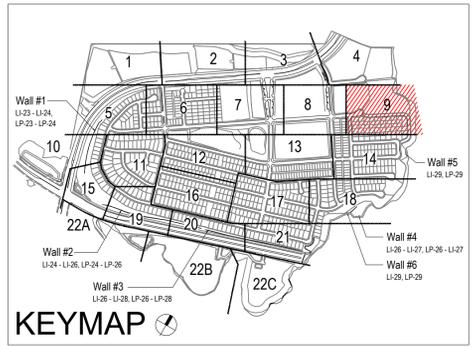
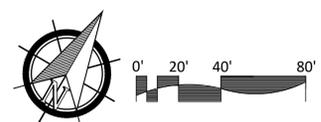


\*THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.  
 \*NO DECORATIVE FOUNTAINS, DRINKING FOUNTAINS, PLAYGROUNDS, SWIMMING POOLS OR OUTDOOR EATING FACILITIES OR WELLS KNOWN TO EXIST WITHIN LIMITS OF WORK.  
 \*ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.



**UTILITY LEGEND (PER CIVIL PLANS)**

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



ALL BASE INFORMATION FOR THESE PLANS HAS BEEN OBTAINED FROM THE LANDSCAPE ARCHITECT AND REFLECTS ARCHITECTURAL, CIVIL AND/OR MECHANICAL DESIGN AND/OR PLANS. THE LANDSCAPE ARCHITECT OR IRRIGATION CONSULTANT DEPENDS ON ACCURACY OF THIS OBTAINED INFORMATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

FOR IRRIGATION LEGEND AND NOTES SEE SHEET LI-30.  
 FOR IRRIGATION DETAILS SEE SHEETS LI-31 THRU LI-36.  
 FOR WATER PRESSURE CALCULATIONS, SCHEDULING GUIDELINES AND WATER BUDGET SEE SHEETS LI-37 THRU LI-39.  
 FOR IRRIGATION SPECS SEE SHEETS LI-40 THRU LI-43.

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Plans Originally Approved:
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUT OFF VALVES.	7/3/16	[Signature]	BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE.	Horizontal 1" = 40'					5-15-17
Inspector			ADJUST IRRIGATION FOR FUEL MOD AREAS.	5/12/19	[Signature]	1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 14841) ELEV=629.319' (NAD83)	Vertical N/A		Plans Prepared Under Supervision Of	Date	Approved:	Date:
Date Completed			ADJ 5/15T SG TO FIELD CONDITIONS	4-10-22	[Signature]				THOMAS A. PICARD	2/3/23	Tiffany Allen	

**OTAY WATER DISTRICT**  
 Project No. D0944-060189  
 P.Z. 624.711 R.P.Z. 680  
 REVIEWED BY: [Signature] DATE: 5/10/19  
 NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE

**"AS-BUILT"**  
 SIGNED: [Signature] DATE: 2/3/23  
 PRINT NAME: THOMAS 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  
 9/30/23  
 04/25/21

**Tributary LA, Inc.**  
 Landscape Architecture and Planning  
 2725 Jefferson Street, Suite 14  
 Carlsbad, CA 92008  
 760.434.9300 office 760.434.9303 fax

DATE: 5 APR '23  
 SCALE: 1" = 40'  
 JOB NO. 15024  
 DRAWN BY: T.P. / T.G.M.  
 W.O. NO. OR-3001G

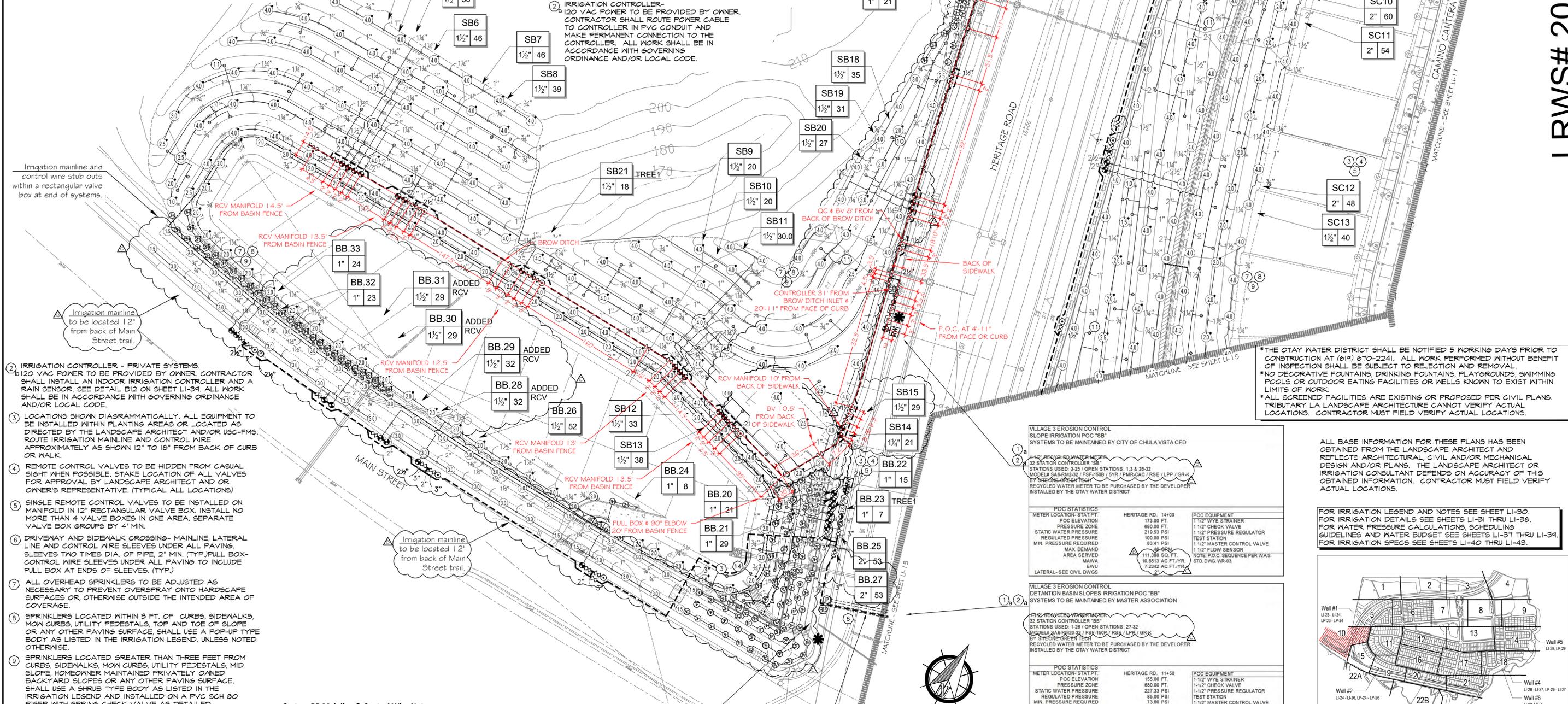
CITY OF CHULA VISTA		Drawing No.
LANDSCAPE IRRIGATION PLAN FOR: <b>OTAY RANCH VILLAGE 3 SLOPE &amp; EROSION CONTROL</b> CHULA VISTA TENTATIVE TRACT MAP NO. 13-02		16050 - 17
REPLACEMENT SHEET		Sheet 17 of 88

**UTILITY LEGEND (PER CIVIL PLANS)**

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

**CONSTRUCTION NOTES:**

1. IRRIGATION P.O.C. LOCATION SHOWN HAS BEEN COORDINATED WITH THE ARCHITECT. THE CONTRACTOR SHALL CONNECT DOWNSTREAM OF THIS SERVICE, INSTALL BACKFLOW PREVENTION DEVICE, FLOW CONTROL AND MONITORING EQUIPMENT AND EXTEND SYSTEM AS SHOWN.
2. IRRIGATION P.O.C. FOR PRIVATE SYSTEMS - CONTRACTOR SHALL INSTALL A 1-1/4" TEE DOWNSTREAM OF A DEDICATED PRIVATE METER, INSTALL AN ISOLATION VALVE AND PRESSURE REGULATOR IN A RECTANGULAR VALVE BOX AND EXTEND SYSTEM AS SHOWN. SEE DETAIL B12 ON SHEET LI-39.
3. 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.



2. IRRIGATION CONTROLLER - PRIVATE SYSTEMS. 120 VAC POWER TO BE PROVIDED BY OWNER. CONTRACTOR SHALL INSTALL AN INDOOR IRRIGATION CONTROLLER AND A RAIN SENSOR. SEE DETAIL B12 ON SHEET LI-39. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING ORDINANCE AND/OR LOCAL CODE.
3. LOCATIONS SHOWN DIAGRAMMATICALLY. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR USC-FMS. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE APPROXIMATELY AS SHOWN 12" TO 18" FROM BACK OF CURB OR WALK.
4. REMOTE CONTROL VALVES TO BE HIDDEN FROM CASUAL SIGHT WHEN POSSIBLE. STAKE LOCATION OF ALL VALVES FOR APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE. (TYPICAL ALL LOCATIONS)
5. SINGLE REMOTE CONTROL VALVES TO BE INSTALLED ON MANIFOLD IN 12" RECTANGULAR VALVE BOX. INSTALL NO MORE THAN 4 VALVE BOXES IN ONE AREA. SEPARATE VALVE BOX GROUPS BY 4' MIN.
6. DRIVEWAY AND SIDEWALK CROSSING- MAINLINE, LATERAL LINE AND CONTROL WIRE SLEEVES UNDER ALL PAVING. SLEEVES TWO TIMES DIA. OF PIPE, 2" MIN. (TYP.) PULL BOX- CONTROL WIRE SLEEVES UNDER ALL PAVING TO INCLUDE PULL BOX AT ENDS OF SLEEVES. (TYP.)
7. ALL OVERHEAD SPRINKLERS TO BE ADJUSTED AS NECESSARY TO PREVENT OVERSPRAY ONTO HARDSCAPE SURFACES OR, OTHERWISE OUTSIDE THE INTENDED AREA OF COVERAGE.
8. SPRINKLERS LOCATED WITHIN 3 FT. OF CURBS, SIDEWALKS, MOW CURBS, UTILITY PEDESTALS, TOP AND TOE OF SLOPE OR ANY OTHER PAVING SURFACE, SHALL USE A POP-UP TYPE BODY AS LISTED IN THE IRRIGATION LEGEND AND INSTALLED ON A PVC SCH 80 RISER WITH SPRING CHECK VALVE AS DETAILED.
9. SPRINKLERS LOCATED GREATER THAN THREE FEET FROM CURBS, SIDEWALKS, MOW CURBS, UTILITY PEDESTALS, MID SLOPE, HOMEOWNER MAINTAINED PRIVATELY OWNED BACKYARD SLOPES OR ANY OTHER PAVING SURFACE, SHALL USE A SHRUB TYPE BODY AS LISTED IN THE IRRIGATION LEGEND AND INSTALLED ON A PVC SCH 80 RISER WITH SPRING CHECK VALVE AS DETAILED.
10. RADIUS AND NOZZLE REDUCTION- SYSTEM DESIGN AND INSTALLATION IS TO FOLLOW TOPOGRAPHY AS MUCH AS IS PRACTICAL. WHERE TOPOGRAPHY AND ASSOCIATED HEAD LAYOUT IS TRUNCATED BY A DEFINITE BOUNDARY, FULL CIRCLE HEADS BECOME FILL HEADS WITH REDUCED RADIUS OF THROWN. NOZZLES AT THESE HEADS IS ALSO REDUCED IN AN EFFORT TO MAINTAIN A TARGETED APPLICATION RATE OF .4IN/HR.
11. RAINBIRD SQ-F SERIES MICRO SPRAY NOZZLE ON RISER FOR THE SUPPLEMENTAL IRRIGATION OF NEW TREES.

**System BB Mainline & Control Wire Notes**

13. System BB is a Master Home Owner maintained irrigation system, servicing the water quality basins
  - System BB permanently services the irrigation systems servicing the water quality basins, located on the north side of Main Street
  - System BB also temporarily services the irrigation systems servicing the water quality basins, located on the south side of Main Street
14. Prior to the initiation of the Main Street parkway landscape improvements:
  - System BB irrigation improvements located within the Main Street south parkway shall be cut, capped & removed. This includes:
    - Cutting & capping the mainline & control wires, located on the north side of Main Street a minimum of 24" from the end of the sleeve.
    - Cutting & removing all mainline & control wires, located on the south side of Main Street & within the future CFD area
    - Cap both ends of both sleeves that cross under Main Street.
  - Water service to the south water quality basin shall be concurrently connected to a temporary construction meter, until such a time the Water District & Department of Environmental Health approves the installation of the final water meter, that will permanently service the south water quality basin & any other Master Home Owner Association improvements
15. All Master Home Owner Association piping or control wire, must be 100% encased in sleeves, where located in a CFD open-space area.

**VILLAGE 3 EROSION CONTROL SLOPE IRRIGATION P.O.C. "SB" SYSTEMS TO BE MAINTAINED BY CITY OF CHULA VISTA CFD**

1 1/2" RECYCLED WATER METER	32 STATION CONTROLLER "SB"
STATIONS USED: 3/25 OPEN STATIONS: 1, 3 & 26-32	MODEL# SA8-PM20-32 / FSR-150B / SYR / PHIR-CAC / RSE / LPP / GR-K
BY SITE ONE GREEN TECH	
RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER INSTALLED BY THE OTAY WATER DISTRICT	

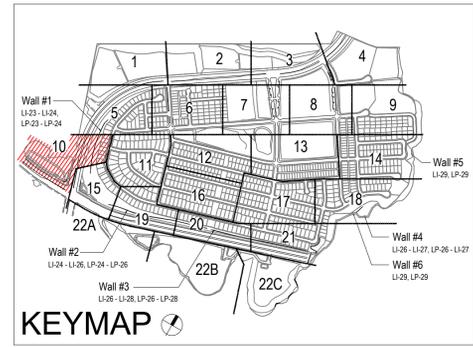
<b>POC STATISTICS</b>	HERITAGE RD. 14+00	<b>POC EQUIPMENT</b>
METER LOCATION- STAT PNT.	173.00 FT.	1 1/2" WYE STRAINER
POC ELEVATION	680.00 FT.	1 1/2" CHECK VALVE
PRESSURE ZONE	218.55 PSI	1 1/2" PRESSURE REGULATOR
STATIC WATER PRESSURE	100.00 PSI	TEST STATION
REGULATED PRESSURE	83.41 PSI	1 1/2" MASTER CONTROL VALVE
MIN. PRESSURE REQUIRED	53.00 PSI	1 1/2" FLOW SENSOR
MAX. DEMAND	111,388 SQ. FT.	NOTE P.O.C. SEQUENCE PER W.A.S. STD. DWG. WR-03
AREA SERVED	10,8513 AC. FT. / YR.	
MAWA	8,9777 AC. FT. / YR.	
EWU		
LATERAL- SEE CIVIL DWGS		

**VILLAGE 3 EROSION CONTROL DETENTION BASIN SLOPES IRRIGATION P.O.C. "BB" SYSTEMS TO BE MAINTAINED BY MASTER ASSOCIATION**

1 1/2" RECYCLED WATER METER	32 STATION CONTROLLER "BB"
STATIONS USED: 1, 28 OPEN STATIONS: 27-32	MODEL# SA8-PM20-32 / FSR-150B / RSE / LPP / GR-K
BY SITE ONE GREEN TECH	
RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER INSTALLED BY THE OTAY WATER DISTRICT	

<b>POC STATISTICS</b>	HERITAGE RD. 11+50	<b>POC EQUIPMENT</b>
METER LOCATION- STAT PNT.	155.00 FT.	1 1/2" WYE STRAINER
POC ELEVATION	680.00 FT.	1 1/2" CHECK VALVE
PRESSURE ZONE	227.33 PSI	1 1/2" PRESSURE REGULATOR
STATIC WATER PRESSURE	85.00 PSI	TEST STATION
REGULATED PRESSURE	73.80 PSI	1 1/2" MASTER CONTROL VALVE
MIN. PRESSURE REQUIRED	53.00 PSI	1 1/2" FLOW SENSOR
MAX. DEMAND	104,165 SQ. FT.	NOTE P.O.C. SEQUENCE PER W.A.S. STD. DWG. WR-03
AREA SERVED	10,1451 AC. FT. / YR.	
MAWA	8,9777 AC. FT. / YR.	
EWU		
LATERAL- SEE CIVIL DWGS		

FOR IRRIGATION LEGEND AND NOTES SEE SHEET LI-30. FOR IRRIGATION DETAILS SEE SHEETS LI-31 THRU LI-36. FOR WATER PRESSURE CALCULATIONS, SCHEDULING GUIDELINES AND WATER BUDGET SEE SHEETS LI-37 THRU LI-39. FOR IRRIGATION SPECS SEE SHEETS LI-40 THRU LI-43.



**"AS-BUILT"**

SIGNED: *THP* DATE: 2/3/23

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

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

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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

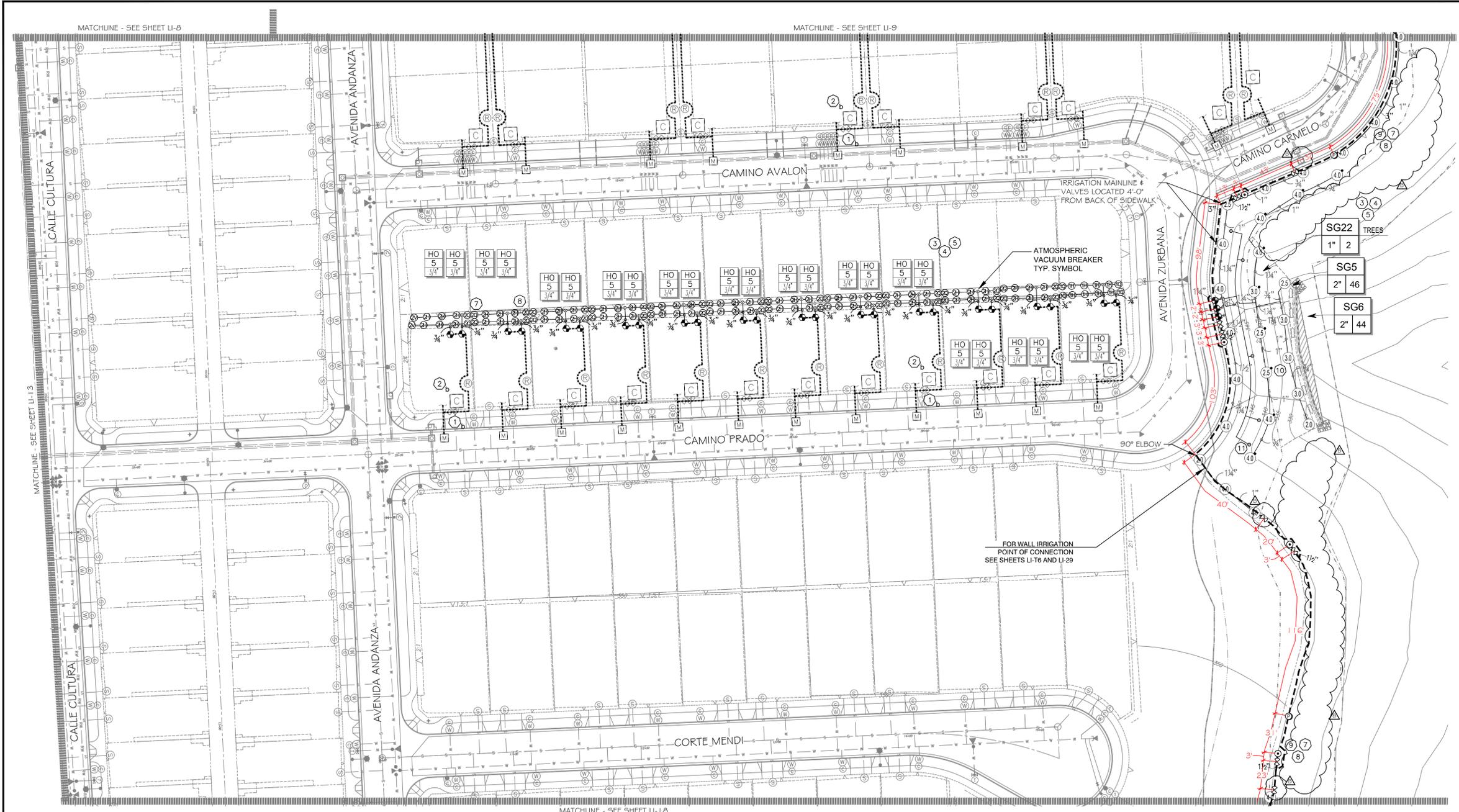
9/30/23

2725 Jefferson Street, Suite 14  
Carlsbad, CA 92008  
760.434.9300 office 760.434.9303 fax

**Tributary LA, Inc.**  
Landscape Architecture and Planning

DATE: 5 APR '23  
SCALE: 1" = 40'  
JOB NO. 15024  
DRAWN BY: T.P. / T.G.M.  
W.O. NO. OR-3001G

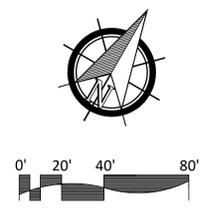
<b>CONSTRUCTION RECORD</b>	<b>REFERENCES</b>	<b>BY</b>	<b>REVISIONS</b>	<b>Date</b>	<b>App'd</b>	<b>BENCH MARK</b>	<b>SCALE</b>	<b>Office</b>	<b>Designed By</b>	<b>Drawn By</b>	<b>Checked By</b>	<b>Plans Originally Approved:</b>	<b>5-15-17</b>	<b>CITY OF CHULA VISTA</b>	<b>Drawing No.</b>
Contractor _____	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUTOFF VALVES	7/3/16	TAP	BRASS DISK MARKED "SO CITY ENGR. IN 3/4"	Horizontal	_____	_____	_____	_____	_____	_____	LANDSCAPE IRRIGATION PLAN FOR:	16050 - 18
Inspector _____			ADDED METHANE PAD, TREES, NOTES 4 IRRIGATION	10/23/19	TAP	LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOLDERS & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT) 1359 PER R.O.S. 1481) ELEV=629.319' (NAD83)	Vertical	_____	Plans Prepared Under	Supervision Of	Approved:	_____	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	Sheet 18 of 88	
Date Completed _____			ADDED METHANE PAD, TREES, NOTES 4 IRRIGATION	10/23/19	TAP		N/A	_____	THOMAS A. PICARD	R.L.A. No. 4001	Tiffany Allen	Director of Development Services or designee.	REPLACEMENT SHEET	OWD WO# D0944-060189 OWD PERMIT# PLR-16-014 LI-10	



**UTILITY LEGEND (PER CIVIL PLANS)**

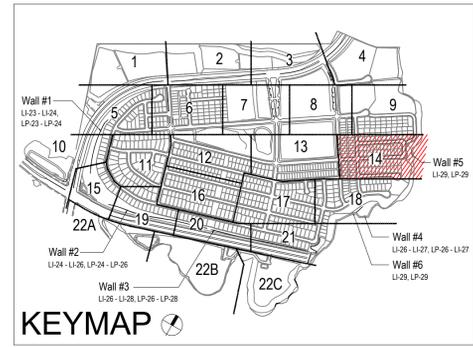
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**OTAY WATER DISTRICT**  
 Project No. D0944-060189  
 P.Z. 624.711 R.P.Z. 680

**"AS-BUILT"**  
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CONTRACTOR	16026-01 - 16026-93	BY	HUNSAKER & ASSOC.	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Plans Originally Approved:	5-15-17	CITY OF CHULA VISTA	Drawing No.	
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Date Completed				ADJ. SHT# 5G TO FIELD CONDITIONS											REPLACEMENT SHEET	Sheet 22 of 88	

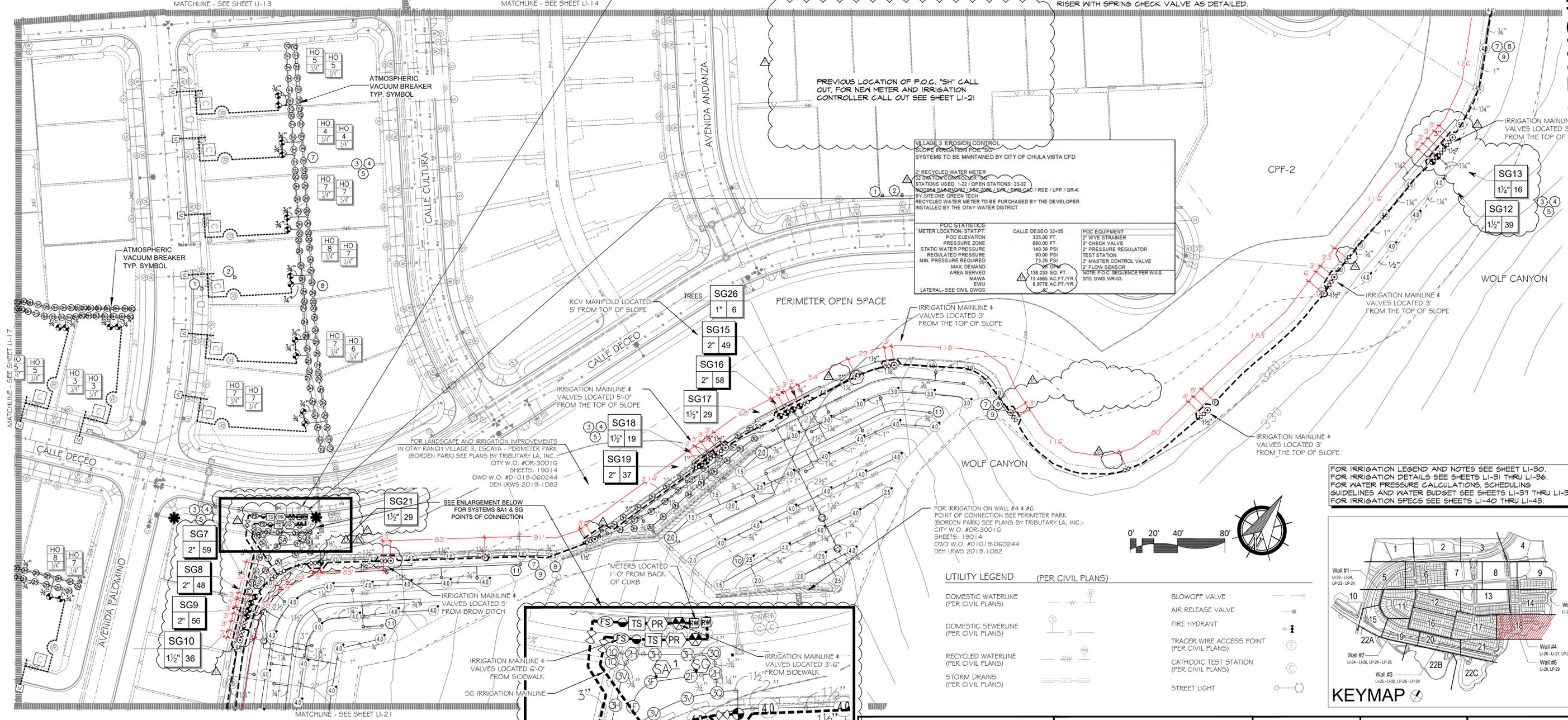
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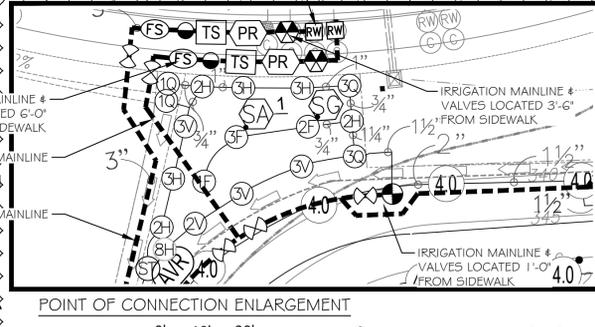
VILLAGE 3 EROSION CONTROL SLOPE IRRIGATION P.O.C. "SA1" SYSTEMS TO BE MAINTAINED BY CITY OF CHULA VISTA CFD		
METER LOCATION: STAT PT.	POC ELEVATION	POC EQUIPMENT
1-1/2" RECYCLED WATER METER	335.00 FT.	1-1/2" WYE STRAINER
24 STATION CONTROLLER "SA1"	680.00 FT.	1-1/2" CHECK VALVE
STATIONS USED: 1-17 / OPEN STATIONS: 18-34	149.39 PSI	1-1/2" PRESSURE REGULATOR
MODEL# SA8-RM2-24 / FSP-2008 / 5YR / PMR-CAC / RSE / LPP / GR-K	90.00 PSI	TEST STATION
BY SITE ONE GREEN TECH	37.66 PSI	1-1/2" MASTER CONTROL VALVE
RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER	56 GPM	1-1/2" FLOW SENSOR
INSTALLED BY THE OTAY WATER DISTRICT	42,899 SQ. FT.	NOTE P.O.C. SEQUENCE PER W.A.S.
	4,1587 AC.FT./YR.	STD. DWG. WR-03.
	2,7725 AC.FT./YR.	

- DRIVEWAY AND SIDEWALK CROSSINGS- MAINLINE, LATERAL LINE AND CONTROL WIRE SLEEVES UNDER ALL PAVING. SLEEVES TWO TIMES DIA. OF PIPE, 2" MIN. (TYP.) FULL BOX-CONTROL WIRE SLEEVES UNDER ALL PAVING TO INCLUDE FULL BOX AT ENDS OF SLEEVES. (TYP.)
- ALL OVERHEAD SPRINKLERS TO BE ADJUSTED AS NECESSARY TO PREVENT OVERSPRAY ONTO HARDSCAPE SURFACES OR, OTHERWISE OUTSIDE THE INTENDED AREA OF COVERAGE.
- SPRINKLERS LOCATED WITHIN 3 FT. OF CURBS, SIDEWALKS, MOW CURBS, UTILITY PEDESTALS, TOP AND TOE OF SLOPE OR ANY OTHER PAVING SURFACE, SHALL USE A POP-UP TYPE BODY AS LISTED IN THE IRRIGATION LEGEND, UNLESS NOTED OTHERWISE.
- SPRINKLERS LOCATED GREATER THAN THREE FEET FROM CURBS, SIDEWALKS, MOW CURBS, UTILITY PEDESTALS, MID SLOPE, HOMEOWNER MAINTAINED PRIVATELY OWNED BACKYARD SLOPES OR ANY OTHER PAVING SURFACE, SHALL USE A SHRUB TYPE BODY AS LISTED IN THE IRRIGATION LEGEND AND INSTALLED ON A PVC SCH 80 RISER WITH SPRING CHECK VALVE AS DETAILED.
- RADIUS AND NOZZLE REDUCTION- SYSTEM DESIGN AND INSTALLATION IS TO FOLLOW TOPOGRAPHY AS MUCH AS IS PRACTICAL. WHERE TOPOGRAPHY AND ASSOCIATED HEAD LAYOUT IS TRUNCATED BY A DEFINITE BOUNDARY FULL CIRCLE HEADS BECOME FILL HEADS WITH REDUCED RADIUS OF THROW. NOZZLES AT THESE HEADS IS ALSO REDUCED IN AN EFFORT TO MAINTAIN A TARGETED APPLICATION RATE OF .4IN/HR.
- RAINBIRD SQ-F SERIES MICRO SPRAY NOZZLE ON RISER FOR THE SUPPLEMENTAL IRRIGATION OF NEW TREES.

ALL BASE INFORMATION FOR THESE PLANS HAS BEEN OBTAINED FROM THE LANDSCAPE ARCHITECT AND REFLECTS ARCHITECTURAL, CIVIL AND/OR MECHANICAL DESIGN AND/OR PLANS. THE LANDSCAPE ARCHITECT OR IRRIGATION CONSULTANT DEPENDS ON ACCURACY OF THIS OBTAINED INFORMATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.



\*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.  
 \*NO DECORATIVE FOUNTAINS, DRINKING FOUNTAINS, PLAYGROUNDS, SWIMMING POOLS OR OUTDOOR EATING FACILITIES OR WELLS KNOWN TO EXIST WITHIN LIMITS OF WORK.  
 \*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: *TPC* DATE: 07/05/21  
 PRINT NAME: THOMAS 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

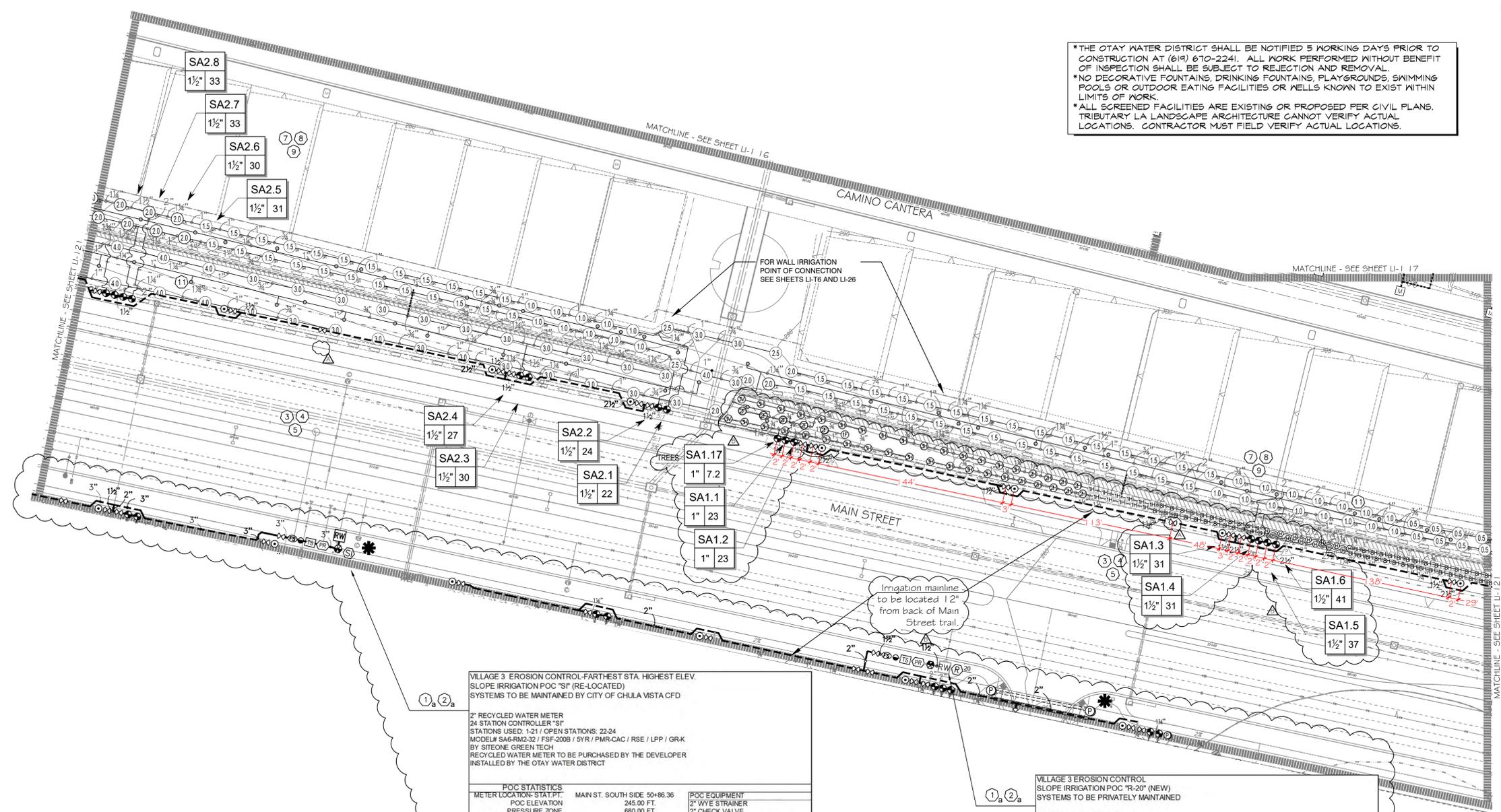


Tributary LA, Inc.  
 Landscape Architecture and Planning  
 2725 Jefferson Street, Suite 14  
 Carlsbad, CA 92008  
 760.434.9300 office 760.434.9303 fax

DATE: 5 APR '23  
 SCALE: 1" = 40'  
 JOB NO.: 15024  
 DRAWN BY: T.P. / T.G.M.  
 W.O. NO.: OR-3001G

CONTRACTOR	16026-01 - 16026-93	BY	HUNSAKER & ASSOC.	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Plans Originally Approved:	5-15-17	CITY OF CHULA VISTA	Drawing No.
Inspector				ADD SHUT OFF VALVES	7/3/16	TPC	BRASS DISK MARKED "SO CITY ENGR." IN 3/4" IRON PIPE	Horizontal	Field	Plans Prepared Under	Supervision Of	Approved:	Date:		LANDSCAPE IRRIGATION PLAN FOR:	16050 - 26
Date Completed				ADJUST IRRIGATION FOR FUEL MUD AREAS	05/18/17	TPC	LOCATION: 1/2 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BUDLERS & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT) 1359 PER R.O.S. 1481) ELEV=629.319 (NAD83)	Vertical	Traffic	THOMAS A. PICARD	R.L.A. No. 4001	Director of Development Services or designee.			OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	Sheet 26 of 88

\*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.  
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VILLAGE 3 EROSION CONTROL-FARTHEST STA. HIGHEST ELEV. SLOPE IRRIGATION POC "SF" (RE-LOCATED) SYSTEMS TO BE MAINTAINED BY CITY OF CHULA VISTA CFD

2" RECYCLED WATER METER  
 24 STATION CONTROLLER "S1"  
 STATIONS USED: 1-21 / OPEN STATIONS: 22-24  
 MODEL# SA6-RM2-32 / FSF-2008 / 5YR / PMR-CAC / RSE / LPP / GR-K  
 BY SITEONE GREEN TECH  
 RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER  
 INSTALLED BY THE OTAY WATER DISTRICT

POC STATISTICS		POC EQUIPMENT	
METER LOCATION-STAT.PT.	MAIN ST. SOUTH SIDE 50+86.36	2" WYE STRAINER	
POC ELEVATION	245.00 FT.	2" CHECK VALVE	
PRESSURE ZONE	680.00 FT.	2" PRESSURE REGULATOR	
STATIC WATER PRESSURE	188.36 PSI	TEST STATION	
REGULATED PRESSURE	140.00 PSI	2" MASTER CONTROL VALVE	
MIN. PRESSURE REQUIRED	104.04 PSI	2" FLOW SENSOR	
MAX DEMAND	33 GPM	NOTE: P.O.C. SEQUENCE PER W.A.S. STD. DWG. WR-03.	
AREA SERVED	70.671 SQ. FT.		
M.A.W.A.	6.8847 AC.FT./YR.		
E.W.U.	4.5898 AC.FT./YR.		
LATERAL-SEE CIVIL DWGS	2"		

VILLAGE 3 EROSION CONTROL SLOPE IRRIGATION POC "R-20" (NEW) SYSTEMS TO BE PRIVATELY MAINTAINED

1.5" RECYCLED WATER METER  
 12 STATION CONTROLLER "R20"  
 STATIONS USED: 1-8 / OPEN STATIONS: 10-12  
 MODEL# SA6-RM20-12 / FSF-150P / RSE / LPP / GR-K  
 BY SITEONE GREEN TECH  
 RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER  
 INSTALLED BY THE OTAY WATER DISTRICT

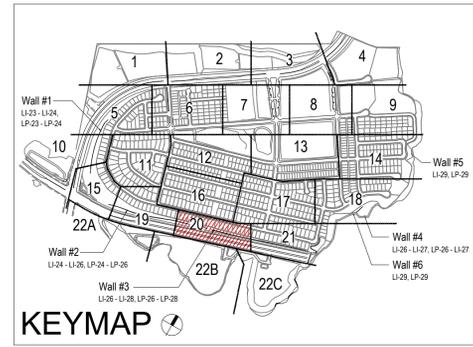
POC STATISTICS		POC EQUIPMENT	
METER LOCATION-STAT.PT.	MAIN ST. SOUTH SIDE 54+15	1-1/2" WYE STRAINER	
POC ELEVATION	265.00 FT.	1-1/2" CHECK VALVE	
PRESSURE ZONE	680.00 FT.	1-1/2" PRESSURE REGULATOR	
STATIC WATER PRESSURE	179.70 PSI	TEST STATION	
REGULATED PRESSURE	90.00 PSI	1-1/2" MASTER CONTROL VALVE	
MIN. PRESSURE REQUIRED	65.69 PSI	1-1/2" FLOW SENSOR	
MAX DEMAND	28 GPM	NOTE: P.O.C. SEQUENCE PER W.A.S. STD. DWG. WR-03.	
AREA SERVED	15.274 SQ. FT.		
M.A.W.A.	1.4879 AC.FT./YR.		
E.W.U.	0.9919 AC.FT./YR.		
LATERAL-SEE CIVIL DWGS	2"		

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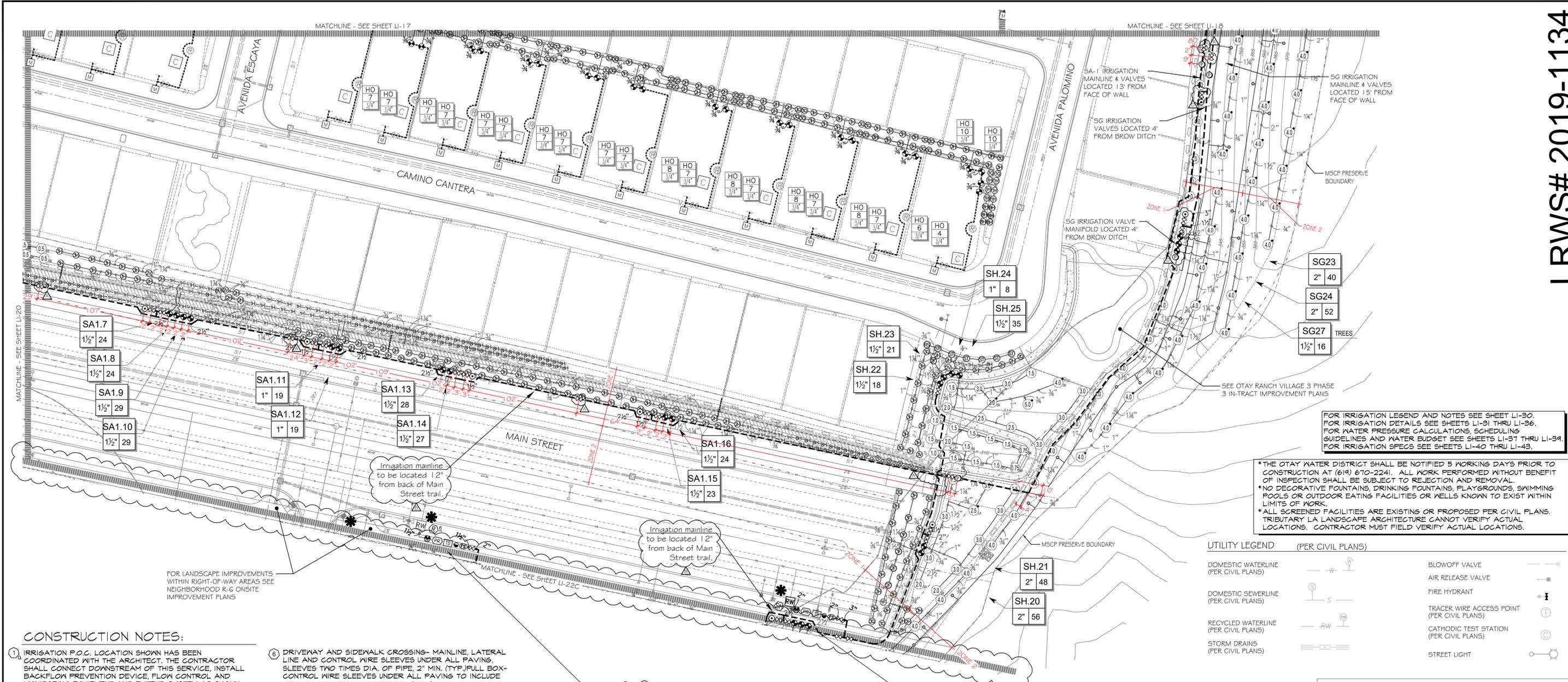
FOR IRRIGATION LEGEND AND NOTES SEE SHEET LI-30.  
 FOR IRRIGATION DETAILS SEE SHEETS LI-31 THRU LI-36.  
 FOR WATER PRESSURE CALCULATIONS, SCHEDULING GUIDELINES AND WATER BUDGET SEE SHEETS LI-37 THRU LI-39.  
 FOR IRRIGATION SPECS SEE SHEETS LI-40 THRU LI-43.

UTILITY LEGEND (PER CIVIL PLANS)

DOMESTIC WATERLINE (PER CIVIL PLANS)		BLOWOFF VALVE	
DOMESTIC SEWERLINE (PER CIVIL PLANS)		AIR RELEASE VALVE	
RECYCLED WATERLINE (PER CIVIL PLANS)		FIRE HYDRANT	
STORM DRAINS (PER CIVIL PLANS)		TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	
		CATHODIC TEST STATION (PER CIVIL PLANS)	
		STREET LIGHT	



<p>"AS-BUILT"</p> <p>SIGNED: </p> <p>DATE: 2/3/23</p> <p>PRINT NAME: THOMAS PICARD R.L.A. # 4001</p> <p>DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23</p>		<p>IT'S THE LAW! DIAL BEFORE YOU DIG!</p> <p>CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING</p> <p>1-800-227-2600</p> <p>UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p> <p>BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600</p>	<p>REGISTERED LANDSCAPE ARCHITECT</p> <p>THOMAS A. PICARD</p> <p>9/30/23</p> <p>04/05/23</p>	<p>Tributary LA, Inc.</p> <p>2725 Jefferson Street, Suite 14</p> <p>Carlsbad, CA 92008</p> <p>760.434.9300 office 760.434.9303 fax</p>	<p>DATE: 5 APR '23</p> <p>SCALE: 1" = 40'</p> <p>JOB NO. 15024</p> <p>DRAWN BY: T.P. / T.G.M.</p> <p>W.O. NO. OR-3001G</p>																
<p>CONSTRUCTION RECORD</p> <p>Contractor: HUNSAKER &amp; ASSOC.</p> <p>Inspector: _____</p> <p>Date Completed: _____</p>		<p>REFERENCES</p> <p>16026-01 - 16026-93</p>		<p>BY</p> <p>HUNSAKER &amp; ASSOC.</p>		<p>REVISIONS</p> <p>ADD SHUT OFF VALVES.</p>		<p>Date: 7/3/23</p> <p>App'd: </p>		<p>BENCH MARK</p> <p>DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE</p> <p>LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. &amp; HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOLLARD &amp; 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT) 1359 PER R.O.S. 14841 ELEV=629.319' (NAD83)</p>		<p>SCALE</p> <p>Horizontal 1" = 40'</p> <p>Vertical N/A</p>		<p>Office _____</p> <p>Field _____</p> <p>Traffic _____</p>		<p>Designed By _____</p> <p>Drawn By _____</p> <p>Checked By _____</p> <p>Plans Originally Approved: _____</p> <p>5-15-17</p>		<p>CITY OF CHULA VISTA</p> <p>LANDSCAPE IRRIGATION PLAN FOR:</p> <p>OTAY RANCH VILLAGE 3 SLOPE &amp; EROSION CONTROL</p> <p>CHULA VISTA TENTATIVE TRACT MAP NO. 13-02</p>		<p>Drawing No. 16050 - 28</p> <p>Sheet 28 of 88</p>	



FOR IRRIGATION LEGEND AND NOTES SEE SHEET LI-30. FOR IRRIGATION DETAILS SEE SHEETS LI-31 THRU LI-36. FOR WATER PRESSURE CALCULATIONS, SCHEDULING GUIDELINES AND WATER BUDGET SEE SHEETS LI-37 THRU LI-39. FOR IRRIGATION SPECS SEE SHEETS LI-40 THRU LI-43.

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

UTILITY LEGEND (PER CIVIL PLANS)	
DOMESTIC WATERLINE (PER CIVIL PLANS)	BLOWOFF VALVE
DOMESTIC SEWERLINE (PER CIVIL PLANS)	AIR RELEASE VALVE
RECYCLED WATERLINE (PER CIVIL PLANS)	FIRE HYDRANT
STORM DRAINS (PER CIVIL PLANS)	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)
	CATHODIC TEST STATION (PER CIVIL PLANS)
	STREET LIGHT

**CONSTRUCTION NOTES:**

- IRRIGATION P.O.C. LOCATION SHOWN HAS BEEN COORDINATED WITH THE ARCHITECT. THE CONTRACTOR SHALL CONNECT DOWNSTREAM OF THIS SERVICE, INSTALL BACKFLOW PREVENTION DEVICE, FLOW CONTROL AND MONITORING EQUIPMENT AND EXTEND SYSTEM AS SHOWN.
- IRRIGATION P.O.C. FOR PRIVATE SYSTEMS - CONTRACTOR SHALL INSTALL A 1-1/4" TEE DOWNSTREAM OF A DEDICATED PRIVATE METER, INSTALL AN ISOLATION VALVE AND PRESSURE REGULATOR IN A RECTANGULAR VALVE BOX AND EXTEND SYSTEM AS SHOWN. SEE DETAIL B12 ON SHEET LI-39.
- IRRIGATION CONTROLLER - PRIVATE SYSTEMS. 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.
- IRRIGATION CONTROLLER - PRIVATE SYSTEMS. 120 VAC POWER TO BE PROVIDED BY OWNER. CONTRACTOR SHALL INSTALL AN INDOOR IRRIGATION CONTROLLER AND A RAIN SENSOR. SEE DETAIL B12 ON SHEET LI-39. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING ORDINANCE AND/OR LOCAL CODE.
- LOCATIONS SHOWN DIAGRAMMATICALLY. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR USC-FMS. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE APPROXIMATELY AS SHOWN 12" TO 18" FROM BACK OF CURB OR WALK.
- REMOTE CONTROL VALVES TO BE HIDDEN FROM CASUAL SIGHT WHEN POSSIBLE. STAKE LOCATION OF ALL VALVES FOR APPROVAL BY LANDSCAPE ARCHITECT AND OR OWNER'S REPRESENTATIVE. (TYPICAL ALL LOCATIONS)
- SINGLE REMOTE CONTROL VALVES TO BE INSTALLED ON MANIFOLD IN 12" RECTANGULAR VALVE BOX. INSTALL NO MORE THAN 4 VALVE BOXES IN ONE AREA. SEPARATE VALVE BOX GROUPS BY 4' MIN.
- DRIVEWAY AND SIDEWALK CROSSING- MAINLINE, LATERAL LINE AND CONTROL WIRE SLEEVES UNDER ALL PAVING. SLEEVES TWO TIMES DIA. OF PIPE, 2" MIN. (TYP.) FULL BOX-CONTROL WIRE SLEEVES UNDER ALL PAVING TO INCLUDE FULL BOX AT ENDS OF SLEEVES. (TYP.)
- ALL OVERHEAD SPRINKLERS TO BE ADJUSTED AS NECESSARY TO PREVENT OVERTSPRAY ONTO HARDSCAPE SURFACES OR, OTHERWISE OUTSIDE THE INTENDED AREA OF COVERAGE.
- SPRINKLERS LOCATED WITHIN 3 FT. OF CURBS, SIDEWALKS, MOW CURBS, UTILITY PEDESTALS, TOP AND TOE OF SLOPE OR ANY OTHER PAVING SURFACE, SHALL USE A POP-UP TYPE BODY AS LISTED IN THE IRRIGATION LEGEND, UNLESS NOTED OTHERWISE.
- SPRINKLERS LOCATED GREATER THAN THREE FEET FROM CURBS, SIDEWALKS, MOW CURBS, UTILITY PEDESTALS, MID SLOPE, HOMEOWNER MAINTAINED PRIVATELY OWNED BACKYARD SLOPES OR ANY OTHER PAVING SURFACE, SHALL USE A SHRUB TYPE BODY AS LISTED IN THE IRRIGATION LEGEND AND INSTALLED ON A PVC SCH 80 RISER WITH SPRING CHECK VALVE AS DETAILED.
- RADIUS AND NOZZLE REDUCTION-SYSTEM DESIGN AND INSTALLATION IS TO FOLLOW TOPOGRAPHY AS MUCH AS IS PRACTICAL, WHERE TOPOGRAPHY AND ASSOCIATED HEAD LAYOUT IS TRUNCATED BY A DEFINITE BOUNDARY, FULL CIRCLE HEADS BECOME FILL HEADS WITH REDUCED RADIUS OF THROW. NOZZLES AT THESE HEADS IS ALSO REDUCED IN AN EFFORT TO MAINTAIN A TARGETED APPLICATION RATE OF .4IN/HR.
- RAINBIRD SQ-F SERIES MICRO SPRAY NOZZLE ON RISER FOR THE SUPPLEMENTAL IRRIGATION OF NEW TREES.

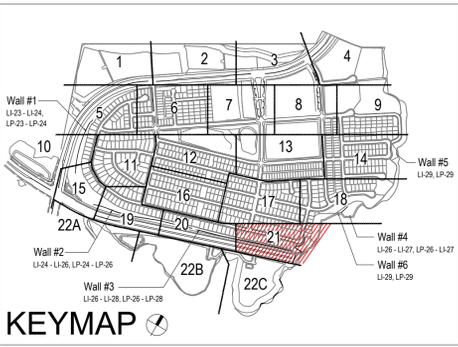
FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE NEIGHBORHOOD R-6 ONSITE IMPROVEMENT PLANS

Irrigation mainline to be located 12" from back of Main Street trail.

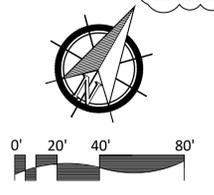
Irrigation mainline to be located 12" from back of Main Street trail.

VILLAGE 3 EROSION CONTROL SLOPE IRRIGATION POC "R-6" (NEW) SYSTEMS TO BE PRIVATELY MAINTAINED	
1.5" RECYCLED WATER METER	8 STATION CONTROLLER "R6"
STATIONS USED: 1-5 / OPEN STATIONS: 6-8	
MODEL# SAG-RM204 / FSP-150P / RSE / LPP / GRK BY SITEONE GREEN TECH	
RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER INSTALLED BY THE OTAY WATER DISTRICT	
<b>POC STATISTICS</b>	<b>POC EQUIPMENT</b>
METER LOCATION: STAT PT.	POC ELEVATION
MAIN ST. SOUTH SIDE 63+80	295.00 FT.
PRESSURE ZONE	680.00 FT.
STATIC WATER PRESSURE	166.71 PSI
REGULATED PRESSURE	80.00 PSI
MIN. PRESSURE REQUIRED	65.80 PSI
MAX. DEMAND	15 GPM
AREA SERVED	5,186 SQ. FT.
MAWA	0.5052 AC.FT./YR.
EWU	0.3588 AC.FT./YR.
LATERAL- SEE CIVIL DWGS	2"

VILLAGE 3 EROSION CONTROL SLOPE IRRIGATION POC "SH" (RE-LOCATED) SYSTEMS TO BE MAINTAINED BY CITY OF CHULA VISTA CFD	
2" RECYCLED WATER METER	32 STATION CONTROLLER "SH"
STATIONS USED: 1-25 / OPEN STATIONS: 26-32	
MODEL# SAG-RM232 / FSP-200B / 5YR / PMR-CAC / RSE / LPP / GRK BY SITEONE GREEN TECH	
RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER INSTALLED BY THE OTAY WATER DISTRICT	
<b>POC STATISTICS</b>	<b>POC EQUIPMENT</b>
METER LOCATION: STAT PT.	POC ELEVATION
MAIN ST. SOUTH SIDE 65+80	305.00 FT.
PRESSURE ZONE	680.00 FT.
STATIC WATER PRESSURE	162.38 PSI
REGULATED PRESSURE	60.00 PSI
MIN. PRESSURE REQUIRED	37.81 PSI
MAX. DEMAND	32 GPM
AREA SERVED	147,695 SQ. FT.
MAWA	14,3882 AC.FT./YR.
EWU	9,3927 AC.FT./YR.
LATERAL- SEE CIVIL DWGS	2"



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*TP* 5/10/19

"AS-BUILT"		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		<b>Tributary LA, Inc.</b> Landscape Architecture and Planning 2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax	DATE: 5 APR '23
SIGNED: <i>TP</i>	DATE: 2/3/23					SCALE: 1" = 40'
PRINT NAME: THOMAS PICARD R.L.A. # 4001	DISCIPLINE: LANDSCAPE ARCHITECT	REGIST. EXP. 9/30/23	Plans Originally Approved: 5-15-17	<b>CITY OF CHULA VISTA</b> LANDSCAPE IRRIGATION PLAN FOR: <b>OTAY RANCH VILLAGE 3 SLOPE &amp; EROSION CONTROL</b> CHULA VISTA TENTATIVE TRACT MAP NO. 13-02		JOB NO. 15024 DRAWN BY: T.P. / T.G.M. W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Plans Originally Approved:	5-15-17	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUT OFF VALVES	7/3/16	<i>TP</i>	BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE	Horizontal 1" = 40'	Field	Plans Prepared Under	Supervision Of	Approved:	Date:		16050 - 29
Inspector			ADD MAINLINE NOTE ON MAIN STREET	10/27/19	<i>TP</i>	1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 150' EASTERLY OF PROMINENT 10' HIGH BOLLARDS & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT) 1359 PER R.O.S. (L&I) ELEV=629.319' (NAD83)	Vertical N/A	Traffic	THOMAS A. PICARD	R.L.A. No. 4001	Tiffany Allen Director of Development Services or designee.		Sheet 29 of 88	
Date Completed														