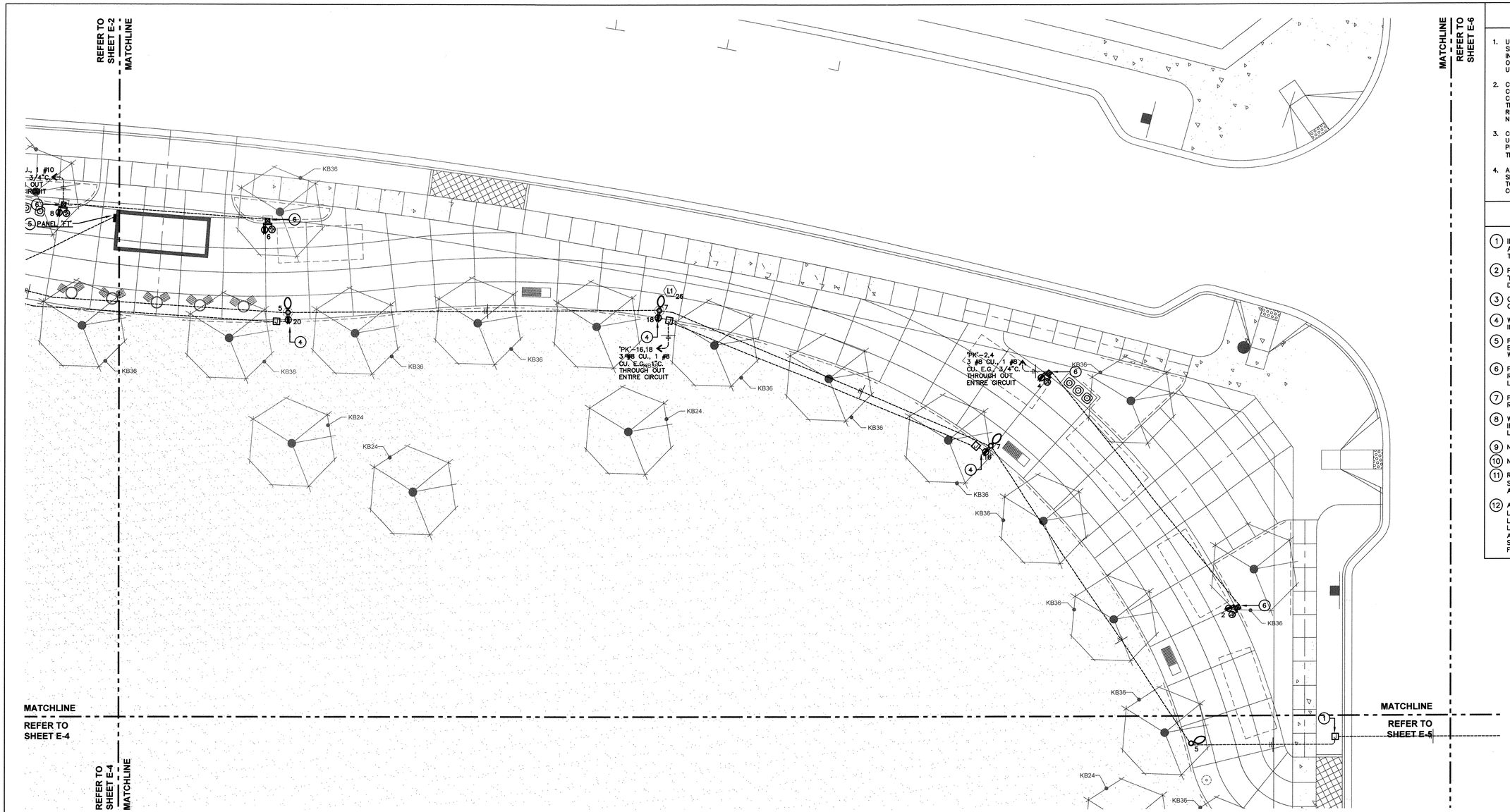
DWG NO. 22006

E-2

Sheet 93 of 107

P:\2021 Projects\21HFC.001 - Cota Vera - Central Park Square\04 DESIGN DRAWINGS\01 DWG\E21 - Electrical Enlarged Plansdwg\E-2\30 Nov 2022 4:24 PM by Victor Leon

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22 OWD WO# D0944-060297



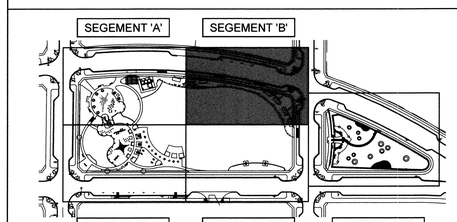
GENERAL NOTES

1. UTILITY POINTS OF SERVICE AND WORK/MATERIAL SHOWN ARE BASED UPON PRELIMINARY INFORMATION ONLY AND FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL INSTALL PER FINAL UTILITY COMPANY ENGINEERING PLANS.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL WIRES, CABLES, PULLBOXES, CONCRETE ENCASEMENT OF CONDUITS, BARRIERS, TRENCHING AND BACKFILL, AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK FOR NECESSARY SITE WORK.
3. CONTRACTOR SHALL COORDINATE ROUTING OF UNDERGROUND CONDUIT RUNS, PLACEMENT OF PULLBOXES, ETC. WITH ALL TRADES PRIOR TO TRENCHING/INSTALLATION.
4. ALL CONDUIT THAT IS EXPOSED AND VISIBLE SHALL BE PAINTED TO MATCH SURROUNDING AREA TO THE SAME OR SIMILAR COLOR THAT THE CONDUIT IS ATTACHED TO.

KEYED NOTES

1. IN-GRADE CONCRETE PULL BOX FLUSH WITH ADJACENT WALKWAY FOR BRANCH CIRCUITING THROUGH SLEEVE CROSSING STREET.
2. PANEL FEEDER FROM MAIN ELECTRICAL SERVICE 'MES' TO PANEL SHOWN. REFER TO SINGLE LINE DIAGRAM ON SHEET E5.0 FOR SIZE.
3. CIRCUIT THROUGH THE LIGHTING CONTROL CONTACTOR. REFER TO DETAIL 5 ON SHEET E-8.
4. WP, GFCI PROTECTED DUPLEX RECEPTACLE INTEGRAL WITH LIGHT POLE.
5. PANEL SHALL BE FURNISHED WITH PRE-FAB BUILDING. FIELD COORDINATE STUB UP LOCATION WITH BUILDING SUPPLIER.
6. POWER PEDESTAL WITH (1) WP GFCI DUPLEX RECEPTACLE AND (1) USB PORT RECEPTACLE, LEGRAND MODEL NO. XCSPP2GRU.
7. POWER PEDESTAL WITH (2) WP GFCI DUPLEX RECEPTACLES, LEGRAND MODEL NO. XCSPP2GRR.
8. WP JUNCTION BOX AND FINAL CONNECTION TO IRRIGATION CONTROLLER. FIELD COORDINATE LOCATION WITH IRRIGATION CONTRACTOR.
9. NOT USED.
10. NOT USED.
11. REMOTE DRIVERS FOR LINEAR MONUMENT EDGE STRIP FIXTURES (TYPE L8) SHALL BE LOCATED IN A NEMA 3R LOCKABLE PEDESTAL.
12. A DMX CONTROLLER SHALL BE PROVIDED FOR THE LINEAR MONUMENT EDGE STRIP FIXTURES (TYPE L8). COLOR KINETICS MODEL NO IPLAYER 3. LOCATE CONTROLLER IN THE RESTROOM BUILDING ADJACENT TO PANEL 'PK'. ROUTE (1) 3/4" SEPARATE CONDUIT FROM DRIVER TO CONTROLLER FOR DMX CONTROL WIRING.

KEY PLAN



1 ELECTRICAL SITE PLAN - SEGMENT 'B'

SCALE: 3/32" = 1'-0"

NORTH

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: VICTOR L. LEON R.E.E. # E23782

DISCIPLINE: ELECTRICAL ENGINEER REGIST. EXP. 12/31/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER VICTOR L. LEON No. E23782 Exp. 12/31/23 ELECTRICAL STATE OF CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	3/32" = 1'-0"
JOB NO.	19.027
DRAWN BY:	GL
W.O. NO.	OR-651P1

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.381 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal ____ Vertical ____

Office ____ Field ____ Traffic ____

Designed By VLL | Drawn By GL | Checked By VLL

Plans Prepared Under Supervision Of

VICTOR L. LEON

Date 02 Dec 22

R.E.E. No. E23782

Approved: Mark A. Cano Date: 11/4/23

Laura Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
ELECTRICAL SITE PLAN - SEGMENT 'B'
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

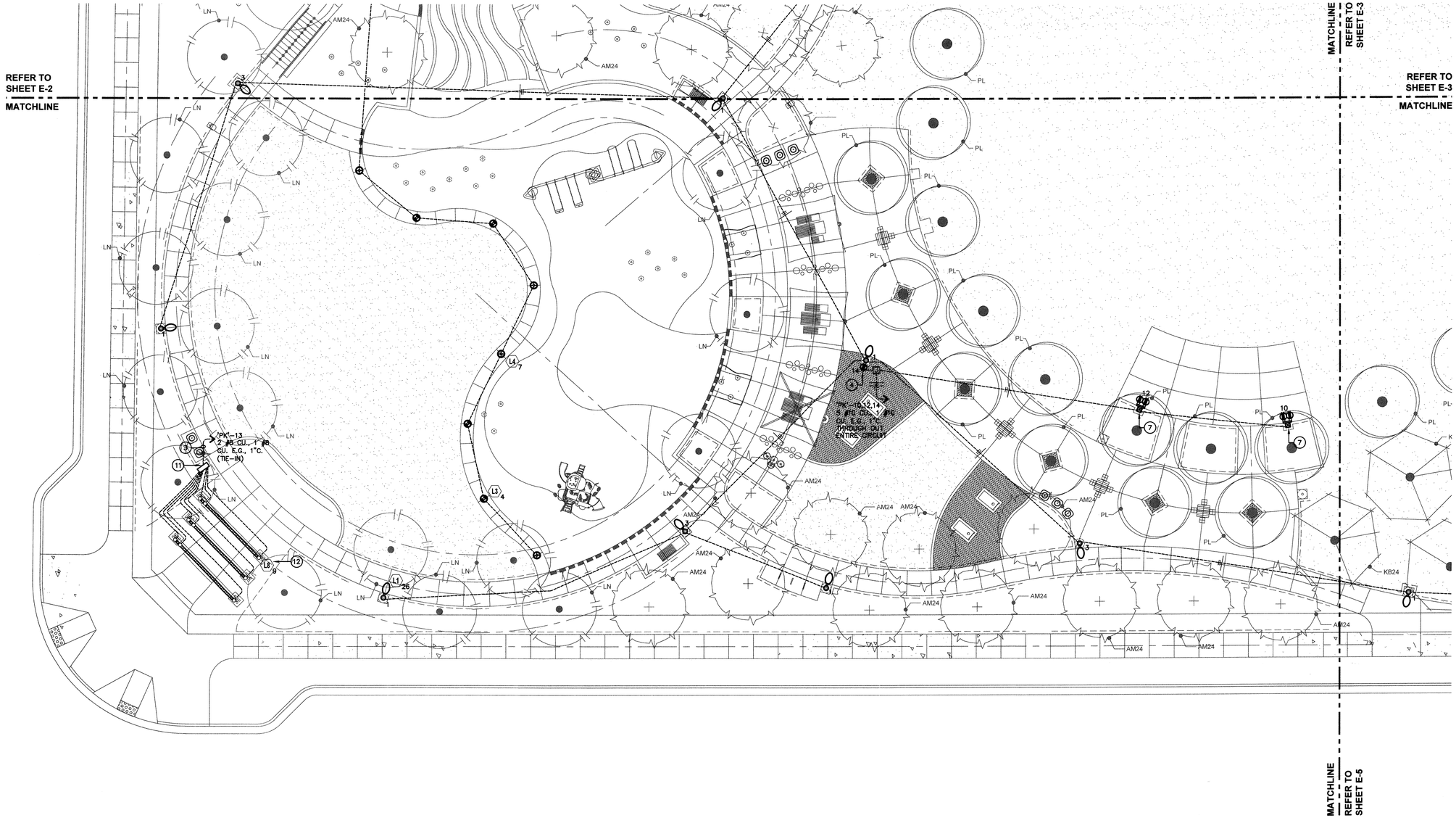
DWG NO. 22006

E-3

Sheet 94 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
OWD WO# D0944-060297
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

P:\2021 Projects\21HFC.001 - Cota Vera - Central Park Square\04 DESIGN DRAWINGS\01 DWG\E2.1 - Electrical Enlarged Plansdwg\E-3\30 Nov 2022 4:24 PM by: Victor Leon



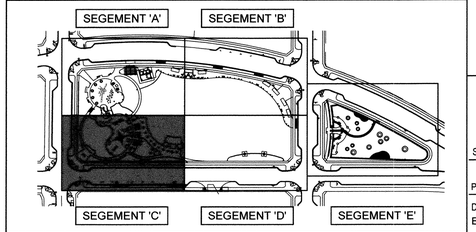
GENERAL NOTES

1. UTILITY POINTS OF SERVICE AND WORK/MATERIAL SHOWN ARE BASED UPON PRELIMINARY INFORMATION ONLY AND FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL INSTALL PER FINAL UTILITY COMPANY ENGINEERING PLANS.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL WIRES, CABLES, PULLBOXES, CONCRETE ENCASEMENT OF CONDUITS, BARRIERS, TRENCHING AND BACKFILL, AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK FOR NECESSARY SITE WORK.
3. CONTRACTOR SHALL COORDINATE ROUTING OF UNDERGROUND CONDUIT RUNS, PLACEMENT OF PULLBOXES, ETC. WITH ALL TRADES PRIOR TO TRENCHING/INSTALLATION.
4. ALL CONDUIT THAT IS EXPOSED AND VISIBLE SHALL BE PAINTED TO MATCH SURROUNDING AREA TO THE SAME OR SIMILAR COLOR THAT THE CONDUIT IS ATTACHED TO.

KEYED NOTES

1. IN-GRADE CONCRETE PULL BOX FLUSH WITH ADJACENT WALKWAY FOR BRANCH CIRCUITING THROUGH SLEEVE CROSSING STREET.
2. PANEL FEEDER FROM MAIN ELECTRICAL SERVICE 'MES' TO PANEL SHOWN. REFER TO SINGLE LINE DIAGRAM ON SHEET E5.0 FOR SIZE.
3. CIRCUIT THROUGH THE LIGHTING CONTROL CONTACTOR. REFER TO DETAIL 5 ON SHEET E-8.
4. WP, GFCI PROTECTED DUPLEX RECEPTACLE INTEGRAL WITH LIGHT POLE.
5. PANEL SHALL BE FURNISHED WITH PRE-FAB BUILDING. FIELD COORDINATE STUB UP LOCATION WITH BUILDING SUPPLIER.
6. POWER PEDESTAL WITH (1) WP GFCI DUPLEX RECEPTACLE AND (1) USB PORT RECEPTACLE, LEGRAND MODEL NO. XCSPP2GRU.
7. POWER PEDESTAL WITH (2) WP GFCI DUPLEX RECEPTACLES, LEGRAND MODEL NO. XCSPP2GRR.
8. WP JUNCTION BOX AND FINAL CONNECTION TO IRRIGATION CONTROLLER. FIELD COORDINATE LOCATION WITH IRRIGATION CONTRACTOR.
9. NOT USED.
10. NOT USED.
11. REMOTE DRIVERS FOR LINEAR MONUMENT EDGE STRIP FIXTURES (TYPE L8) SHALL BE LOCATED IN A NEMA 3R LOCKABLE PEDESTAL.
12. A DMX CONTROLLER SHALL BE PROVIDED FOR THE LINEAR MONUMENT EDGE STRIP FIXTURES (TYPE L8). COLOR KINETICS MODEL NO IPLAYER 3. LOCATE CONTROLLER IN THE RESTROOM BUILDING ADJACENT TO PANEL 'PK'. ROUTE (1) 3/4" SEPARATE CONDUIT FROM DRIVER TO CONTROLLER FOR DMX CONTROL WIRING.

KEY PLAN



1 ELECTRICAL SITE PLAN - SEGMENT 'C'

SCALE: 3/32" = 1'-0"

NORTH

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: VICTOR L. LEON R.E.E. # E23782

DISCIPLINE: ELECTRICAL ENGINEER REGIST. EXP. 12/31/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER VICTOR L. LEON No. E23782 Exp. 12/31/23 ELECTRICAL STATE OF CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	3/32" = 1'-0"
JOB NO.	19.027
DRAWN BY:	GL
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4334) WELL MON @ CL-INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal / Vertical

Office / Field / Traffic

Designed By	Drawn By	Checked By
VLL	GL	VLL

Plans Prepared Under Supervision Of

VICTOR L. LEON Date 02 Dec 22 R.E.E. No. E23782

Approved: Mark A. Cano Date: 1/4/23

Laura Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
ELECTRICAL SITE PLAN - SEGMENT 'C'
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

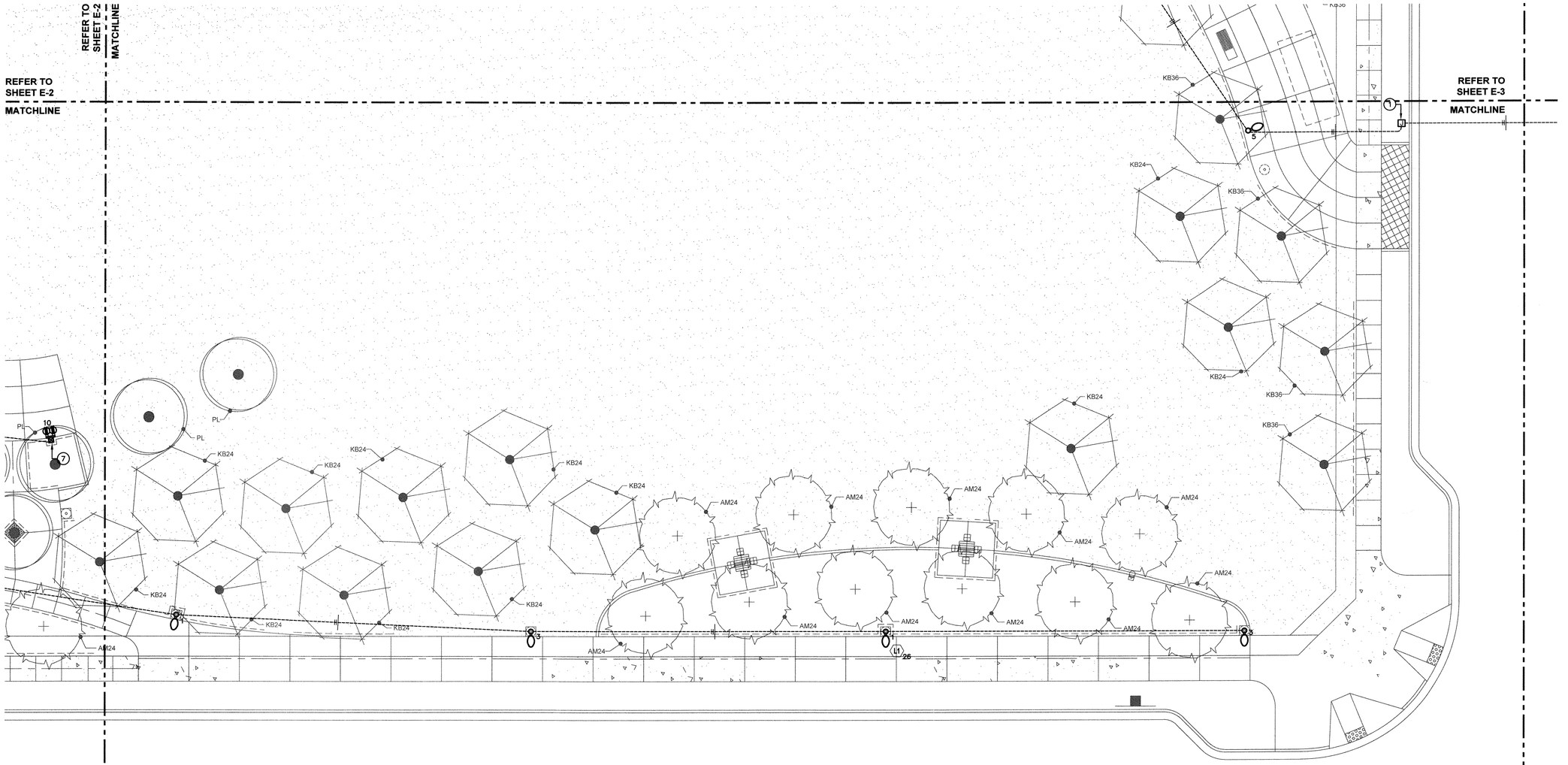
DWG NO. 22006

E-4

Sheet 95 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK OWD WO# D0944-060297 CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

P:\2021 Projects\21HFC.001 - Cota Vera - Central Park Square\04 DESIGN DRAWINGS\01 DWG\E21 - Electrical Enlarged Plansdwg\E-4\30 Nov 2022 4:24 PM by: Victor Leon



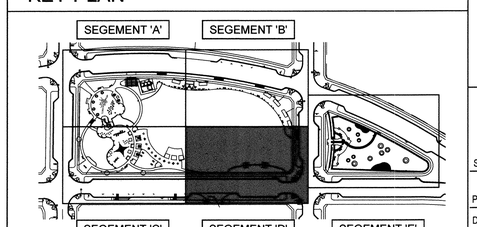
GENERAL NOTES

1. UTILITY POINTS OF SERVICE AND WORK/MATERIAL SHOWN ARE BASED UPON PRELIMINARY INFORMATION ONLY AND FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL INSTALL PER FINAL UTILITY COMPANY ENGINEERING PLANS.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL WIRES, CABLES, PULLBOXES, CONCRETE ENCASEMENT OF CONDUITS, BARRIERS, TRENCHING AND BACKFILL, AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK FOR NECESSARY SITE WORK.
3. CONTRACTOR SHALL COORDINATE ROUTING OF UNDERGROUND CONDUIT RUNS, PLACEMENT OF PULLBOXES, ETC. WITH ALL TRADES PRIOR TO TRENCHING/INSTALLATION.
4. ALL CONDUIT THAT IS EXPOSED AND VISIBLE SHALL BE PAINTED TO MATCH SURROUNDING AREA TO THE SAME OR SIMILAR COLOR THAT THE CONDUIT IS ATTACHED TO.

KEYED NOTES

1. IN-GRADE CONCRETE PULL BOX FLUSH WITH ADJACENT WALKWAY FOR BRANCH CIRCUITING THROUGH SLEEVE CROSSING STREET.
2. PANEL FEEDER FROM MAIN ELECTRICAL SERVICE 'MES' TO PANEL SHOWN. REFER TO SINGLE LINE DIAGRAM ON SHEET E5.0 FOR SIZE.
3. CIRCUIT THROUGH THE LIGHTING CONTROL CONTACTOR. REFER TO DETAIL 5 ON SHEET E-8.
4. WP, GFCI PROTECTED DUPLEX RECEPTACLE INTEGRAL WITH LIGHT POLE.
5. PANEL SHALL BE FURNISHED WITH PRE-FAB BUILDING. FIELD COORDINATE STUB UP LOCATION WITH BUILDING SUPPLIER.
6. POWER PEDESTAL WITH (1) WP GFCI DUPLEX RECEPTACLE AND (1) USB PORT RECEPTACLE, LEGRAND MODEL NO. XCSPP2GRU.
7. POWER PEDESTAL WITH (2) WP GFCI DUPLEX RECEPTACLES, LEGRAND MODEL NO. XCSPP2GRR.
8. WP JUNCTION BOX AND FINAL CONNECTION TO IRRIGATION CONTROLLER. FIELD COORDINATE LOCATION WITH IRRIGATION CONTRACTOR.
9. NOT USED.
10. NOT USED.
11. REMOTE DRIVERS FOR LINEAR MONUMENT EDGE STRIP FIXTURES (TYPE L8) SHALL BE LOCATED IN A NEMA 3R LOCKABLE PEDESTAL.
12. A DMX CONTROLLER SHALL BE PROVIDED FOR THE LINEAR MONUMENT EDGE STRIP FIXTURES (TYPE L8), COLOR KINETICS MODEL NO IPLAYER 3. LOCATE CONTROLLER IN THE RESTROOM BUILDING ADJACENT TO PANEL 'PK'. ROUTE (1) 3/4" SEPARATE CONDUIT FROM DRIVER TO CONTROLLER FOR DMX CONTROL WIRING.

KEY PLAN



1 ELECTRICAL SITE PLAN - SEGMENT 'D'

SCALE: 3/32" = 1'-0"

NORTH

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: VICTOR L. LEON R.E.E. # E23782

DISCIPLINE: ELECTRICAL ENGINEER REGIST. EXP. 12/31/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER — VICTOR L. LEON — No. E23782 — Exp. 12/31/23 — ELECTRICAL — STATE OF CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	3/32" = 1'-0"
JOB NO.	19.027
DRAWN BY:	GL
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal — Vertical —

Office — Field — Traffic —

Designed By	Drawn By	Checked By
VLL	GL	VLL

Plans Prepared Under Supervision Of

VICTOR L. LEON

Date 02 Dec 22

R.E.E. No. E23782

Approved: Date: 1/4/23

Laura Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

ELECTRICAL SITE PLAN - SEGMENT 'D'

CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

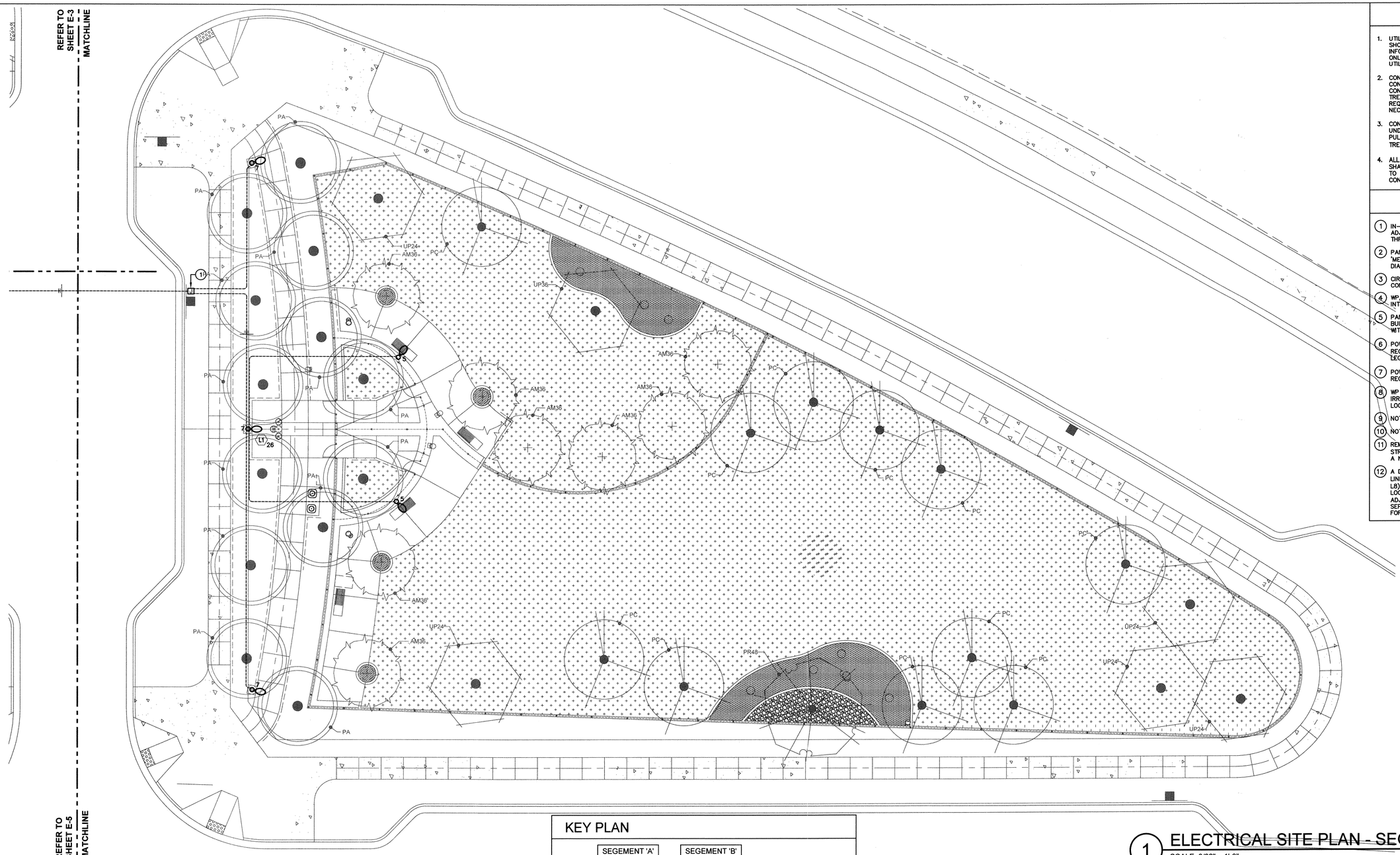
DWG NO. 22006

E-5

Sheet 96 of 107

P:\2021 Projects\21HFC.001 - Cota Vera - Central Park Square\04 DESIGN DRAWINGS\01 DWG\E2.1 - Electrical Enlarged Plansdwg\E-5\30 Nov 2022 4:24 PM by: Victor Leon

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK — OWD WO# D0944-060297 — CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22



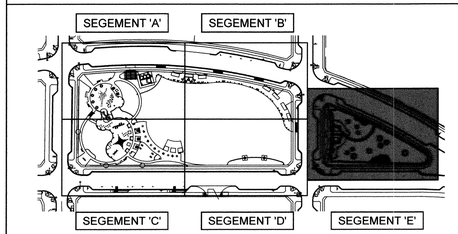
GENERAL NOTES

1. UTILITY POINTS OF SERVICE AND WORK/MATERIAL SHOWN ARE BASED UPON PRELIMINARY INFORMATION ONLY AND FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL INSTALL PER FINAL UTILITY COMPANY ENGINEERING PLANS.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL WIRES, CABLES, PULLBOXES, CONCRETE ENCASEMENT OF CONDUITS, BARRIERS, TRENCHING AND BACKFILL, AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK FOR NECESSARY SITE WORK.
3. CONTRACTOR SHALL COORDINATE ROUTING OF UNDERGROUND CONDUIT RUNS, PLACEMENT OF PULLBOXES, ETC. WITH ALL TRADES PRIOR TO TRENCHING/INSTALLATION.
4. ALL CONDUIT THAT IS EXPOSED AND VISIBLE SHALL BE PAINTED TO MATCH SURROUNDING AREA TO THE SAME OR SIMILAR COLOR THAT THE CONDUIT IS ATTACHED TO.

KEYED NOTES

1. IN-GRADE CONCRETE PULL BOX FLUSH WITH ADJACENT WALKWAY FOR BRANCH CIRCUITING THROUGH SLEEVE CROSSING STREET.
2. PANEL FEEDER FROM MAIN ELECTRICAL SERVICE 'MES' TO PANEL SHOWN. REFER TO SINGLE LINE DIAGRAM ON SHEET E5.0 FOR SIZE.
3. CIRCUIT THROUGH THE LIGHTING CONTROL CONTACTOR. REFER TO DETAIL 5 ON SHEET E-8.
4. WP, GFCI PROTECTED DUPLEX RECEPTACLE INTEGRAL WITH LIGHT POLE.
5. PANEL SHALL BE FURNISHED WITH PRE-FAB BUILDING. FIELD COORDINATE STUB UP LOCATION WITH BUILDING SUPPLIER.
6. POWER PEDESTAL WITH (1) WP GFCI DUPLEX RECEPTACLE AND (1) USB PORT RECEPTACLE, LEGRAND MODEL NO. XCSPP2GRU.
7. POWER PEDESTAL WITH (2) WP GFCI DUPLEX RECEPTACLES, LEGRAND MODEL NO. XCSPP2GRR.
8. WP JUNCTION BOX AND FINAL CONNECTION TO IRRIGATION CONTROLLER. FIELD COORDINATE LOCATION WITH IRRIGATION CONTRACTOR.
9. NOT USED.
10. NOT USED.
11. REMOTE DRIVERS FOR LINEAR MONUMENT EDGE STRIP FIXTURES (TYPE L8) SHALL BE LOCATED IN A NEMA 3R LOCKABLE PEDESTAL.
12. A DMX CONTROLLER SHALL BE PROVIDED FOR THE LINEAR MONUMENT EDGE STRIP FIXTURES (TYPE L8), COLOR KINETICS MODEL NO IPLAYER 3. LOCATE CONTROLLER IN THE RESTROOM BUILDING ADJACENT TO PANEL 'PK'. ROUTE (1) 3/4" SEPARATE CONDUIT FROM DRIVER TO CONTROLLER FOR DMX CONTROL WIRING.

KEY PLAN



1 ELECTRICAL SITE PLAN - SEGMENT 'E'

SCALE: 3/32" = 1'-0"

NORTH

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: VICTOR L. LEON R.E.E. # E23782

DISCIPLINE: ELECTRICAL ENGINEER REGIST. EXP. 12/31/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER VICTOR L. LEON No. E23782 Exp. 12/31/23 ELECTRICAL STATE OF CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	3/32" = 1'-0"
JOB NO.	19.027
DRAWN BY:	GL
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal / Vertical

Office / Field / Traffic

Designed By	Drawn By	Checked By
VLL	GL	VLL

Plans Prepared Under Supervision Of
VICTOR L. LEON
Date 02 Dec 22
R.E.E. No. E23782

Approved: Mark A. Cano Date: 1/4/23
Laura Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
ELECTRICAL SITE PLAN - SEGMENT 'E'
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
E-6
Sheet 97 of 107

P:\2021 Projects\21HFC.001 - Cota Vera - Central Park Square\04 DESIGN DRAWINGS\01 DWG\E21 - Electrical Enlarged Plansdwg\E-6\30 Nov 2022 4:24 PM by: Victor Leon

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK OWD WO# D0944-060297 CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

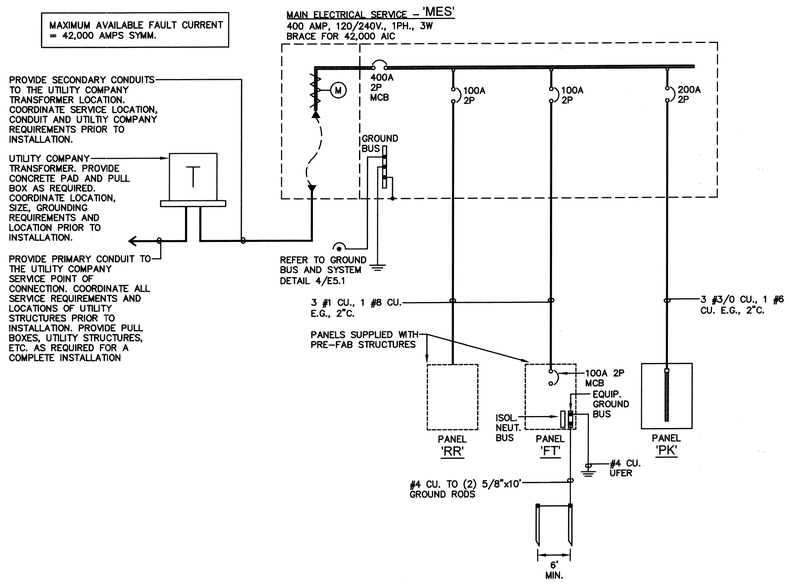
PANEL:	PK	VOLTAGE:	120/240V., 1ϕ, 3W	LOCATION:	RESTROOM BLDG
BUS:	200	AIC RATING:	10,000 AIC SERIES RATED	NEMA:	1
M.C.B.:	MLO	MOUNTING:	SURFACE	FED FROM:	MES

NOTE	LOAD DESCRIPTION USE/AREA SERVED	C.B. SIZE	POLES	25% CONT	CKT. NO.	LOAD / VA L1	LOAD / VA L2	CKT. NO.	25% CONT	POLES	C.B. SIZE	LOAD DESCRIPTION USE/AREA SERVED	NOTE
	LIGHTING - POLE LIGHTS	20	1	Y	1	800		2	N	1	20	RECEPTS. - PEDESTAL	
	LIGHTING - POLE LIGHTS	20	1	Y	3	720		4	N	1	20	RECEPTS. - PEDESTAL	
	LIGHTING - POLE LIGHTS	20	1	Y	5		800	6	N	1	20	RECEPTS. - PEDESTAL	
	LIGHTING - POLE LIGHTS	20	1	Y	7	600	720	8	N	1	20	RECEPTS. - PEDESTAL	
	SPARE	20	1		9	720		10	N	1	20	RECEPTS. - PEDESTAL	
	LIGHTING - ILLUMINATED SEATS	20	1	Y	11	1060	720	12	N	1	20	RECEPTS. - PEDESTAL	
	SPARE	20	1		13	720		14	N	1	20	RECEPTS. - LIGHT POLE	
	LIGHTING CONTROL CIRCUIT	20	1	N	15	200	720	16	N	1	20	RECEPTS. - LIGHT POLE	
	SPACE				17	720		18	N	1	20	RECEPTS. - LIGHT POLE	
	SPACE				19		720	20	N	1	20	RECEPTS. - LIGHT POLE	
	SPACE				21	720		22	N	1	20	RECEPTS. - LIGHT POLE	
	SPACE				23		400	24	N	1	20	IRRIGATION CONTROLLER	
	SPACE				25			26				SPACE	
	SPACE				27			28				SPACE	
	SPACE				29			30				SPACE	
	SPACE				31			32				SPACE	
	SPACE				33			34				SPACE	
	SPACE				35			36				SPACE	
	SPACE				37			38				SPACE	
	SPACE				39			40				SPACE	
	SPACE				41			42				SPACE	
	SUBTOTAL CONNECTED LOAD / VA:					5720	6660						
	25% CONTINUOUS LOAD / VA:					350	615						
	TOTAL CONNECTED LOAD / VA:					6070	7275						

HIGHEST LEG VA: 7275 ÷ 120V.: **60.6** AMPS

PANEL SCHEDULES

MAXIMUM AVAILABLE FAULT CURRENT = 42,000 AMPS SYMM.



GENERAL NOTES

1. THE MAIN SWITCHBOARD 'MES', ALL DISTRIBUTION PANELBOARDS, AND ALL PANELBOARDS SHALL BE MARKED WITH A PERMANENT LABEL STATING "WARNING – POTENTIAL ARC FLASH HAZARD. APPROPRIATE PPE AND TOOLS REQUIRED WHEN WORKING ON THIS EQUIPMENT", IN ACCORDANCE WITH C.E.C. SECTION 110.16.
2. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN 6 FEET OF THE FLOOR OR TO THE STRUCTURAL CEILING ABOVE THE SPACE OF THE ELECTRICAL EQUIPMENT PER C.E.C. SECTION 110.26.

LOAD SUMMARY - MES

PANEL 'RR':	100.0 AMPS
PANEL 'FT':	100.0 AMPS
PANEL 'PK':	69.8 AMPS
'MES' TOTAL:	269.8 AMPS

SINGLE LINE DIAGRAM

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: VICTOR L. LEON R.E.E. # E23782

DISCIPLINE: ELECTRICAL ENGINEER REGIST. EXP. 12/31/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER VICTOR L. LEON No. E23782 Exp. 12/31/23 ELECTRICAL STATE OF CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	AS NOTED
JOB NO.	19.027
DRAWN BY:	GL
W.O. NO.	OR-651P1

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor	CV DWG:14011, 14012	HALE ENGINEERING				DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.				DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES PT. NO. 5072 PER ROS 14841
Date Completed						

SCALE: Horizontal ____ Vertical ____ Office ____ Field ____ Traffic ____

Designed By	Drawn By	Checked By
VLL	GL	VLL

Plans Prepared Under Supervision Of
VICTOR L. LEON
Date 02 Dec 22
R.E.E. No. E23782

Approved: Date: 1/4/23
Laura Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
ELECTRICAL SINGLE LINE DIAGRAM
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
E-7
Sheet 98 of 107

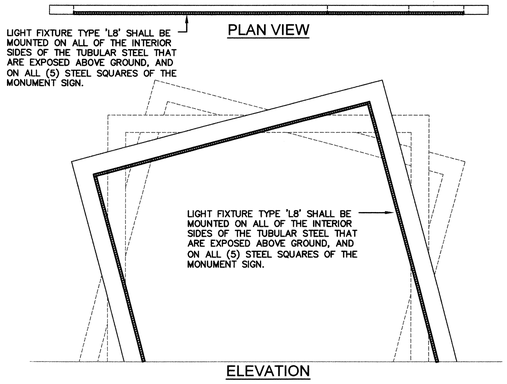
P:\2021 Projects\ElHFC.001 - Cota Vera - Central Park Square\04 DESIGN DRAWINGS\01 DWG\E3.1 - Electrical Details.dwg\E-7\30 Nov 2022 4:24 PM by: Victor Leon

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK OWD WO# D0944-060297

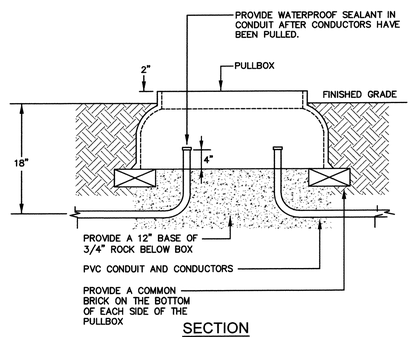
NOT USED

SCALE: N/A (12)



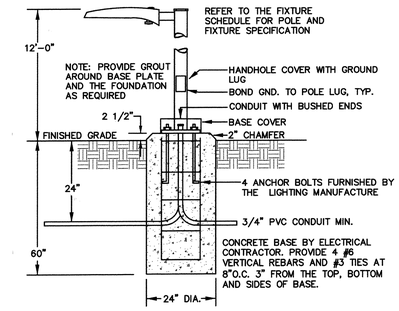
FIXTURE TYPE 'L8' MOUNTING DETAIL

SCALE: N/A (9)



INGRADE PULLBOX DETAIL

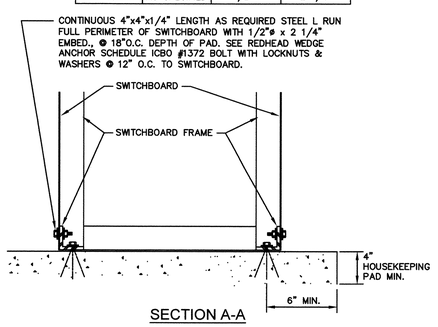
SCALE: NTS (6)



FIXTURE TYPE 'L1' DETAIL - NO SIDEWALK

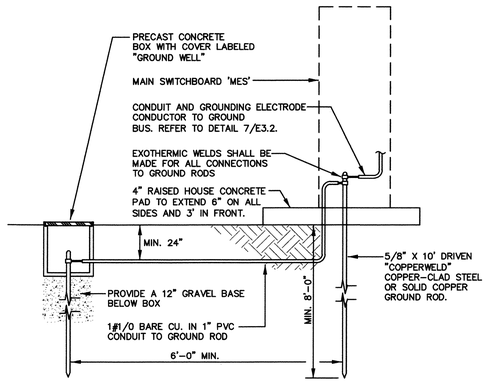
SCALE: NTS (3)

ANCHOR SCHEDULE			
EQUIPMENT	MIN. NO ANCHORS	SIZE OF ANCHORS	MINIMUM EMBEDMENT
MES	AS SPECIFIED	1/2"ø	2 1/4"



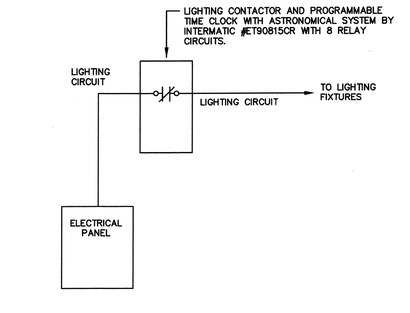
SWITCHBOARD ANCHOR DETAIL

SCALE: NTS (11)



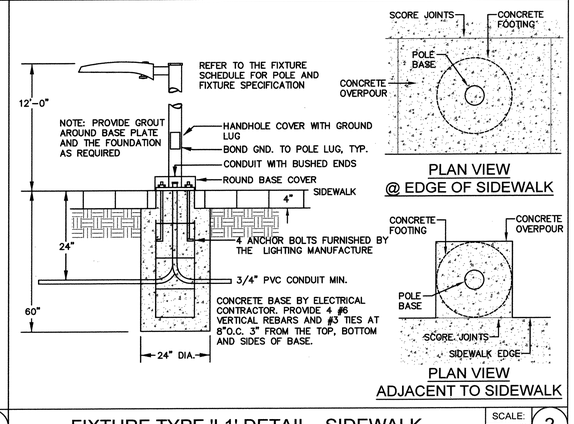
'MSE' GROUNDING DETAIL

SCALE: NTS (8)



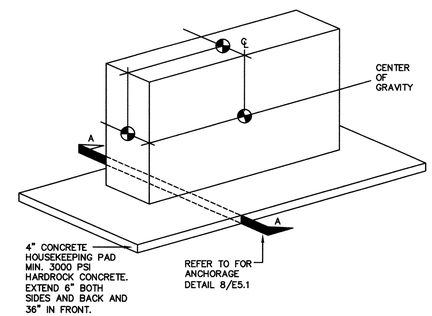
LIGHTING CONTROL DIAGRAM

SCALE: NTS (5)



FIXTURE TYPE 'L1' DETAIL - SIDEWALK

SCALE: NTS (2)



SWITCHBOARD ANCHOR DETAIL

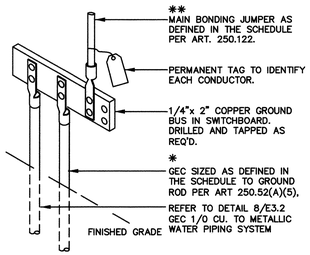
SCALE: NTS (10)

* GROUNDING ELECTRODE CONDUCTOR (GEC) SHALL BE SIZED AS FOLLOWS:

SERVICE SIZE:	GEC SIZE:
400A	1#1/0-1"C

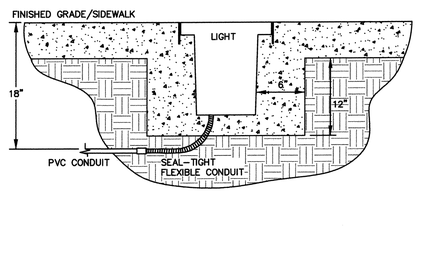
** MAIN BONDING JUMPER CONDUCTOR (MBJ) SHALL BE SIZED AS FOLLOWS:

SERVICE SIZE:	MBJ SIZE:
400A	#1/0



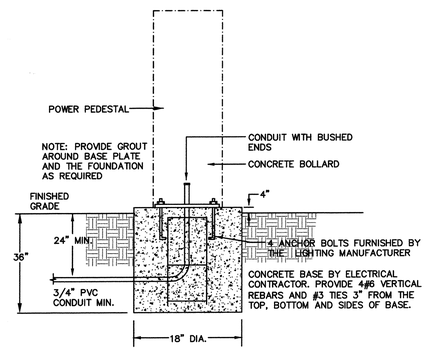
GROUND BUS & SYSTEM DETAIL

SCALE: NTS (7)



FIXTURE TYPE 'L6' DETAIL

SCALE: NTS (4)



POWER PEDESTAL DETAIL

SCALE: NTS (1)

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: VICTOR L. LEON R.E.E. # E23782

DISCIPLINE: ELECTRICAL ENGINEER REGIST. EXP. 12/31/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER — VICTOR L. LEON — No. E23782 — Exp. 12/31/23 — ELECTRICAL — STATE OF CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	AS NOTED
JOB NO.	19.027
DRAWN BY:	GL
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (-54334) WELL MON @ CL-INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal — Vertical —

Office — Field — Traffic —

Designed By: VLL — Drawn By: GL — Checked By: VLL

Plans Prepared Under Supervision Of
VICTOR L. LEON
Date 02 Dec 22
R.E.E. No. E23782

Approved: Mark A. Cano Date: 1/4/23
Laura Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
ELECTRICAL DETAILS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
E-8
Sheet 99 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK — OWD WO# D0944-060297 — CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

P:\2021 Projects\21HFC.001 - Cota Vera - Central Park Square\04 DESIGN DRAWINGS\01 DWG\E31 - Electrical Details.dwg\E-8\30 Nov 2022 4:24 PM by: Victor Leon

GENERAL

1. THE FOLLOWING NOTES REFLECT THE REQUIREMENTS OF THE ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL A COMPLETE AND OPERABLE ELECTRICAL SYSTEM.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIALS, CONDUIT, WIRING, CONTROL DEVICES AND EQUIPMENT REQUIRED TO INSURE ALL SYSTEMS ARE COMPLETE AND OPERABLE.
3. THE DIAGRAMS AND SYMBOLS ILLUSTRATED ON THESE DRAWINGS REFLECT THE INTENT OF THE ELECTRICAL SYSTEMS AND ARE SHOWN DIAGRAMMATICALLY.
4. THE CONTRACTOR SHALL REVIEW THE COMPLETE SET OF CONSTRUCTION DOCUMENTS AND VISIT THE PROJECT EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS.
5. THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF CONSTRUCTION DOCUMENTS, SPECIFICATIONS, SHOP DRAWINGS, ADDENDUM'S AND CHANGE ORDERS ON THE JOB SITE.
6. THE ELECTRICAL CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER AND ARCHITECT SHOULD A CONFLICT EXIST BETWEEN THESE DRAWINGS AND THE ACTUAL FIELD CONDITIONS.
7. COORDINATE THE INSTALLATION OF THE ELECTRICAL SYSTEMS WITH ALL PROJECT TRADES AND NOTIFY THE PROJECT MANAGER IF A CONFLICT EXISTS.
8. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A WARRANTEE FOR THE ELECTRICAL WORK INCLUDING MATERIALS, EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. NO ADDITIONAL COST FOR LABOR OR REPLACEMENT OF PARTS, MATERIALS AND EQUIPMENT SHALL BE INCURRED BY THE OWNER.
9. RETURN OPERATING MANUALS, COPIES OF SHOP DRAWINGS, BROCHURES AND EQUIPMENT WARRANTIES TO THE OWNER AT THE COMPLETION OF THE PROJECT.
10. MAINTAIN AND UPDATE DAILY A COMPLETE SET OF AS-BUILT ELECTRICAL DOCUMENTS AND RETURN TO THE PROJECT MANAGER AT THE END OF THE PROJECT.
11. ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA:
    11.1. FIXED EQUIPMENT ON GRADE: 33 PERCENT OF OPERATING WEIGHT.
    11.2. FIXED EQUIPMENT ON STRUCTURE: 40 PERCENT OF OPERATING WEIGHT.
    11.3. FOR FLEXIBLY MOUNTED EQUIPMENT, USE 4 TIMES ABOVE VALUES. SIMULTANEOUS VERTICAL FORCE, USE ONE-THIRD TIMES HORIZONTAL FORCE.
12. THESE NOTES DO NOT REPLACE BOOK SPECIFICATIONS. IF A CONFLICT IS FOUND THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH WORK.

EXISTING CONDITIONS

1. WHEN APPLICABLE, THE CONTRACTOR SHALL VERIFY EXISTING SITE AND NOTIFY THE PROJECT MANAGER IF A CONFLICT EXISTS.
2. NOTIFY UNDERGROUND DIG ALERT (811) TO IDENTIFY EXISTING UNDERGROUND STRUCTURES PRIOR TO BEGINNING UNDERGROUND WORK.

REGULATIONS, CODES AND PERMITS

1. THE COMPLETE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE 2016 CALIFORNIA ELECTRICAL CODE (CEC). REFER TO THE ARCHITECTURAL DRAWINGS FOR A LIST OF CODES THAT PERTAIN TO THIS PROJECT.
2. NOTHING ON THE DRAWINGS, GENERAL NOTES OR SPECIFICATIONS IS TO BE INTERPRETED AS PERMITTING WORK NOT CONFORMING WITH ANY CODE, REGULATION OR CITY ORDINANCES.

MATERIALS

1. ELECTRICAL MATERIALS AND PARTS SHALL BE PROVIDED BY THE SAME MANUFACTURE FOR EACH CLASS OR GROUP OF MATERIALS.
2. ALL MATERIALS, PARTS AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE NOTED.

SHOP DRAWINGS AND SUBSTITUTIONS

1. THE CONTRACTOR SHALL NOT RELEASE ELECTRICAL EQUIPMENT OR LIGHTING FIXTURES UNTIL SHOP DRAWINGS HAVE BEEN SUBMITTED AND REVIEWED.
2. SUBSTITUTIONS WILL ONLY BE CONSIDERED PRIOR TO BIDDING.
3. SUBSTITUTION PRODUCTS SHALL BE EQUAL TO THE PERFORMANCE, QUALITY AND WORKMANSHIP OF THE SPECIFIED PRODUCT. WORKING SAMPLES MAY BE REQUIRED.
4. SHOP DRAWINGS SHALL BE PROVIDED FOR THE FOLLOWING ITEMS; GENERAL ELECTRICAL MATERIALS, CONDUIT AND WIRE, SWITCHGEAR, PANELS, TRANSFORMERS, LIGHTING FIXTURES, LAMPS, CONTROL EQUIPMENT, AND SPECIAL SYSTEMS NOTED ON DRAWINGS OR SPECIFICATIONS.
5. ELECTRICAL EQUIPMENT, PARTS AND MATERIALS SHALL BE RELEASED TO INSURE THE CONSTRUCTION SCHEDULE IS NOT JEOPARDIZED DUE TO LATE DELIVERIES.

SERVICES

1. CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE UTILITY COMPANY PRIOR TO SUBMITTING ELECTRICAL DISTRIBUTION EQUIPMENT SHOP DRAWINGS.

SERVICE AND DISTRIBUTION EQUIPMENT

1. PANEL BOARDS WITH MOLDED CASE CIRCUIT BREAKERS SHALL SHALL BE FURNISHED WITH HINGED LOCKABLE DOORS THAT ARE KEYED ALIKE, INDEX CARD HOLDERS AND PERMANENT DEVICE NUMBERS. PANELS SHALL BE AS MANUFACTURED BY SEIMENS, CUTLER-HAMMER OR EQUAL.
2. SEPARATE COMPARTMENTS ABOVE PANEL BOARDS SHALL BE PROVIDED FOR TIME CLOCKS, RELAYS ETC. AS REQUIRED.
3. REFER TO PANEL SCHEDULES FOR PANEL MOUNTING REQUIREMENTS, VOLTAGE AND INDIVIDUAL DEVICE REQUIREMENTS.
4. CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE UNLESS OTHERWISE NOTED, WITH A MINIMUM GROUND FAULT RATING OF 10,000 AIC. FOR 120/208 SYSTEMS AND 14,000 AIC FOR 277/480 VOLT SYSTEMS.
5. NO PIPES, DUCTS OR EQUIPMENT FOREIGN TO THE ELECTRICAL SYSTEM SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE MAIN SWITCHBOARD, DISTRIBUTION OR ELECTRICAL PANELS.
6. MAIN SWITCHBOARD OVER-CURRENT DEVICE AND BUSSING SHALL BE RATED FOR 100 PERCENT OF CONTINUOUS OPERATION.
7. ALL SWITCHBOARD TERMINATIONS AND ENCLOSURES SHALL BE RATED FOR USE WITH 75 DEGREE CELSIUS CONDUCTORS.
8. THE MAIN SWITCHBOARD AND DISTRIBUTION PANEL BUSSING SHALL HAVE A WITHSTAND RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CURRENT RATING SHOWN ON THE DRAWINGS AND AT NO TIME LESS THAN 65,000 AMPS, RMS SYMMETRICAL. VERIFY THE FAULT CURRENT RATING THE THE UTILITY COMPANY REPRESENTATIVE AND UTILITY COMPANY ENGINEERED DOCUMENTS.

BRANCH CIRCUITING

1. BRANCH CONDUIT AND WIRE HASH MARKS MAY NOT BE DEPICTED ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE BRANCH CONDUITS AND WIRING TO ALL CIRCUITS INDICATED AND AS REQUIRED FOR A COMPLETE AND OPERABLE BRANCH CIRCUIT DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE CALIFORNIA OR NATIONAL ELECTRICAL CODE.
2. MINIMUM CONDUCTOR SIZE SHALL BE #12 COPPER WITH A MINIMUM CONDUIT SIZE OF 3/4".
3. PROVIDE A GREEN GROUND CONDUCTOR IN ALL BRANCH CIRCUIT AND FEEDER CABLES OR CONDUITS.
4. AT THE END OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE A DETAILED AS-BUIT DRAWING TO THE OWNER AND ENGINEER.

OUTLET, JUNCTION AND PULL BOXES

1. BOXES OR SPLICE BOX ENCLOSURES SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE ARTICLE 314. BOXES LOCATED OUTDOORS, WET OR DAMP LOCATIONS SHALL BE WEATHERPROOF.
2. THE MINIMUM SIZE UNDERGROUND PULL BOXES SHALL BE 11"x18"x12" DEEP WITH BOLT DOWN COVERS LABELED TO INDICATE THE PULL BOX SYSTEM. PROVIDE TRAFFIC COVERS IN WALKS, DRIVEWAYS AND PARKING LOTS. OLDCASTLE PRECAST #S1118B12AA OR EQUAL.
3. LARGE PULL BOXES SHALL BE SIZED IN ACCORDANCE WITH THE ELECTRICAL CODE REQUIREMENTS FOR CABLE PULLING, AND CONDUIT SIZE. OLDCASTLE PRECAST OR APPROVED EQUAL.
4. JUNCTION, OUTLET AND PULL BOXES SHALL BE PERMANENTLY MARKED INDICATING THE ELECTRICAL AND CIRCUITS INSTALLED.

CONDUIT

1. ELECTRICAL METALLIC TUBING UP TO 4" SHALL BE USED AS PERMITTED BY THE ELECTRICAL CODE.
2. PVC SCHEDULE 40 CONDUITS SHALL BE USED FOR UNDERGROUND INSTALLATIONS WHEN CONDUIT IS IN CONTACT WITH EARTH.
3. RIDGED GALVANIZED CONDUIT SHALL BE USED IN WET OR DAMP AREAS, ON ROOFS, EMBEDDED IN CONCRETE OR MASONRY WALLS AND EXPOSED IN ALL AREAS WHERE CONDUIT IS EXPOSED TO PHYSICAL DAMAGE.
4. THE MINIMUM CONDUIT SIZE PERMITTED SHALL BE 3/4".
5. PROVIDE GALVANIZED SEAMLESS COUPLINGS AND CONNECTORS (COMPRESSION TYPE) WITH FACTORY APPLIED INSULATED THROAT. DEVICES SHALL BE USED IN ACCORDANCE WITH THE ARTICLE 358 - ELECTRICAL METALLIC TUBING.
6. CONDUITS INSTALLED UNDER GROUND SHALL BE INSTALLED A MINIMUM OF 18" BELOW FINISHED GRADE. CONDUITS INSTALLED UNDER STREETS AND PARKING AREAS SHALL BE INSTALLED 24" BELOW FINISHED GRADE.
7. PROVIDE A CODE SIZED COPPER GROUND CONDUCTOR IN ALL UNDERGROUND PVC CONDUIT SYSTEMS AND ALL ELECTRICAL METALLIC RACEWAY SYSTEMS.
8. EXPOSED CONDUIT SHALL BE INSTALLED PARALLEL TO AND AT RIGHT ANGLES WITH THE BUILDING OR STRUCTURE. EXPOSED CONDUITS SHALL BE GALVANIZED WHEN INSTALLED BELOW 9 FEET. EXPOSED CONDUITS ARE NOT APPROVED IN PUBLIC AREAS.
9. EXPOSED CONDUITS THAT PENETRATE WALLS OR CEILINGS SHALL BE MADE WITH 90 DEGREE "LB" CONDUIT BODIES FOR EMT OR RIGID CONDUITS AT PENETRATION POINTS. CONDUIT SWEEP PENETRATIONS ARE NOT ACCEPTABLE.
10. CONDUIT INSTALLED WITHOUT CONDUCTORS SHALL BE INSTALLED WITH PULL ROPES, CONDUIT CAPS AND PERMANENTLY LABELED TO ITS DESTINATION AND SYSTEM.

CONDUCTORS & WIRING

1. ALL CONDUCTORS SHALL BE COPPER WITH AMPACITY RATINGS IN ACCORDANCE WITH ARTICLE 310.15 AND TABLE 310.16.
2. ALUMINUM CONDUCTORS ARE NOT APPROVED FOR THIS PROJECT.
3. CONDUCTORS SHALL BE CODE GRADE THHN/THWN (DRY/WET) 600 VOLT 75 DEGREE C. COPPER WITH MARKINGS (24" O.C.) INDICATING MANUFACTURE, WIRE TYPE, AMPERAGE AND SIZE.
4. THE MINIMUM WIRE SIZE SHALL BE #12 AWG SOLID. WIRE SIZE #8 AND LARGER SHALL BE COPPER STRANDED.
5. SOLDERLESS CONNECTORS AND TERMINALS SHALL BE USED FOR TERMINATING STRANDED CONDUCTORS #8 AND LARGER. APPROVED MANUFACTURES ARE BURNDY OR T&B.
6. BRANCH CIRCUIT AND FIXTURE WIRING, SPLICES AND TAPS FOR CONDUCTORS #10 AND SMALLER SHALL BE MADE WITH UL LISTED 600 VOLT CONNECTORS AS MANUFACTURED BY IDEAL OR SCOTCHLOCK.
7. CONDUCTORS IN PANELS, TERMINAL CABINETS, PULL BOXES AND WIRING GUTTERS SHALL BE NEATLY GROUPED AND TAPES TOGETHER WITH 3M "SCOTCH #33 PLASTIC ELECTRICAL TAPE OR T&B #TY-RAP CABLE STRAPS.
8. REMOVE ALL DEBRIS AND MOISTURE FROM CONDUITS, BOXES AND CABINETS BEFORE THE INSTALLATION OF CONDUCTORS.
9. WHEN REQUIRED MINERALAC OR LINSEED SOAP ARE APPROVED WIRE PULLING COMPOUNDS. OIL, GREASE OR SIMILAR SUBSTANCES ARE NOT APPROVED AS PULLING COMPOUNDS.
10. ALL CONDUCTORS SHALL BE PERMANENTLY TAGGED TO INDICATE SYSTEM OR CIRCUIT NUMBER.
11. LOW VOLTAGE CONDUCTORS FOR CONTROL SYSTEMS REQUIRING LOW VOLTAGE CONTROL SIGNALS SHALL SIZED IN ACCORDANCE TO SPECIFIC SYSTEM REQUIREMENTS.
12. CONNECTIONS OR SPLICES LOCATED IN PULL BOXES OR OTHER SPACE BELOW GRADE SHALL BE WEATHERPROOF. #8 CONDUCTORS AND SMALLER SHALL USE SCOTCHLOK CONNECTORS IMBEDDED WITHIN A "UNIPAK" 3M SCOTCHCAST EPOXY TYPE RESIN. #6 AND LARGER SHALL USE "HI-PRESS" HYDRAULICALLY COMPRESSED HEAVY WALL CONNECTOR AS MANUFACTURED BY THOMAS & BETTS #HS-LR OR RAYCHEM #WTM OR #WCSM SERIES PRE-APPLIED SEALANT, POLYLEFIN HEAT SHRINKABLE TUBE INSULATOR FOR EACH CONDUCTOR OR OR COLD SHRINK TUBE INSULATORS RAYCHEM #RVS.
13. BOLT TYPE SODERLESS CONNECTORS SHALL BE TIGHTEN TWICE AT 24 AND 48 HOURS AFTER THE ORIGINAL INSTALLATION AND BEFORE TAPING.

APPLICABLE CODES AND REGULATIONS

1. THE COMPLETE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES:
    a. 2016 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
    b. 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, CCR (BASED ON THE 2015 INTERNATIONAL BUILDING CODE (IBC))
    c. 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24, CCR (BASED ON THE 2014 NATIONAL ELECTRICAL CODE (NEC))
    d. 2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, CCR (BASED ON THE 2015 UNIFORM MECHANICAL CODE (UMC))
    e. 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, CCR (BASED ON THE 2015 UNIFORM PLUMBING CODE (UPC))
    f. 2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, CCR (BASED ON THE 2015 INTERNATIONAL FIRE CODE (IFC))
2. NOTHING ON THE DRAWINGS, GENERAL NOTES OR SPECIFICATIONS IS TO BE INTERPRETED AS PERMITTING WORK NOT CONFORMING WITH ANY CODE, REGULATION OR CITY ORDINANCES.

ELECTRICAL GENERAL NOTES

LEGEND

⊖	DUPLEX RECEPTACLE – WALL MOUNTED +18" AFF OR AS NOTED
⊖	DUPLEX GFCI RECEPTACLE – WALL MOUNTED MOUNTED +18" AFF OR AS NOTED
⊟	DUPLEX RECEPTACLE – WALL MOUNTED ABOVE COUNTER OR AS REQUIRED
⊟	DUPLEX GFCI RECEPTACLE – WALL MOUNTED ABOVE COUNTER OR AS REQUIRED
⊕	QUADPLEX RECEPTACLE – WALL MOUNTED +18" AFF OR AS NOTED
⊕	QUADPLEX GFCI RECEPTACLE – WALL MOUNTED MOUNTED +18" AFF OR AS NOTED
$	SINGLE POLE SWITCH – WALL MOUNTED +42" OR AS NOTED, SUBSCRIPT SYMBOLS INDICATE THE FOLLOWING: 3 – THREE WAY SWITCH D – MICRO DOOR SWITCH M – MOTOR RATED SWITCH a,b,c, etc. – INDICATES THE NUMBER OF SWITCHES AND LIGHT FIXTURES CONTROLLED
◁	COMBINATION DATA / TELEPHONE OUTLET – PROVIDE 3/4" CONDUIT AND 2 CAT-5E CABLES TO THE COMMUNICATION BACKBOARD AND TERMINATE TO THEIR RESPECTIVE TERMINATION POINTS.
◀	TELEPHONE OUTLET – WALL MOUNTED +18" OR AS NOTED. PROVIDE A 3/4" CONDUIT AND CAT-5E CABLE TO THE COMMUNICATION BACKBOARD UNLESS OTHERWISE NOTED.
J	JUNCTION BOX – ACCESSIBLE FOR THE APPLICATION SHOWN ON THE DRAWINGS
J	JUNCTION BOX – WALL MOUNTED +18" AFF OR AS NOTED
J	PULL BOX – INGRADE
	SURFACE MOUNTED SWITCHBOARD/DISTRIBUTION PANELBOARD – REFER TO PANEL SCHEDULE AND GENERAL NOTES
	SURFACE MOUNTED PANELBOARD OR LOAD CENTER – REFER TO PANEL SCHEDULE AND GENERAL NOTES.
	SURFACE MOUNTED COMMUNICATIONS BACKBOARD – AC GRADE OR BETTER, VOID-FREE, 4'x8' SHEETS OF 3/4" PLYWOOD. PLYWOOD SHEETS SHALL BE MOUNTED VERTICALLY FROM CEILING HEIGHT TOWARDS FLOOR. PLYWOOD MUST BE PAINTED ON ALL SIDES WITH ONE COAT OF PRIMER AND TWO COATS OF WHITE FIRE RESISTANT PAINT. THE PLYWOOD SHOULD BE INSTALLED WITH THE GRADE 'C' SURFACE FACING THE WALL
'A'-2,4,6	CIRCUIT HOME RUN TO PANEL "A" CIRCUITS 2,4,6 – HASH MARKS INDICATE NUMBER OF CONDUCTORS. NO HASH MARKS INDICATE ONE PHASE CONDUCTOR AND ONE NEUTRAL CONDUCTOR. LONG INDICATES NEUTRAL CONDUCTOR, SHORT INDICATE PHASE CONDUCTOR. CONDUCTOR SIZES SHALL BE #12 AWG COPPER IN A 3/4" CONDUIT, UNLESS NOTED OTHERWISE. ALL BRANCH CIRCUITS SHALL INCLUDE AN EQUIPMENT GROUNDING CONDUCTOR (HASH MARK NOT SHOWN), #12 AWG COPPER, UNLESS NOTED OTHERWISE. REFER TO THE 'BRANCH CIRCUITING' SECTION OF THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
	CONDUIT CONCEALED WITHIN BUILDING WALLS OR CEILING SPACE. HASH MARKS INDICATE QUANTITY OF CONDUCTORS. NO HASH MARKS INDICATE ONE PHASE CONDUCTOR AND ONE NEUTRAL CONDUCTOR. PROVIDE CODE SIZED COPPER BOND CONDUCTOR AS REQUIRED AND REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
A2	LIGHT FIXTURE CALL OUT – NUMBER INDICATES THE QUANTITY OF LIGHTS, REFER TO THE LIGHT FIXTURE SCHEDULE FOR FIXTURE SPECIFICATION.
	PREWIRED FLEXIBLE STEEL CONDUIT FOR FINAL CONNECTION TO DEVICE, LIMITED TO 72" IN LENGTH.
	EXHAUST FAN – PROVIDED BY THE MECHANICAL CONTRACTOR, WIRED BY THE ELECTRICAL CONTRACTOR, REFER TO THE MECHANICAL DRAWINGS FOR SPECIFICATION.
	CEILING MOUNTED EXIT SIGN CONNECTED TO AN EMERGENCY LIFE SAFETY BRACH CIRCUIT FOR EMERGENCY BACK-UP – REFER TO LIGHT FIXTURE SCHEDULE FOR SPECIFICATION.
	WALL MOUNTED EMERGENCY LIGHT UNIT – REFER TO LIGHT FIXTURE SCHEDULE FOR SPECIFICATION.
SD	DUCT SMOKE DETECTOR – PROVIDED BY THE FIRE ALARM CONTRACTOR, REFER TO THE FIRE ALARM DRAWINGS FOR SPECIFICATION.
AC-1	MECHANICAL EQUIPMENT CALL OUT – LETTER IDENTIFIES UNIT TYPE, NUMBER IDENTIFIES UNIT, REFER TO THE MECHANICAL DRAWINGS FOR AND SPECIFICATIONS FOR SPECIFIC REQUIREMENTS.
	DRY TYPE TRANSFORMER – REFER TO SINGLE LINE DIAGRAM AND GENERAL NOTES FOR SPECIFICATIONS.
	SYSTEM GROUND IN ACCORDANCE WITH ELECTRICAL CODE ARTICLE #250
	CIRCUIT BREAKER, SIZE AS NOTED
	BUS BAR
GFP	GROUND FAULT PROTECTION DEVICE
	PANELBOARD WITH MAIN CIRCUIT BREAKER
	PANELBOARD WITH MAIN LUGS ONLY

NOTE: REFER TO LIGHTING FIXTURE SCHEDULE FOR LIGHT FIXTURE SYMBOLS

AWG – AMERICAN WIRE GAUGE
AMP, A – AMPERES
AIC – INTERRUPTING CAPACITY (SYMMETRICAL)
CIRC, CKT – CIRCUIT
CB – CIRCUIT BREAKER
CU –COPPER
DIA – DIAMETER
EC – ELECTRICAL CONTRACTOR
EMT – ELECTRICAL METALLIC TUBING
EG – EQUIPMENT GROUND (GREEN)
E – EXISTING
F – FUSED
FLA – FULL LOAD AMPS
GRN – GROUND
JB –JUNCTION BOX
KVA – KILOVOLT AMPERES
KW – KILOWATT
LCL – LONG CONTINUOUS LOAD
LTG – LIGHT, LIGHTS, LIGHTING
MCB – MAIN CIRCUIT BREAKER
MIN – MINIMUM
MLO – MAIN LUGS ONLY
MCM, KCMIL – THOUSAND CIRCULAR MILS
MFGR – MANUFACTURER
MTD, MTG – MOUNTED, MOUNTING
NEC – NATIONAL ELECTRICAL CODE
NTS – NOT TO SCALE
NIC – NOT IN CONTRACT
P – POLE
PB – PULL BOX
PH – PHASE
PVC – POLYVINYL CHLORIDE CONDUIT
PWR – POWER
REC, RECEPT – RECEPTACLE
TYP – TYPICAL
UGPS – UNDERGROUND PULL SECTION
V – VOLTS
VA – VOLT AMPERES
WP – WEATHERPROOF
W – WIRE
XFMR – TRANSFORMER

ABBREVIATIONS

LIGHTING FIXTURE SCHEDULE

TYPE	SYMBOL	MANUFACTURER / MODEL NUMBER	VA	VOLT.	LAMP TYPE	DESCRIPTION AND NOTES
L1	∞	LANDSCAPE FORMS #LE350-T4HO-30K-UV1-5A-MS1-RAL-RAL/LE-16-A-5-NTW-CPT	73	120	LED	POLE MOUNT AREA LIGHT – LEO HEAD SERIES WITH INTEGRAL MOTION DETECTOR; POWDER COATED PAINT (COLOR: OCEAN); 16' TALL x 5" ROUND ALUMINUM POLE.
L1	∞	LANDSCAPE FORMS #LE350-T4HO-30K-UV1-5A-MS1-RAL-RAL/LE-16-A-5-NTW-CPT-GFCI	73	120	LED	POLE MOUNT AREA LIGHT – LEO HEAD SERIES WITH INTEGRAL MOTION DETECTOR; POWDER COATED PAINT (COLOR: OCEAN); 16' TALL x 5" ROUND ALUMINUM POLE WITH DUPLEX GFCI RECEPTACLE.
L3		OUT-SIDER #HOP-OP500-LIGHT-COLOR YELLOW 187-0104 W/ BRACKET 900B8	30	120	LED	20" DIA x 16" TALL CYLINDER LIGHTED SEAT – MOULDED POLYETHYLNE; COLOR YELLOW; WITH MOUNTING BRACKET
L4		OUT-SIDER #HOP-OP500-LIGHT-COLOR ORANGE 187-0103 W/ BRACKET 900B8	30	120	LED	20" DIA x 16" TALL CYLINDER LIGHTED SEAT – MOULDED POLYETHYLNE; COLOR ORANGE; WITH MOUNTING BRACKET
L5		OUT-SIDER #LOOP-LIGHT-COLOR ORANGE 136-103 W/ BRACKET 900B8	75	120	LED	70" DIA x 16" TALL LOOP/DONUT LIGHTED SEAT – MOULDED POLYETHYLNE; COLOR ORANGE; WITH MOUNTING BRACKET
L8		DESIGN PLAN #40180-CUSTOM-P-RGB-DIF-OP-PPLT00288	50	24	LED	HYDROFLEX MINI LINEAR RGB BUILDING EDGE STRIP – PROVIDE REMOTE IN-GRADE TRANSFORMER AND ALUMINUM LINEAR PROFILE MOUNTING CHANNEL; CUSTOM LENGTHS PER EACH MONUMENT SIDE;

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: VICTOR L. LEON R.E.E. # E23782

DISCIPLINE: ELECTRICAL ENGINEER REGIST. EXP. 12/31/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER VICTOR L. LEON No. E23782 Exp. 12/31/23 ELECTRICAL STATE OF CALIFORNIA

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	AS NOTED
JOB NO.	19.027
DRAWN BY:	GL
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor	CV DWG:14011, 14012	HALE ENGINEERING				DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.				DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL-INT. RUTGERS & OTAY LAKES PT. NO. 5072 PER ROS 14841
Date Completed						

SCALE: Horizontal / Vertical

Office / Field / Traffic

Designed By	Drawn By	Checked By
VLL	GL	VLL

Plans Prepared Under Supervision Of
VICTOR L. LEON
Date 02 Dec 22
R.E.E. No. E23782

Approved: Date: 1/4/23
Laura Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
ELECTRICAL LEGEND & GENERAL NOTES
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
E-9
Sheet 100 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297

P:\2021 Projects\21HFC.001 - Cota Vera - Central Park Square\04 DESIGN DRAWINGS\01 DWG\E31 - Electrical Details.dwg\E-9\30 Nov 2022 4:24 PM by: Victor Leon

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Village 8 - Central Square Park	Report Page:	(Page 1 of 7)
Project Address:	Main Street & La Media Parkway	Date Prepared:	3/3/2022

A. GENERAL INFORMATION

01	Project Location (city)	Chula Vista	04	Total Illuminated Hardscape Area (ft²)	9650
02	Climate Zone	7			
03	Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):				

☐ LZ-0: Very Low - Undeveloped Parkland ☐ LZ-2: Moderate - Rural Areas ☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval
☐ LZ-1: Low - Developed Parkland ☒ LZ-3: Moderately High - Urban Areas

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2I for alterations.

My Project Consists of:

01	02
☒ New Lighting System	Must Comply with Allowances from §140.7
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ○ Yes ○ No

03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance | Report Version: 2019.1.003 Schema Version: rev 20200601 | Report Generated: 2022-03-03 21:43:31

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Village 8 - Central Square Park	Report Page:	(Page 2 of 7)
Project Address:	Main Street & La Media Parkway	Date Prepared:	3/3/2022

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptionol Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L											Compliance Results		
01		02		03		04		05		06		07		08	09
General Hardscape Allowance §140.7(d)1 (See Table I)	+	Per Application §140.7(d)2 (See Table J)	+	Sales Frontage §140.7(d)2 (See Table K)	+	Ornamental §140.7(d)2 (See Table L)	+	Per Specific Area §140.7(d)2 (See Table M)	OR	Existing Power Allowance §141.0(b)2L (See Table N)	=	Total Allowed (Watts)	≥	Total Actual (Watts)	07 must be >= 08
10,266.25	+	---	+	---	+	---	+	---	OR	---	=	10,266.25	≥	2,496	COMPLIES
Cutoff Compliance (See Table G for Details)															N/A
Controls Compliance (See Table H for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance | Report Version: 2019.1.003 Schema Version: rev 20200601 | Report Generated: 2022-03-03 21:43:31

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Village 8 - Central Square Park	Report Page:	(Page 3 of 7)
Project Address:	Main Street & La Media Parkway	Date Prepared:	3/3/2022

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.7 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included).

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total number luminaires[2]	Luminaire Status[3]	Excluded per §140.7(a)	Design Watts	Cutoff Req. > 6,200 initial lumen output §130.2(b)[4]	Field Inspector	
										Pass	Fail
L1	96w LED	☐ Linear	96	CEC Default	26	New	☐	2,496	NA: < 6200 lumens	☐	☐
							Total Design Watts:	2496			

** NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.*
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by §130.2(b)*

G. CUTOFF REQUIREMENTS (BUG)

This section does not apply to this project.

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance | Report Version: 2019.1.003 Schema Version: rev 20200601 | Report Generated: 2022-03-03 21:43:31

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Village 8 - Central Square Park	Report Page:	(Page 4 of 7)
Project Address:	Main Street & La Media Parkway	Date Prepared:	3/3/2022

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
*When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.*

Mandatory Controls

01	02	03	04	05	
Area Description	Shut-Off §130.2(c)1	Auto-Schedule §130.2(c)2	Motion Sensor §130.2(c)3	Field Inspector	
				Pass	Fail
Restroom Building	Astronomical Timer	Yes	Yes	☐	☐

** NOTES: Control is with a * require a note in the space below explaining how compliance is achieved.*
EX: Not permitted by health & safety to be turned off; EXCEPTION 1 to §130.2(c)

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance | Report Version: 2019.1.003 Schema Version: rev 20200601 | Report Generated: 2022-03-03 21:43:31

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Village 8 - Central Square Park	Report Page:	(Page 5 of 7)
Project Address:	Main Street & La Media Parkway	Date Prepared:	3/3/2022

I. LIGHTING POWER ALLOWANCE (per §140.7)

This table includes areas using allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

	01				
	☒ General Hardscape Allowance Table I (below)	"Use it or lose it" Allowance (select all that apply) (select all that apply)			
		☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M
Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 0, 1 & 4)					
This section does not apply to this project.					
Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 2 & 3)					

02	03	04	05	06	07	08	09	10
		Area Wattage Allowance (AWA)			Area Wattage Allowance (AWA)			
Area Description	Surface Type	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	Total General AWA + LWA (Watts)
Walkway	Asphalt	9650	0.03	241.25	38700	0.4	9675	9916.25
						Initial Wattage Allowance for Entire Site (Watts):		350
						Total General Hardscape Allowance (Watts):		10266.25

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance | Report Version: 2019.1.003 Schema Version: rev 20200601 | Report Generated: 2022-03-03 21:43:31

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Village 8 - Central Square Park	Report Page:	(Page 6 of 7)
Project Address:	Main Street & La Media Parkway	Date Prepared:	3/3/2022

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Yes	No	Form/Title	Field Inspector	
			Pass	Fail
●	○	NRCI-LTO-01-E - Must be submitted for all buildings	☐	☐
●	○	NRCI-LTO-02-E- Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Yes	No	Form/Title	Field Inspector	
			Pass	Fail
●	○	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	☐	☐

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance | Report Version: 2019.1.003 Schema Version: rev 20200601 | Report Generated: 2022-03-03 21:43:31

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

"AS-BUILT "
SIGNED: DATE:
PRINT NAME: VICTOR L. LEON R.E.E. # E23782
DISCIPLINE: ELECTRICAL ENGINEER REGIST. EXP. 12/31/23

IT'S THE LAW! DIAL BEFORE YOU DIG! CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER VICTOR L. LEON No. E23782 Exp. 12/31/23 ELECTRICAL STATE OF CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE: 02 Dec 22
SCALE: AS NOTED
JOB NO. 19.027
DRAWN BY: GL
W.O. NO. OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK
DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON.@ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal / Vertical
Office / Field / Traffic
Designed By: VLL
Drawn By: GL
Checked By: VLL
Prepared Under Supervision Of
VICTOR L. LEON
Date 02 Dec 22
R.E.E. No. E23782

Approved: Mark A. Cow Date: 1/4/23
Laura Black
Director of Development Services or designee.

CITY OF CHULA VISTA
OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
TITLE 24 - EXTERIOR LIGHTING COMPLIANCE REPORTS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
E-10
Sheet 101 of 107

P:\2021 Projects\21HFC001 - Cota Vera - Central Park Square\04 DESIGN DRAWINGS\01 DWG\E31 - Electrical Details.dwg\E-10\30 Nov 2022 4:24 PM by Victor Leon

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	Village 8 - Central Square Park	Report Page:	(Page 7 of 7)
Project Address:	Main Street & La Media Parkway	Date Prepared:	3/3/2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Victor L. Leon	Documentation Author Signature:
Company: RTM Engineering Consultants, LLC	Signature Date:
Address: 39249 Leopard Street, Suite A-101	CEA/ HERS Certification Identification (if applicable): E23782
City/State/Zip: Palm Desert CA 92211	Phone: 760-340-9005

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Victor L. Leon	Responsible Designer Signature:
Company: RTM Engineering Consultants, LLC	Date Signed: 2022-03-03
Address: 39249 Leopard St., Suite A-101	License: E23782
City/State/Zip: Palm Desert CA 92211	Phone: 760-340-9005

Registration Number:

Registration Date/Time:

Registration Provider: Energysoft

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

Report Version: 2019.1.003
Schema Version: rev 20200601

Report Generated: 2022-03-03 21:43:31

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: VICTOR L. LEON R.E.E. # E23782

DISCIPLINE: ELECTRICAL ENGINEER REGIST. EXP. 12/31/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER VICTOR L. LEON No. E23782 Exp. 12/31/23 ELECTRICAL STATE OF CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	AS NOTED
JOB NO.	19.027
DRAWN BY:	GL
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal ____ Vertical ____

Office ____ Field ____ Traffic ____

Designed By: VLL | Drawn By: GL | Checked By: VLL

Plans Prepared Under Supervision Of
VICTOR L. LEON
Date 02 Dec 22
R.E.E. No. E23782

Approved: Mark A. Caw Date: 1/4/23
Laura Black
Director of Development Services or designee.

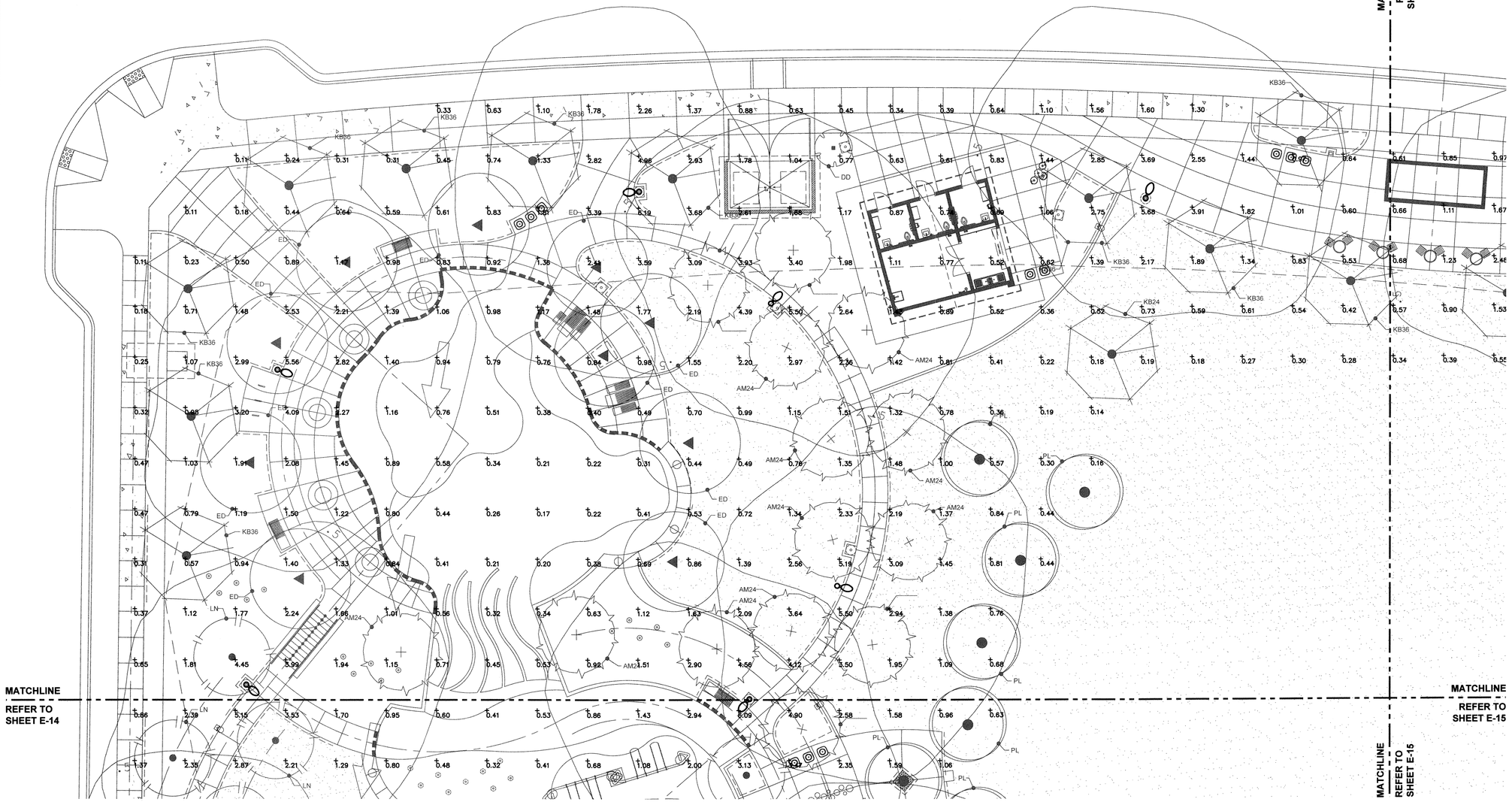
CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
TITLE 24 - EXTERIOR LIGHTING COMPLIANCE REPORTS
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

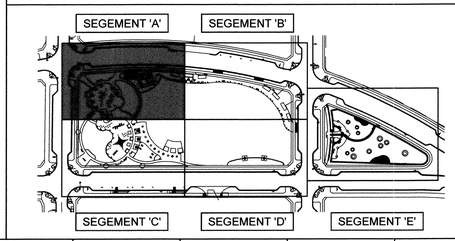
DWG NO. 22006
E-11
Sheet 102 of 107

P:\2021 Projects\21HFC.001 - Cota Vera - Central Park Square\04 DESIGN DRAWINGS\01 DWG\E31 - Electrical Details.dwg\E-11\30 Nov 2022 4:24 PM by: Victor Leon

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK OWD WO# D0944-060297 CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22



KEY PLAN



1 PHOTOMETRIC PLAN - SEGMENT 'A'

SCALE: 3/32" = 1'-0"

NORTH

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: VICTOR L. LEON R.E.E. # E23782

DISCIPLINE: ELECTRICAL ENGINEER REGIST. EXP. 12/31/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER VICTOR L. LEON No. E23782 Exp. 12/31/23 ELECTRICAL STATE OF CALIFORNIA

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com|760.340.9005

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	3/32" = 1'-0"
JOB NO.	19.027
DRAWN BY:	GL
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal — Vertical —

Office — Field — Traffic —

Designed By	Drawn By	Checked By
VLL	GL	VLL

I Hereby Certify That This Plan, Specification, or Report Was Prepared Under Supervision Of

VICTOR L. LEON Date 02 Dec 22 R.E.E. No. E23782

Approved: Date: 1/4/23

Laura Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

PHOTOMETRIC PLAN - SEGMENT 'A'

CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006

E-12

Sheet 103 of 107

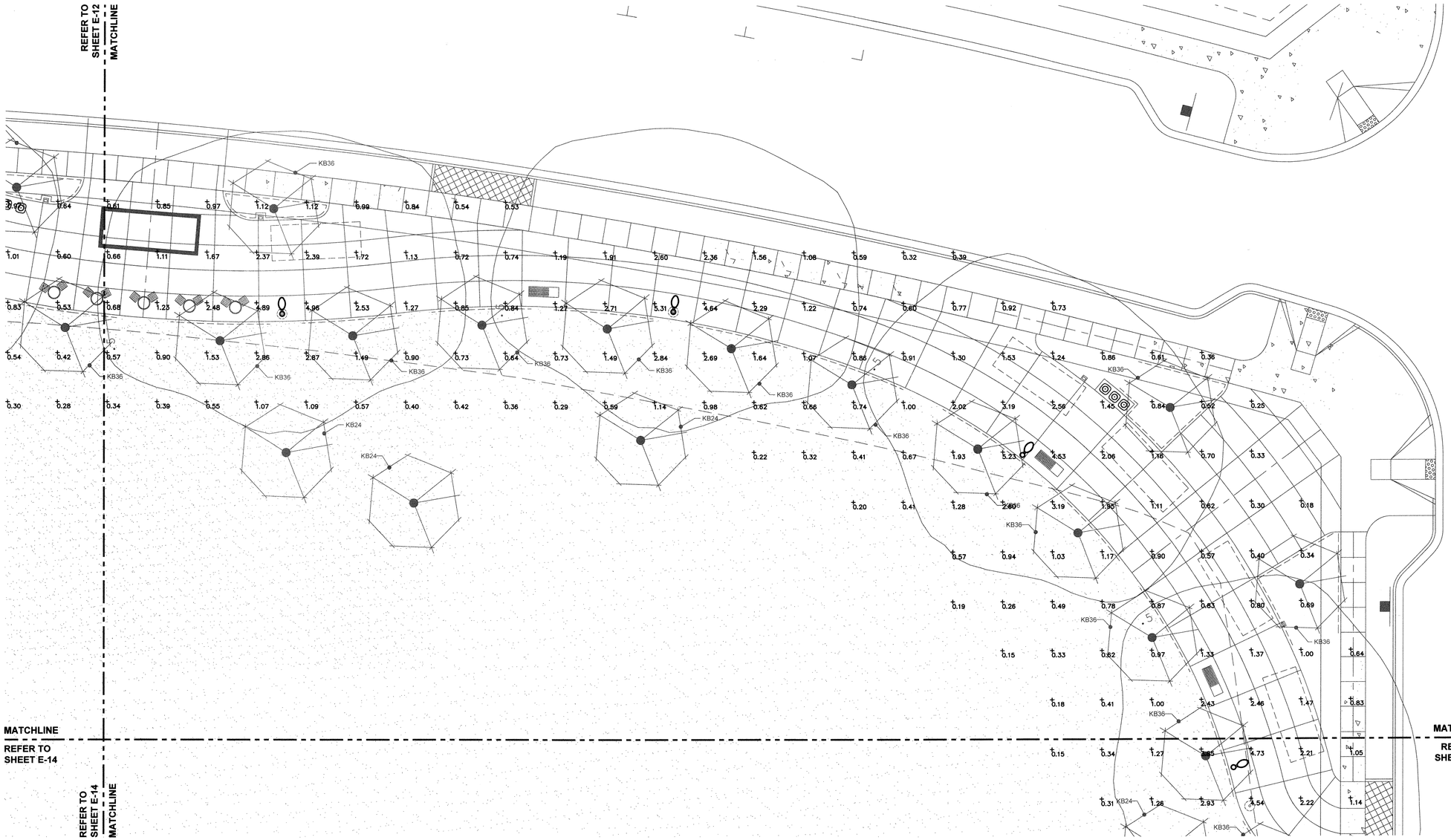
P:\2021 Projects\21HFC.001 - Cota Vera - Central Park Square\04 DESIGN DRAWINGS\01 DWG\E41 - Electrical Enlarged Plansdwg\E-12\30 Nov 2022 424 PM by Victor Leon

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK OWD WO# D0944-060297

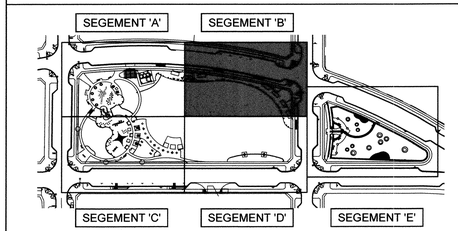
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

REFER TO SHEET E-12
MATCHLINE

MATCHLINE
REFER TO SHEET E-16



KEY PLAN



1 PHOTOMETRIC PLAN - SEGMENT 'B'

SCALE: 3/32" = 1'-0"

NORTH

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: VICTOR L. LEON R.E.E. # E23782

DISCIPLINE: ELECTRICAL ENGINEER REGIST. EXP. 12/31/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER VICTOR L. LEON No. E23782 Exp. 12/31/23 ELECTRICAL STATE OF CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	3/32" = 1'-0"
JOB NO.	19.027
DRAWN BY:	GL
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON. @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal / Vertical

Office / Field / Traffic

Designed By: VLL — Drawn By: GL — Checked By: VLL

Plans Prepared Under Supervision Of: VICTOR L. LEON

Date: 02 Dec 22

R.E.E. No. E23782

Approved: Laura Black, Director of Development Services or designee. Date: 1/4/23

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

PHOTOMETRIC PLAN - SEGMENT 'B'

CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006

E-13

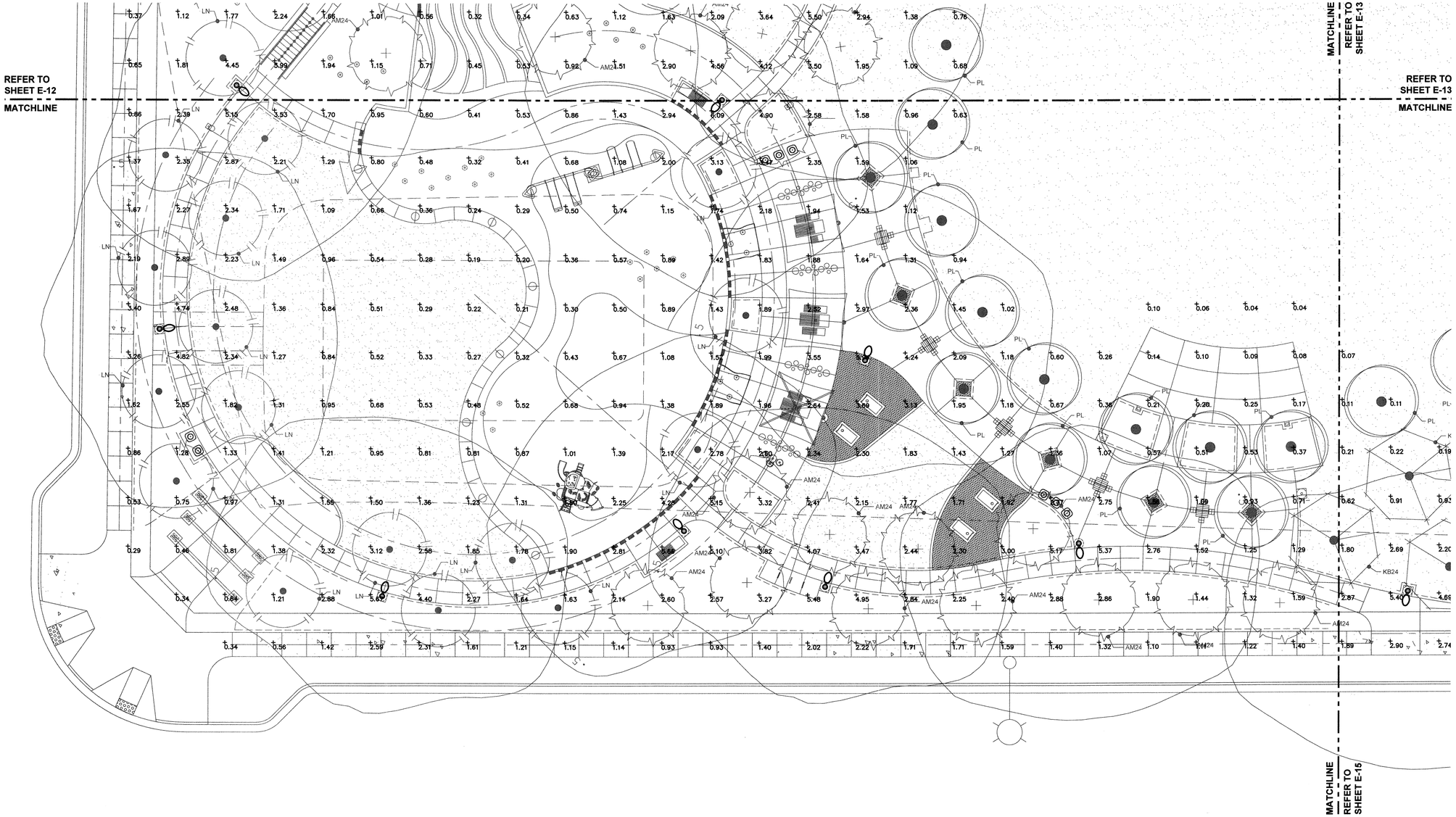
Sheet 104 of 107

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

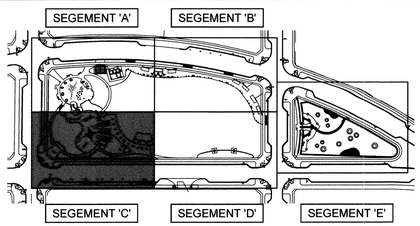
OWD WO# D0944-060297

CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

P:\2021 Projects\21HFC.001 - Cota Vera - Central Park Square\04 DESIGN DRAWINGS\01 DWG\E41 - Electrical Enlarged Plansdwg\E-13\30 Nov 2022 4:24 PM by Victor Leon



KEY PLAN



1 PHOTOMETRIC PLAN - SEGMENT 'C'

SCALE: 3/32" = 1'-0"

NORTH

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: VICTOR L. LEON R.E.E. # E23782

DISCIPLINE: ELECTRICAL ENGINEER REGIST. EXP. 12/31/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER VICTOR L. LEON No. E23782 Exp. 12/31/23 ELECTRICAL STATE OF CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	3/32" = 1'-0"
JOB NO.	19.027
DRAWN BY:	GL
W.O. NO.	OR-651P1

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd
Contractor		CV DWG:14011, 14012	HALE ENGINEERING			
Inspector		CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed						

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal ____ Vertical ____

Office ____ Field ____ Traffic ____

Designed By VLL | Drawn By GL | Checked By VLL

Prepared Under Supervision Of
VICTOR L. LEON
Date 02 Dec 22
R.E.E. No. E23782

Approved: Date: 11/4/23
Laura Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
PHOTOMETRIC PLAN - SEGMENT 'C'
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006
E-14
Sheet 105 of 107

P:\2021 Projects\21HFC.001 - Cota Vera - Central Park Square\04 DESIGN DRAWINGS\01 DWG\E41 - Electrical Enlarged Plansdwg\E-14\30 Nov 2022 4:04 PM by Victor Leon

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22
OWD WO# D0944-060297

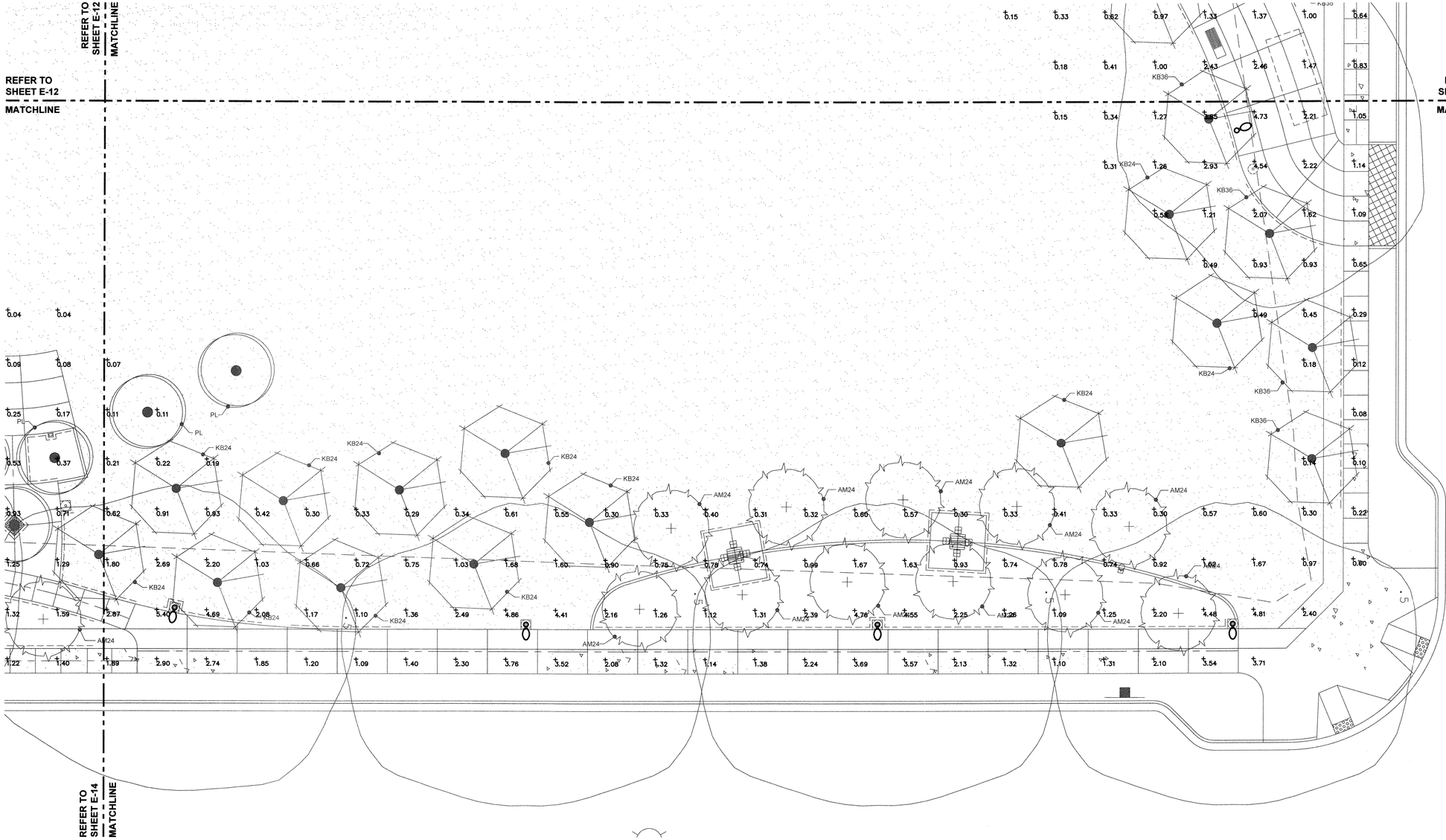
REFER TO SHEET E-12 MATCHLINE

REFER TO SHEET E-12 MATCHLINE

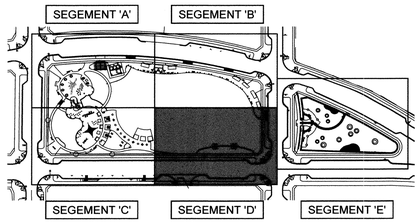
REFER TO SHEET E-13 MATCHLINE

REFER TO SHEET E-14 MATCHLINE

MATCHLINE REFER TO SHEET E-16



KEY PLAN



1 PHOTOMETRIC PLAN - SEGMENT 'D'

SCALE: 3/32" = 1'-0"

NORTH

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: VICTOR L. LEON R.E.E. # E23782

DISCIPLINE: ELECTRICAL ENGINEER REGIST. EXP. 12/31/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER VICTOR L. LEON No. E23782 Exp. 12/31/23 ELECTRICAL STATE OF CALIFORNIA

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	3/32" = 1'-0"
JOB NO.	19.027
DRAWN BY:	GL
W.O. NO.	OR-651P1

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal / Vertical

Office / Field / Traffic

Designed By	Drawn By	Checked By
VLL	GL	VLL

Plans Prepared Under Supervision Of
VICTOR L. LEON
Date 02 Dec 22
R.E.E. No. E23782

Approved: Date: 1/4/23
Laura Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK
PHOTOMETRIC PLAN - SEGMENT 'D'
CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006

E-15

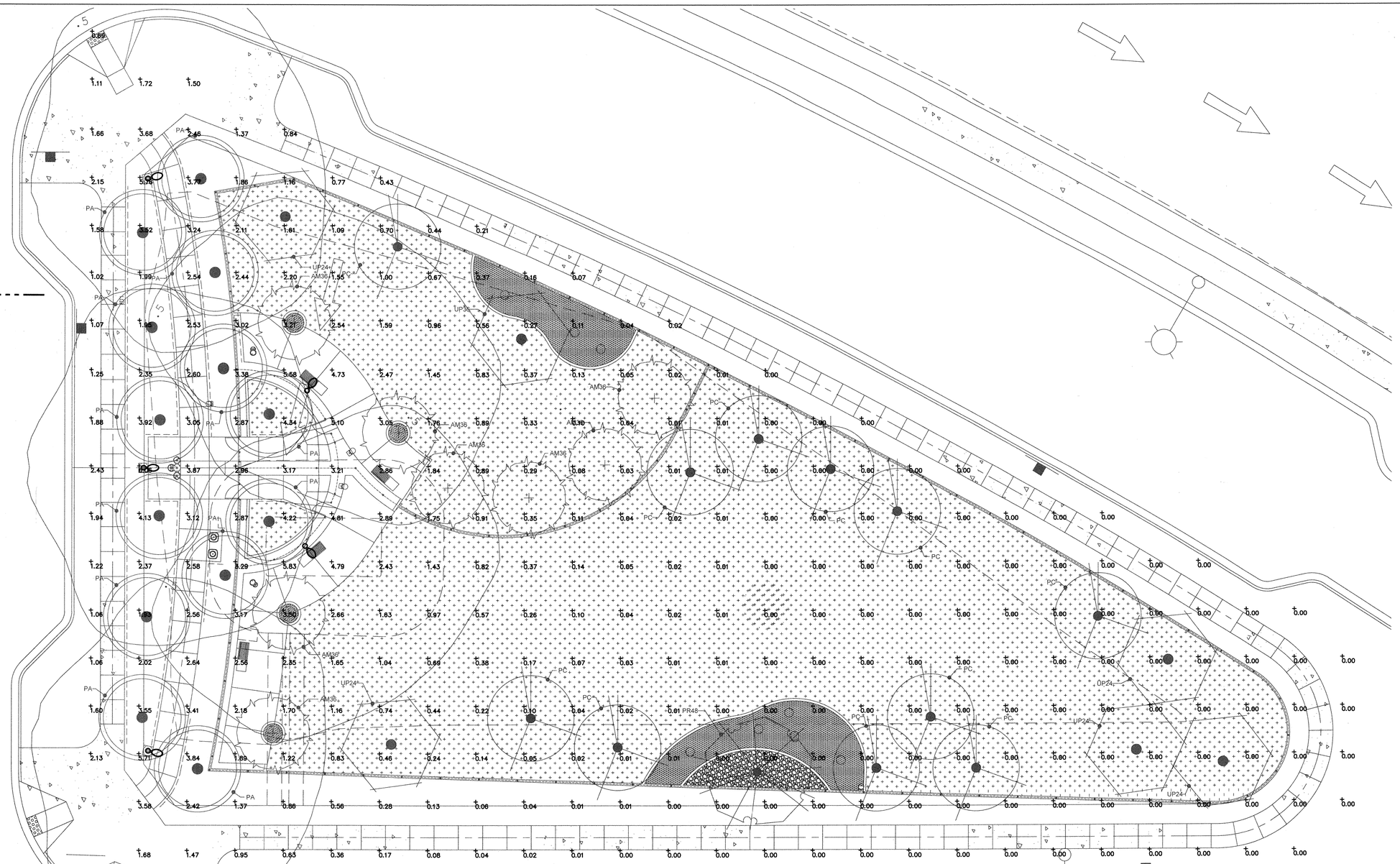
Sheet 106 of 107

P:\2021 Projects\21HFC.001 - Cota Vera - Central Park Square\04 DESIGN DRAWINGS\01 DWG\E41 - Electrical Enlarged Plansdwg\E-15\30 Nov 2022 4:24 PM by Victor Leon

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK OWD WO# D0944-060297

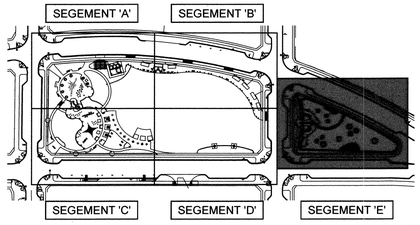
CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22

REFER TO SHEET E-13 MATCHLINE



REFER TO SHEET E-15 MATCHLINE

KEY PLAN



1 PHOTOMETRIC PLAN - SEGMENT 'E'

SCALE: 3/32" = 1'-0"

NORTH

"AS-BUILT "

SIGNED: DATE:

PRINT NAME: VICTOR L. LEON R.E.E. # E23782

DISCIPLINE: ELECTRICAL ENGINEER REGIST. EXP. 12/31/23

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING

1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER VICTOR L. LEON No. E23782 Exp. 12/31/23 ELECTRICAL STATE OF CALIFORNIA

Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.438.3304 office

DATE:	02 Dec 22
SCALE:	3/32" = 1'-0"
JOB NO.	19.027
DRAWN BY:	GL
W.O. NO.	OR-651P1

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	CV DWG:14011, 14012	HALE ENGINEERING			
Inspector	CV DWG: 20033	TRIBUTARY LA, INC.			
Date Completed					

BENCH MARK

DESCRIPTION: CITY OF CHULA VISTA BENCH MARK NO. 5072 ELEVATION 446.361 NAVD 88

DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841

SCALE: Horizontal ___ Vertical ___

Office ___ Field ___ Traffic ___

Designed By	Drawn By	Checked By
VLL	GL	VLL

I Hereby Certify That This Plan, Specification, or Report Was Prepared Under Supervision Of

VICTOR L. LEON Date 02 Dec 22 R.E.E. No. E23782

Approved: Date: 1/4/23

Laura Black
Director of Development Services or designee.

CITY OF CHULA VISTA

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK

PHOTOMETRIC PLAN - SEGMENT 'E'

CHULA VISTA TENTATIVE TRACT MAP NO. 19-03

DWG NO. 22006

E-16

Sheet 107 of 107

P:\2021 Projects\21HFC.001 - Cote Vera - Central Park Square\04 DESIGN DRAWINGS\01 DWG\E41 - Electrical Enlarged Planswdwg\E-16\30 Nov 2022 4:24 PM by Victor Leon

OTAY RANCH VILLAGE 8 WEST - CENTRAL SQUARE PARK CHULA VISTA SUBMITTAL 05, OWD SUBMITTAL 06 - 02 Dec 22 OWD WO# D0944-060297