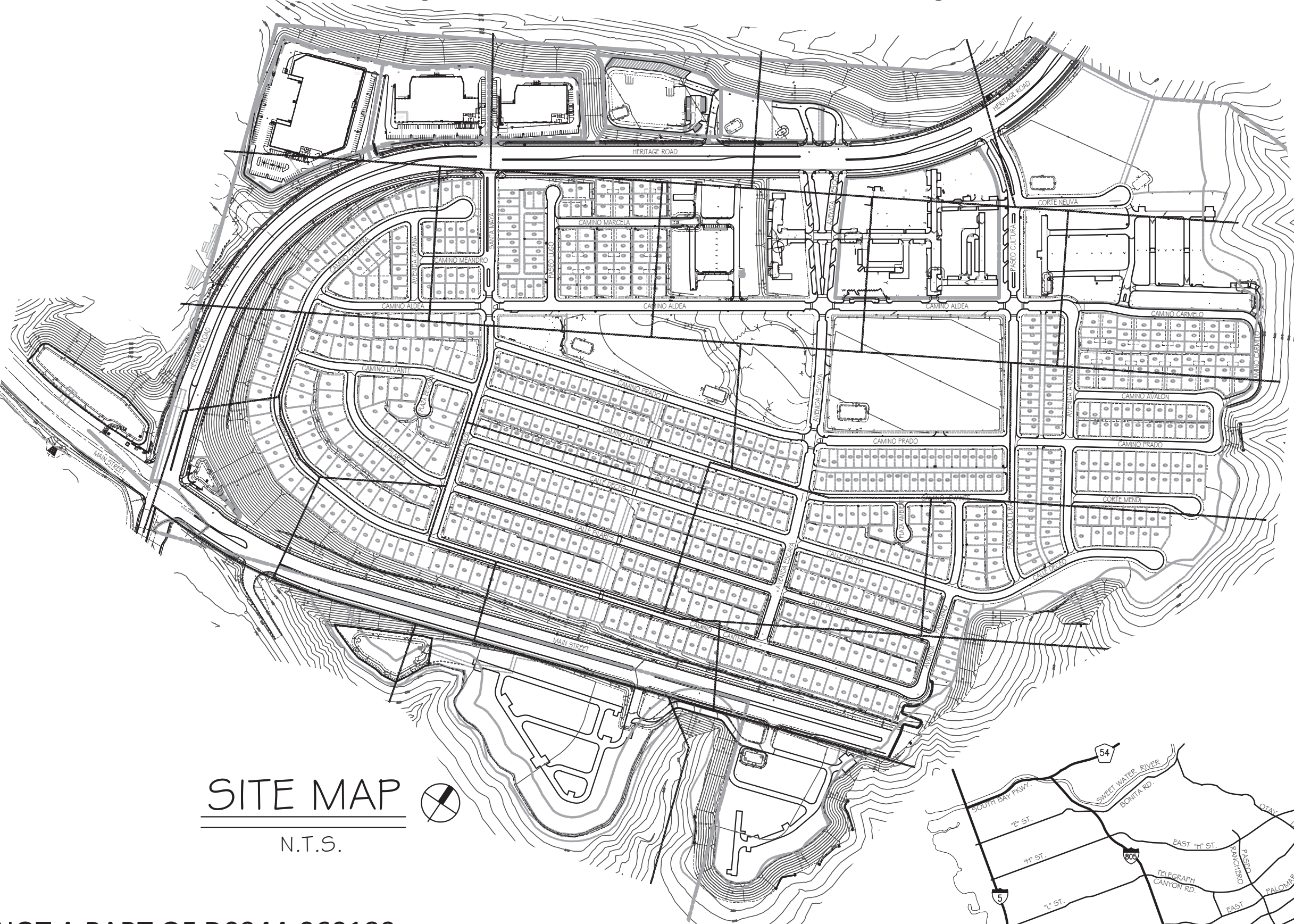


GENERAL NOTES

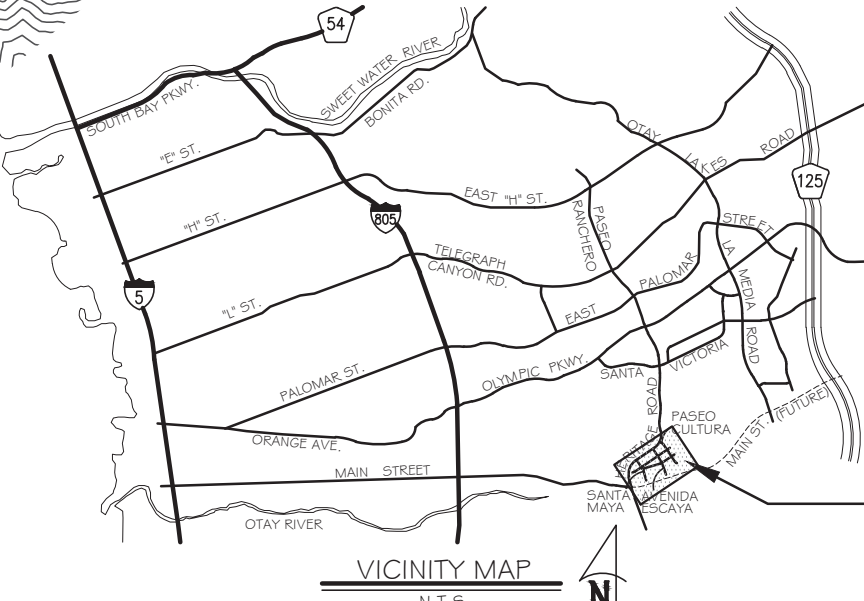
THE FOLLOWING GENERAL NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE LANDSCAPE ARCHITECT OF WORK. A CITY OF CHULA VISTA SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.

- NOTES ARE DIRECTED TO THE WORK OF THE LANDSCAPE CONTRACTOR UNLESS NOTED ON PLANS.
- WORK NOT INTENDED TO BE UNDER LANDSCAPE CONTRACTOR'S CONTRACT:
 - N.I.C. - NOT IN CONTRACT
 - BY OTHERS
 - EXISTING
- CONTRACTOR SHALL VERIFY WITH LANDSCAPE ARCHITECT THAT PLANS ARE CURRENT AND APPROVED.
- 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.
- 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.
- THESE PLANS ARE BASED ON HUNSAKER & ASSOCIATES GRADING PLANS, W.O. # OR-3001 G, DRAWING NO. 16026-01 THROUGH 16026-93, DATED 1/00/4/16.
- THE OWNER SHALL PROVIDE A COPY OF THE ENGINEERING SOILS REPORT BY GEOCON, INC. DATED 4-21-2010 TO THE CONTRACTOR WHO SHALL BECOME FAMILIAR WITH THE REPORTS' RECOMMENDATIONS PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL COMPLY WITH THE REPORTS' RECOMMENDATIONS AS THEY RELATE TO HIS WORK.
- 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.
- THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE IN WHICH THE WORK TAKES PLACE.
- 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.
- 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.
- 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.
- 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.
- ALL MATERIAL SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
- 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.
- ADDITIONS AND/OR DELETIONS OF MATERIAL AND/OR LABOR SHALL BE MADE AT UNIT PRICES.
- NO ALTERATIONS WILL BE CONSIDERED FOR ITEMS SPECIFICALLY CALLED FOR ON THESE PLANS.
- DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS.
- SITE OBSERVATIONS AND MEETINGS SHALL INCLUDE:
 - PRE-CONSTRUCTION
 - LANDSCAPE CONSTRUCTION
 - IRRIGATION PRESSURE AND COVERAGE TEST
 - SPOTTING OF SPECIMEN PLANTS
 - PLANTING
 - PRE-MAINTENANCE
 - POST-MAINTENANCE (FINAL)
 NOTE: "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.
 NOTE: THE CITY OF CHULA VISTA LANDSCAPE INSPECTOR, DAVE DEFACCI (619) 850-0539, WILL ISSUE A LIST OF CITY OBSERVATIONS AT THE PRE-CONTRACT MEETING.
- 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.
- 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.
- THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S 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.
- THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S 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.
- THESE PLANS HAVE BEEN PREPARED IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPE CONCEPT PLANS, WATER CONSERVATION PLAN AND CONDITIONS OF APPROVAL RELATED TO LANDSCAPING.
- THESE PLANS SHOW SHOW A COMBINATION OF CFD AND ASSOCIATION MAINTAINED LANDSCAPE IMPROVEMENTS. THE DEVELOPER / CONTRACTOR SHALL PROVIDE FULL MAINTENANCE OF ALL LANDSCAPE AREAS:
 - FOR HOA MAINTAINED AREAS: A MINIMUM OF 90 DAYS
 - FOR CFD MAINTAINED AREAS: 1 YEAR AFTER INITIAL WRITTEN CLIENT APPROVAL.
- THESE PLANS AND ALL WORK SHALL COMPLY WITH THE 2007 CBC (2006 IBC), 2007 CBC, 2007 CMC, 2007 CEC, 2007 CFC & THE 2008 CALIFORNIA ENERGY CODE, AS ADOPTED AND AMENDED BY THE CITY OF CHULA VISTA.
- THE LANDSCAPE AND IRRIGATION SHALL BE IN COMPLIANCE WITH THE CITY OF CHULA VISTA LANDSCAPE WATER CONSERVATION ORDINANCE, MUNICIPAL CODE CHAPTER 20.12.
- UPON COMPLETION OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS, CONTRACTOR SHALL CONTACT THE CITY OF CHULA VISTA SENIOR LANDSCAPE INSPECTOR, DAVE DEFACCI (DDDEFACCI@CHULAVISTA.CA.GOV OR 619-397-6018) TO SCHEDULE A PRE-CONSTRUCTION MEETING, RECEIVE A LANDSCAPE INSPECTION PACKET, AND TO SCHEDULE AN INSPECTION OF THE IMPROVEMENTS.

Landscape & Irrigation Plans for:
OTAY RANCH VILLAGE 3
SLOPE & EROSION CONTROL
 A Development of HomeFed Corporation



SITE MAP N.T.S.



SCOPE OF WORK:
 PLANTING AND IRRIGATION ON PERMANENT AND TEMPORARY SLOPES WITHIN IN VILLAGE 3 AND SURROUNDING WATER QUALITY BASINS.

OWNER
 HOMEFED CORPORATION
 1903 WRIGHT PLACE, SUITE 220
 CARLSBAD, CALIFORNIA 92008
 (760) 798-1765
 CONTACT: CURT SMITH

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 ST.
 SAN DIEGO, CA 92121
 (858) 558-4500
 CONTACT: JOHN RIVERA

GOVERNING MUNICIPALITY
 THE CITY OF CHULA VISTA
 276 FOURTH AVENUE
 CHULA VISTA, CALIFORNIA 91910
 (619) 489-3826
 CONTACT: ZACH TANNER

GOVERNING WATER AGENCY
 OTAY WATER DISTRICT
 2554 SWEETWATER SPRINGS BLVD
 SPRING VALLEY, CALIFORNIA 91978
 (619) 670-2222

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

IRRIGATION CONSULTANT
 INDEPENDENT IRRIGATION CONSULTANTS, INC.
 435 NORTH PACIFIC STREET
 SAN MARCOS, CA 92069
 (760) 967-0177
 CONTACT: JAIME COVARRUBIAS

PROJECT SITE:
 OTAY RANCH VILLAGE 3 SLOPES

Responsibility Disclaimer
 All screened facilities, existing or proposed, were obtained from Civil Plans OR-837C, Drawing No. 14032-01 through 14032-37, dated 12/14/16, and OWD WOF# D0954-090246. 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 OWD District Engineer.

Omission Statement
 There are no drinking fountains, decorative fountains, comfort stations, outdoor eating areas, swimming pools, playground equipment, or wells on the site.

Inspection Note
 Otay Water District shall be notified 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.

*NOT A PART OF D0944-060189

POC ID	METER LOCATION	STATION COUNT	DEMAND GFM	IRRIG. AREA (SQ.FT)	LATERAL SIZE	METER SIZE	MAINTAINED BY
* MW-1	HERITAGE ROAD 42+10	4	1.8	1,823	2"	1 1/2"	Sub-Assoc/Master HOA
* L-3	HERITAGE ROAD 40+30	4	1.9	4,316	2"	1 1/2"	Sub-Assoc/Master HOA
* R-16	HERITAGE ROAD 38+20	12	4.1	43,133	2"	1 1/2"	Sub-Assoc/Master HOA
* S-D	HERITAGE ROAD 36+40	34	57	219,411	2"	1 1/2"	CFD
* S-B2	HERITAGE ROAD 24+90	27	48	86,717	2"	1 1/2"	CFD
* S-C	HERITAGE ROAD 19+00	31	65	215,140	2"	2"	CFD
* S-E	HERITAGE ROAD 50+10	34	54	266,902	2"	1 1/2"	CFD
* L-3C	HERITAGE ROAD 47+00	2	21	1,635	2"	1 1/2"	Sub-Assoc/Master HOA
* S-1	PASEO CULTURA 12+05	2	33	16,193	2"	1 1/2"	Sub-Assoc/Master HOA
* R-14	PASEO CULTURA 11+90	7	48	11,282	2"	1 1/2"	Sub-Assoc/Master HOA
* S-1A	CAMINO ALDEA 26+10	8	20	10,483	2"	1 1/2"	Sub-Assoc/Master HOA
* S-1B	CAMINO ALDEA 26+10	8	46	13,842	2"	1 1/2"	Sub-Assoc/Master HOA
* S-B	HERITAGE ROAD 14+00	19	46	111,973	2"	1 1/2"	CFD
* SA-1	CALLE DESEO 32+65	17	31	42,689	2"	1 1/2"	CFD
* SA-2	HERITAGE ROAD 12+20	25	56	159,644	2"	1 1/2"	CFD
* S-1	HERITAGE ROAD 12+15	26	33	104,693	2"	2"	CFD
* BB	HERITAGE ROAD 12+70	27	53	81,565	2"	1 1/2"	HOA
* S-G	CALLE DECEO 32+55	25	26	197,379	2"	2"	CFD
* S-H	CALLE DECEO 32+60	29	32	203,446	2"	2"	CFD

OTAY WATER DISTRICT		CITY OF CHULA VISTA SUBMITTALS	
PROJECT #	D0944-060189	1ST SUBMITTAL	10/6/16
PZ	G24, 711	2ND SUBMITTAL	01/19/17
RPZ	G80	3RD SUBMITTAL	03/09/17
		4TH SUBMITTAL	04/10/17
DAN MARTIN, P.E. RCE 49389	DATE: 5/10/17	AS-BUILT	
REVIEWED BY: [Signature]	DATE: 5/10/17	1ST SUBMITTAL	10/6/16
NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE		2ND SUBMITTAL	01/19/17

OWD AS BUILT	SYSTEMS SB2, SD & SE
Signature and Date Brandon DiPietro	SYSTEMS SA1, SB & SG
Field Services Mngnr. Brandon DiPietro	SYSTEM SB2 UPDATE



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 this plan in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use.

Tributary LA, Inc. 2725 Jefferson Street, Suite 14 Carlsbad, CA 92008
 R.L.A. NO. 4001 EXP. DATE 9-5-17
 9/13/17 DATE

COUNTY OF SAN DIEGO D.E.H. REVISIONS	OTAY WATER DISTRICT REVISIONS	Date
Glenn Leeks 8-9-18	AW MAIN	
Glenn Leeks 5-1-19		
Glenn Leeks 10-14-19		
Jenna Lepore 5/10/17	Brandon DiPietro	
Jenna Lepore		

COUNTY OF SAN DIEGO	
Department of Environmental Health Land and Water Quality Division	Environmental Health Specialist # 11
Jenna Lepore 5/10/17	

CONTRACTOR RECORD	REFERENCES	BY	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.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUT VALVES & BROMININE	7/3/16	05/24/16	BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERNLY OF PROMINENT 10' HIGH SHOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (771 1359 PER R.O.S. 14841) ELEV: 629.319' (NAVD 88)	Horizontal		THOMAS A. PICARD	THOMAS A. PICARD	THOMAS A. PICARD	Approved: Mark A. Carr Date: 5-22-19		LANDSCAPE TITLE SHEET FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 01

DEH-2019-LRWS-1134
 Print Date: 26 MAR '23
 OWD WOF# D0944-060189
 Otay Ranch, Village 3 - Slope & Erosion Control

SEE SHEET LI-3
P.O.C. ROAD STATION,
CONTROLLER SPECIFICATION,
EQUIPMENT, AND CALCULATIONS

SEE SHEET LI-2
P.O.C. ROAD STATION,
CONTROLLER SPECIFICATION,
EQUIPMENT, AND CALCULATIONS

SEE SHEET LI-2
P.O.C. ROAD STATION,
CONTROLLER SPECIFICATION,
EQUIPMENT, AND CALCULATIONS

SEE SHEET LI-2
P.O.C. ROAD STATION,
CONTROLLER SPECIFICATION,
EQUIPMENT, AND CALCULATIONS

NOT A PART - REFER TO LANDSCAPE
& IRRIGATION PLANS BY RIDGE
LANDSCAPE ARCHITECTURE.
OWD# D1019-060286
DEH# DEH2021-LRW5-001351
CV WOF GR210042

NOT A PART - REFER TO LANDSCAPE
& IRRIGATION PLANS BY RIDGE
LANDSCAPE ARCHITECTURE.
OWD# D1019-060286
DEH# DEH2021-LRW5-001351
CV WOF GR210042

SEE SHEET LI-5
P.O.C. ROAD STATION,
CONTROLLER SPECIFICATION,
EQUIPMENT, AND CALCULATIONS

SEE SHEET LI-5
P.O.C. ROAD STATION,
CONTROLLER SPECIFICATION,
EQUIPMENT, AND CALCULATIONS

MU-1

I-3a

R-16

S-D

I-2

I-1a

S-B2

S-C

I-3C

S-E

MU-2

O-1

R-14

S-1a

S-1b

SEE SHEET LI-3
P.O.C. ROAD STATION,
CONTROLLER SPECIFICATION,
EQUIPMENT, AND
CALCULATIONS

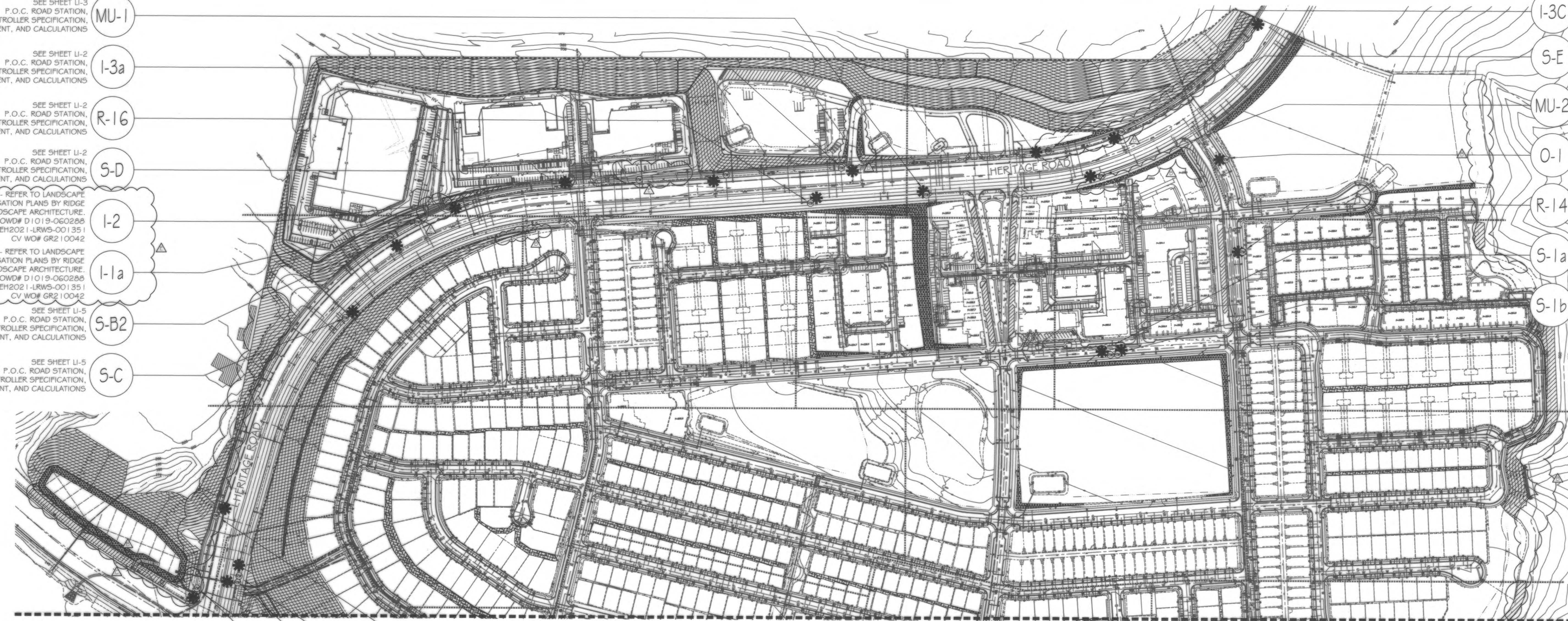
SEE SHEET LI-3
P.O.C. ROAD STATION,
CONTROLLER SPECIFICATION,
EQUIPMENT, AND
CALCULATIONS

SEE SHEET LI-3
P.O.C. ROAD STATION,
CONTROLLER SPECIFICATION,
EQUIPMENT, AND
CALCULATIONS

SEE SHEET LI-4
P.O.C. ROAD STATION,
CONTROLLER SPECIFICATION,
EQUIPMENT, AND
CALCULATIONS

SEE SHEET LI-8
P.O.C. ROAD STATION,
CONTROLLER SPECIFICATION,
EQUIPMENT, AND
CALCULATIONS

SEE SHEET LI-8
P.O.C. ROAD STATION,
CONTROLLER SPECIFICATION,
EQUIPMENT, AND
CALCULATIONS



MATCHLINE - SEE SHEET T-3

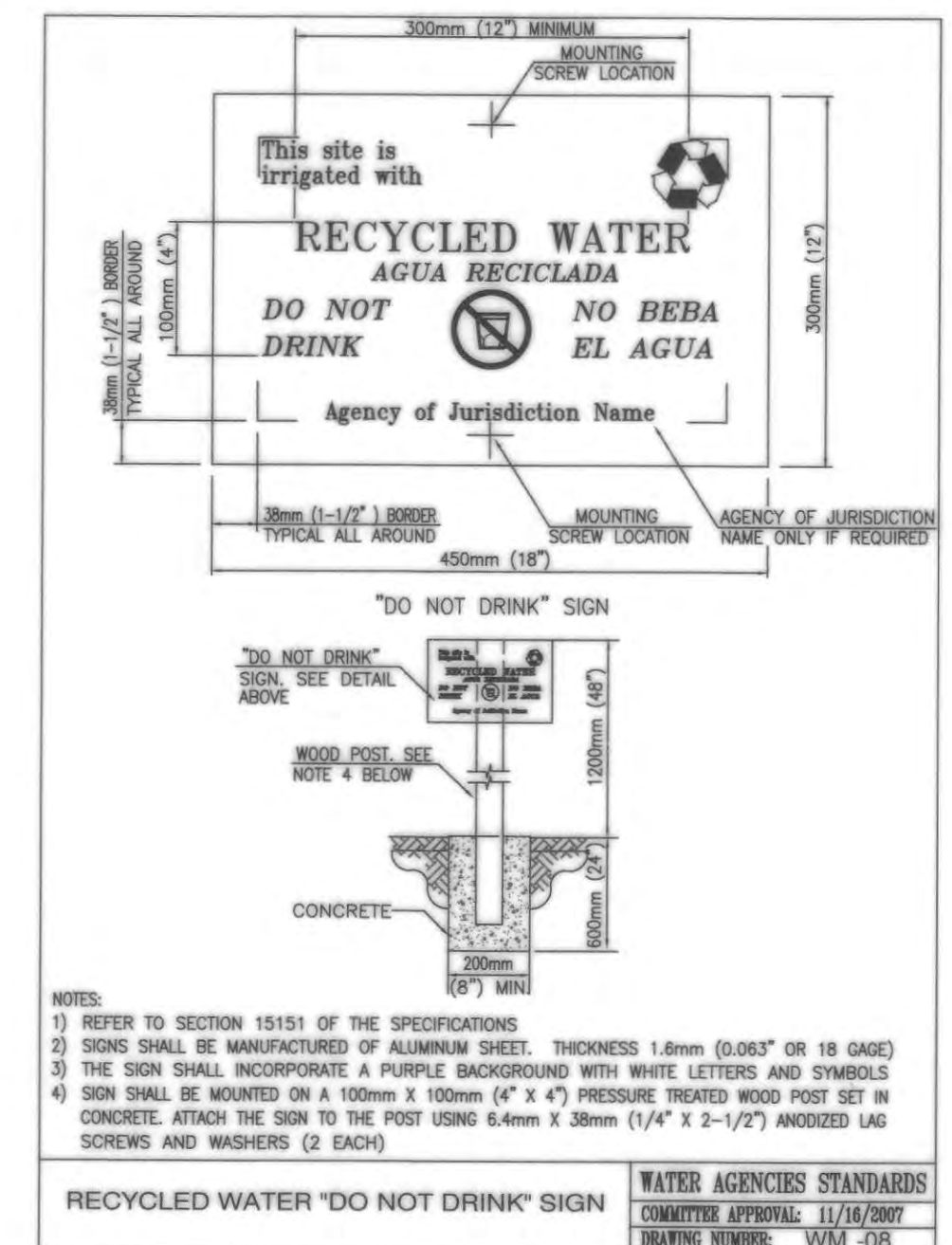
MATCHLINE - SEE SHEET T-3

S-B SEE SHEET LI-10
P.O.C. ROAD STATION,
CONTROLLER SPECIFICATION,
EQUIPMENT, AND CALCULATIONS

SA-2 SEE SHEET LI-15
P.O.C. ROAD STATION,
CONTROLLER SPECIFICATION,
EQUIPMENT, AND CALCULATIONS

S-1 SEE SHEET LI-15
P.O.C. ROAD STATION,
CONTROLLER SPECIFICATION,
EQUIPMENT, AND CALCULATIONS

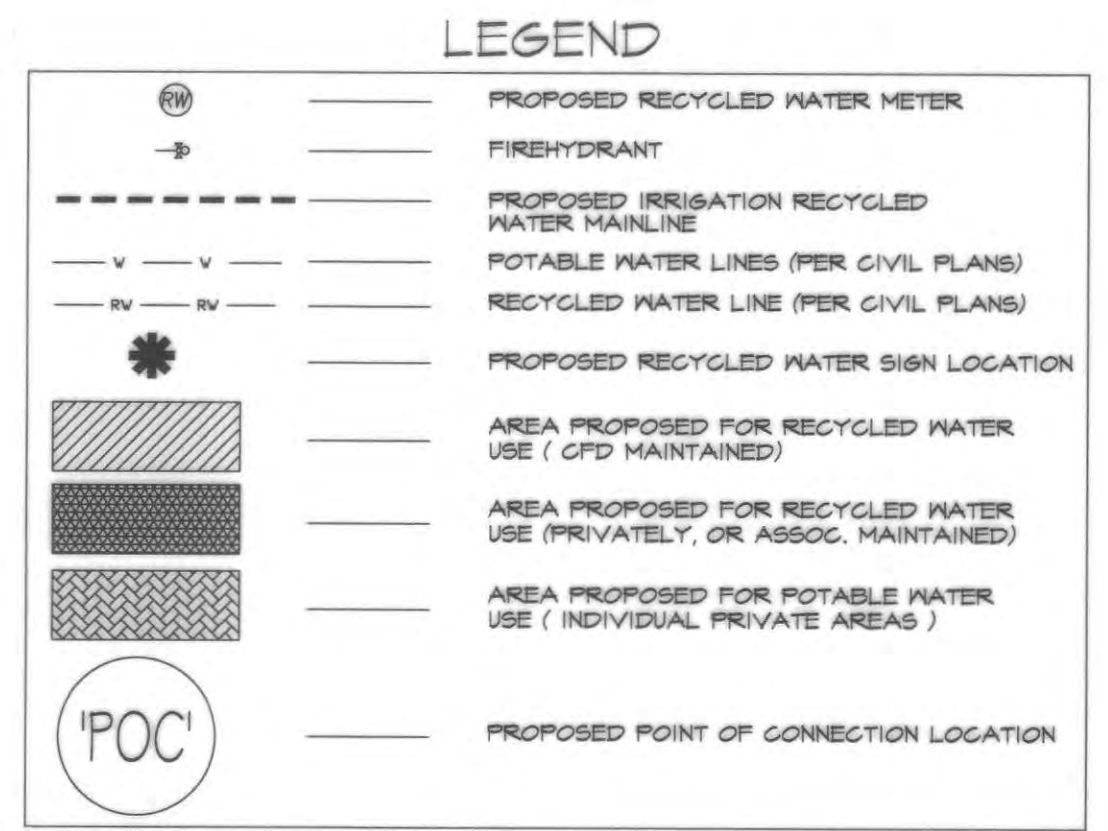
BB SEE SHEET LI-10
P.O.C. ROAD STATION,
CONTROLLER SPECIFICATION,
EQUIPMENT, AND CALCULATIONS



TESTING:
In accordance with the City of Chula Vista's Landscape Water Conservation Ordinance, Section 20.12.240 -Irrigation testing and statement of substantial conformance.

A. For all projects approved by the City, the landscape architect of record shall state in writing that the landscape improvements have been installed in compliance with the approved landscape documentation package prior to final inspection and City issuance of a certificate of completion of the project. They shall be satisfied that the irrigation system has been functionally tested, by testing, irrigation survey or irrigation audit, for, but not limited to, the following: distribution uniformity, overspray, and that runoff has been addressed, and water use can match the included calculations once plants are established with the irrigation provided. The project applicant shall submit a copy of the testing, irrigation survey or irrigation audit to the City prior to completion or turnover in the case of public improvements.

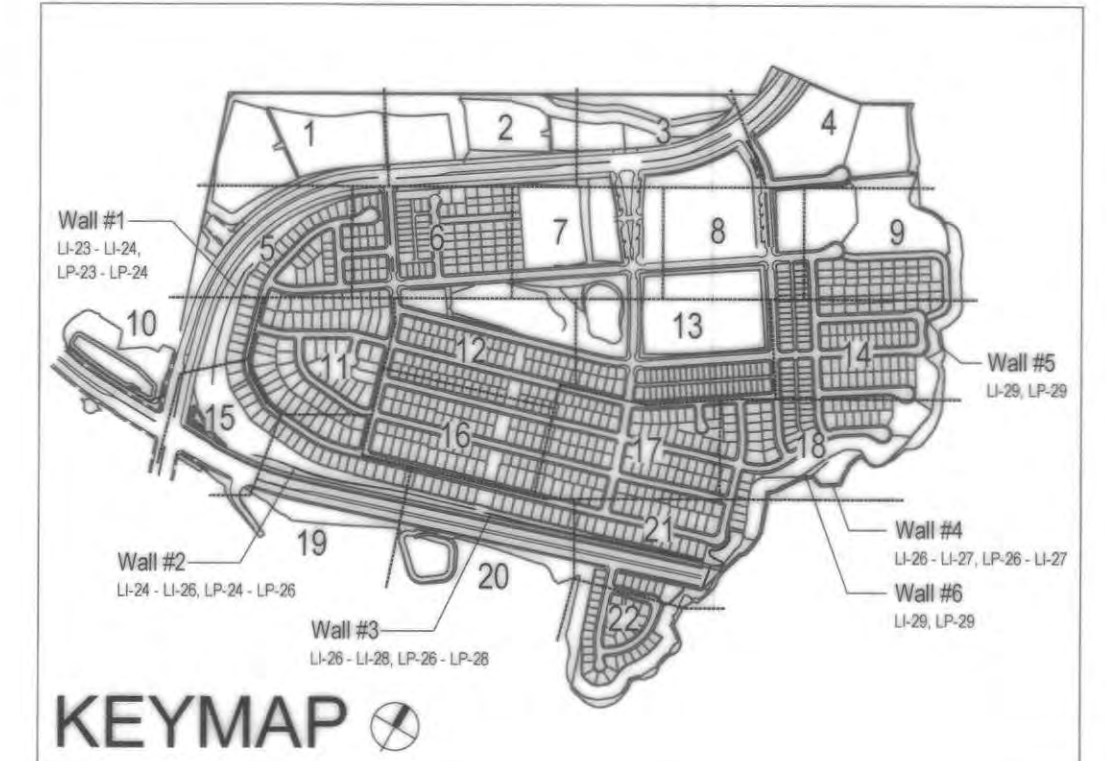
B. All landscape irrigation audits shall be conducted by a third party, independently certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape. (Ord. 9357 §1, 2015; Ord. 3146 §1 (Exh. A), 2004)



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.

R.I.N. 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.

* 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.



RECYCLED WATER WARNING SIGN



OTAY WATER DISTRICT Project No. D0944-060189, LRWS No. 2019-00134 P.Z. 624, 711 R.P.Z. 680		"AS-BUILT" SIGNED: _____ DATE: _____ PRINT NAME: _____ R.L.A. # _____ DISCIPLINE: _____ REGIST. EXP. _____ LANDSCAPE ARCHITECT		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 DATE: 7 APR '22 SCALE: 1" = 160' JOB NO. 15024 DRAWN BY: T.P. / T.G.M. W.O. NO. OR-3001G	
REVIEWED BY: <i>[Signature]</i> DATE: 10-22-19 NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE		DESIGNED BY: THOMAS A. PICARD DRAWN BY: _____ CHECKED BY: _____ PLANS ORIGINALLY APPROVED: _____		5-15-17 APPROVED: _____ DATE: _____ Tiffany Allen Director of Development Services or designee.		CITY OF CHULA VISTA RECYCLED WATER AREA USE MAP OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02 2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax	

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Plans Originally Approved:	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD ROCK MARKED 'SD CITY ENGR.' IN 3/4" IRON PIPE	5/28/19	[Signature]	1.5 MILES EAST OF INTER. OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN TRAIL, EAST END OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHWEST OF WATER STORAGE FACILITY. (781 1559 PER R.O.S. 14841) ELEV=629.319' (NAVD83)	Horizontal 1" = 160' Vertical N/A	Field	THOMAS A. PICARD	[Signature]	[Signature]	Tiffany Allen Director of Development Services or designee.	RECYCLED WATER AREA USE MAP OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 02
Inspector			ADD ROCK MARKED 'SD CITY ENGR.' IN 3/4" IRON PIPE	4/20/22	[Signature]									Sheet 02 of 65
Date Completed														

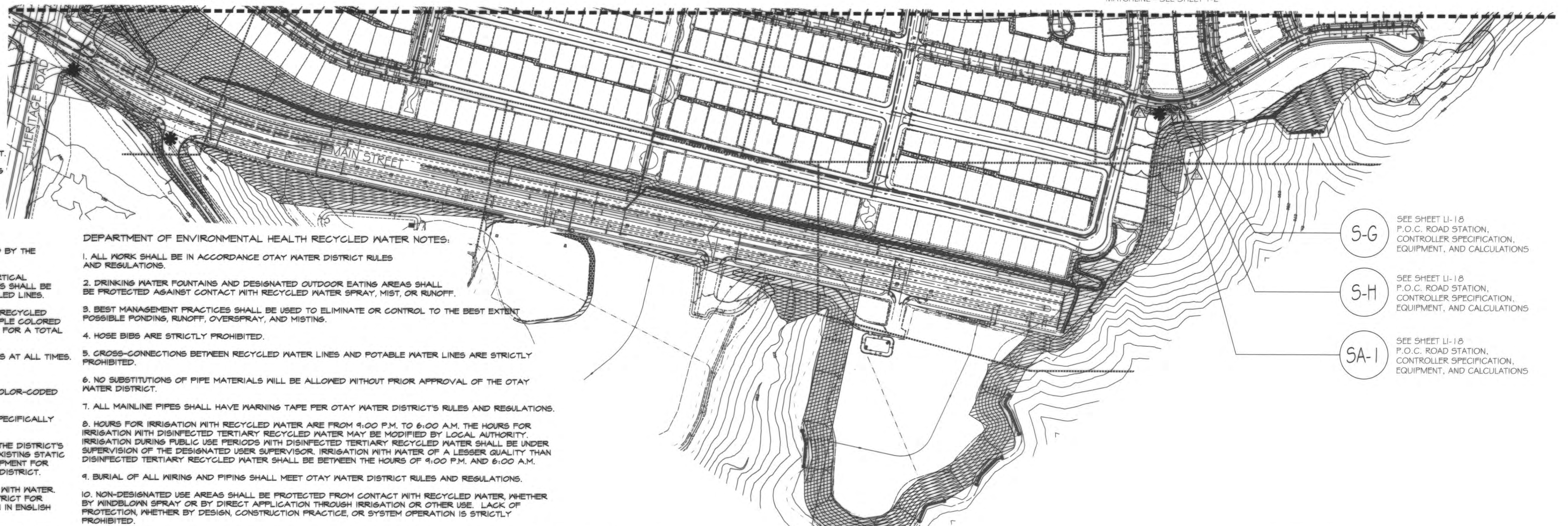
OTAY WATER DISTRICT RECYCLED WATER NOTES:

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 9 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 AND DECORATIVE FOUNTAINS, COMFORT STATIONS, PLAYGROUND EQUIPMENT, ETC., DO/DO NOT (CHOOSE ONE) EXIST ON THIS PROJECT.
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'S 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 DISTRICT'S "APPROVED MATERIALS LIST".
8. ALL ON-SITE POTABLE WATER LINES SHALL BE WHITE PVC UNLESS OTHERWISE APPROVED BY THE DISTRICT.
9. UNLESS OTHERWISE DIRECTED BY THE DISTRICT, A 4-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.
10. WHERE POTABLE LINES AND CONSTANT PRESSURE RECYCLED WATER LINES CROSS, THE RECYCLED WATER LINE SHALL BE INSTALLED BELOW THE POTABLE WATER LINE IN A CLASS 200 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.
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 PRESSURE LINES SHALL BE TESTED WITH HYDROSTATIC PRESSURE AS REQUIRED IN THE DISTRICT'S STANDARD SPECIFICATIONS, AND ALL NON-PRESSURE LINES SHALL BE TESTED WITH THE EXISTING STATIC LINE PRESSURE. 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. METERS SHALL BE SIZED BY THE DISTRICT. FINAL DETERMINATION OF METER SIZES IS RESERVED BY THE DISTRICT.
18. ALL RECYCLED WATER SERVICES REQUIRE BACKFLOW PREVENTION. IRRIGATION SYSTEMS BEING SUPPLIED WITH RECYCLED WATER SHALL INSTALL BACKFLOW PREVENTION AND A NYE STRAINER PER DISTRICT STANDARD DRAWING WR-45. IRRIGATION SYSTEMS CURRENTLY BEING SUPPLIED WITH POTABLE WATER SHALL INSTALL A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE PER DISTRICT STANDARD DRAWINGS WR-01 OR WR-02. WHEN RECYCLED WATER BECOMES AVAILABLE, THE REDUCED PRESSURE BACKFLOW DEVICE SHALL BE REMOVED BY THE OWNER AND REPLACED WITH A BACKFLOW DEVICE AND NYE PER DISTRICT STANDARD DRAWING WR-03.
19. PRIOR TO ENERGIZING THE ON-SITE SYSTEM WITH WATER, ONE (1) COMPLETE SET OF LAMINATED CONTROLLER CHARTS 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 SO IT MAY 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 OPERATE, 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 AND ANNUAL CROSS-CONNECTION INSPECTION WILL BE DONE AT SITES WITH BOTH POTABLE AND RECYCLED WATER SERVICE BY THE DISTRICT AND/OR THE SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH. COPIES OF INSPECTION REPORTS WILL BE FORWARDED TO THE NON-INSPECTING PARTY.
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 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 EMERGENCY, CONTACT BRIAN CANARIS AT 619-520-0424
OR AFTER HOURS, CONTACT BRIAN CANARIS AT 619-520-0424

27. BEST MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE, OR CONTROL TO THE BEST EXTENT POSSIBLE, PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
28. RECYCLED WATER QUICK COUPLING VALVES WITH LOCKING PURPLE COVER AND ACME THREAD 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.
29. ALL BUILDINGS SHALL HAVE A THRESHOLD VALVE ON THE POTABLE WATER SUPPLY.
30. ALL BOX LIDS SHALL BE BRANDED.
31. A 10-FOOT SEPARATION BETWEEN RECYCLED WATER IRRIGATION MAIN LINE TIE IN POINTS 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) HAVE TAKEN PLACE.
32. RECYCLED WATER IRRIGATION PROJECTS THAT REQUIRE PHASING OF CONSTRUCTION SHALL REQUIRE A DETAILED PHASING PLAN 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.

MATCHLINE - SEE SHEET T-2



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 AFFIXTURES (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 WORDS "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 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: BRIAN CANARIS AT (619) 234-4050
OR AFTER HOURS, CONTACT: BRIAN CANARIS AT (619) 234-4050

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 SUBMITTED TO: SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH LAND AND WATER QUALITY DIVISION 3201 RUFFIN ROAD, SUITE C SAN DIEGO, CA 92123
ATTN: GLENN LEEBKS PH# 619-594-2548 (CONTACT SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH FOR APPROPRIATE FEES)

GENERAL 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 POTABLE WATERLINE BELOW", IMPRINTED IN A MINIMUM 1" HIGH LETTERS BLACK IN COLOR. IMPRINTING SHALL BE CONTINUES 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 CONTINUES 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 5' 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.

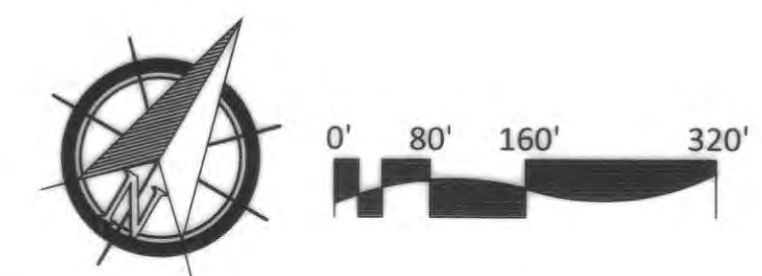
SPECIAL SUPPLEMENTAL RECYCLED WATER NOTES:

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:
4. IMPROVEMENT PLANS ON-SITE AT ALL TIMES FOR REVIEW BY THE DIRECTOR
5. OF ENGINEERING AND PLANNING OR HIS/HER REPRESENTATIVES.
6. THE GENERAL CONTRACTOR'S SUPERINTENDENT IS REQUIRED
7. 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:

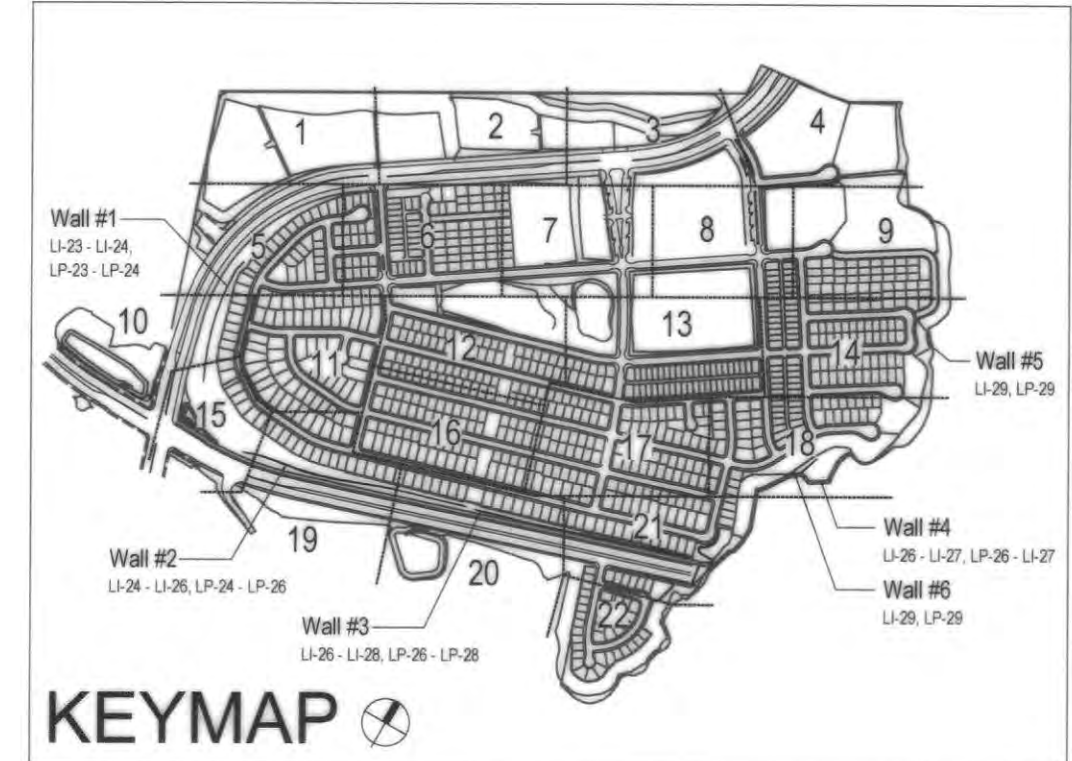
1. MAINLINE PRIOR TO BACKFILL.
2. SLEEVE CLEARANCES AND DEPTHS.
3. ALL RECYCLED WATER INSTALLATIONS FROM MAIN TO SPRINKLER HEADS.
4. SPRINKLER COVERAGE TEST.
5. CROSS CONNECTION TEST.
6. SIGNAGE.



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.

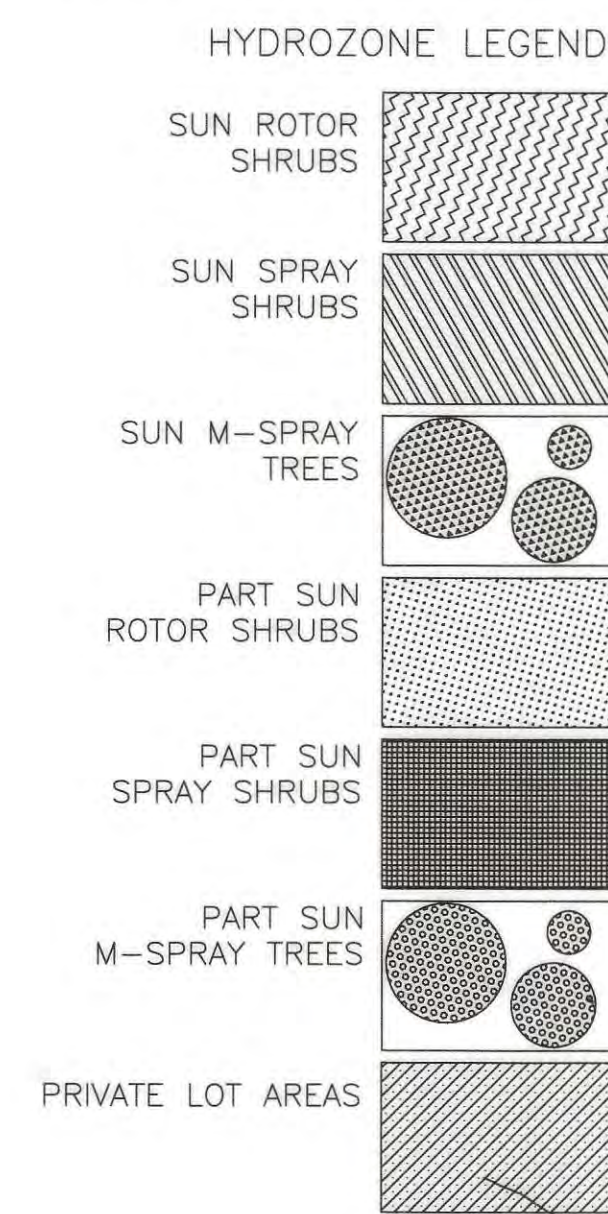
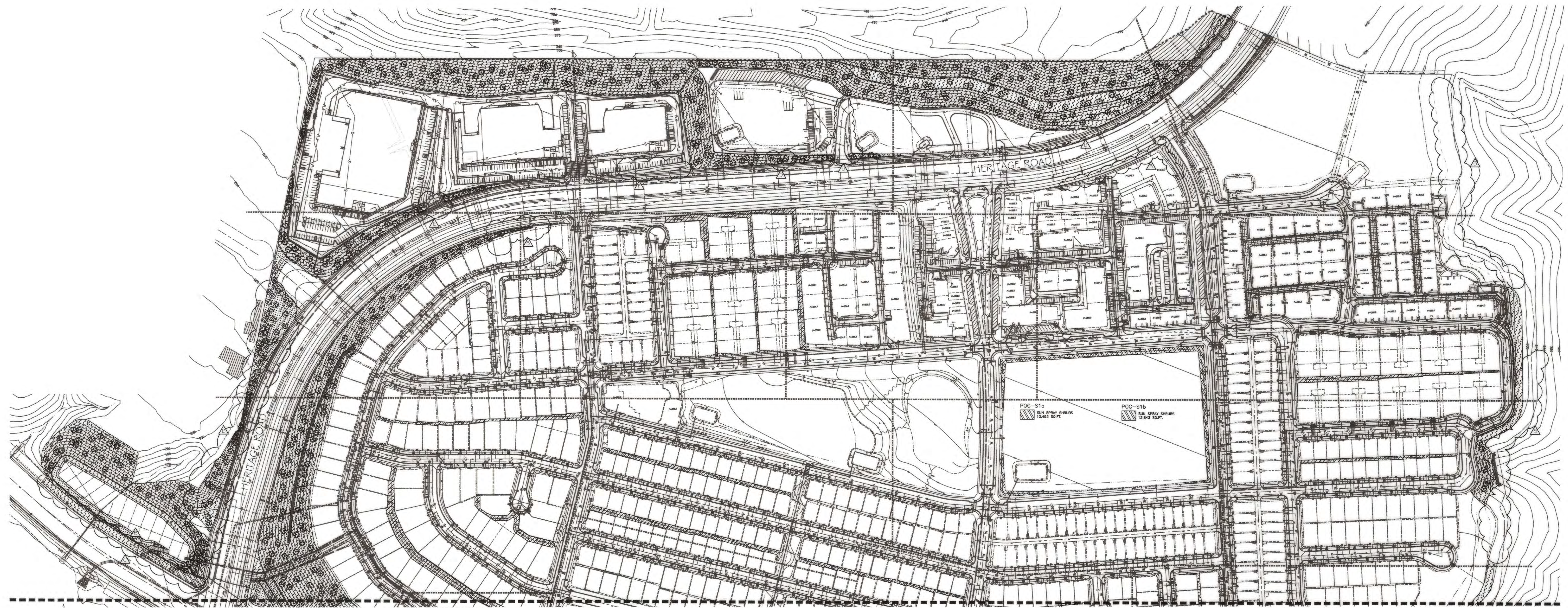
R.I.L. IDENTIFICATION BY COLOR CODING:
SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. BEGALS AND/OR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

*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.



<p>OTAY WATER DISTRICT Project No. 00944-060189 LRWS No. 2019-00134 P.Z. 624, 711, R.P.Z. 680</p>		<p>"AS-BUILT" SIGNED: _____ DATE: _____ PRINT NAME: _____ R.L.A. # _____ DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____</p>		<p>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</p>		<p>REGISTERED LANDSCAPE ARCHITECT THOMAS A. PICARD CALIFORNIA 7/20/23</p>		<p>Tributary LA, Inc. Landscape Architecture and Planning DATE: 7 APR '22 SCALE: 1" = 160' JOB NO. 15024 DRAWN BY: T.P./T.G.M. W.O. NO. OR-3001G</p>	
<p>REVIEWED BY: <i>[Signature]</i> DATE: 5/10/19 NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE</p>		<p>CONTRACTOR SHALL NOTIFY OTAY WATER DISTRICT FIVE (5) WORKING DAYS PRIOR TO COMMENCING WORK, TELEPHONE (619) 670-2241. REQUIRED INSPECTIONS ARE AS FOLLOWS:</p>		<p>REPLACEMENT SHEET</p>		<p>CITY OF CHULA VISTA RECYCLED WATER AREA USE MAP OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02</p>		<p>Drawing No. 16050-03 Sheet 03 of 03</p>	

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	DATE	APP'D	BENCH MARK	SCALE
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADJUST DIRIG. FOR FUEL MCD. PLANTINGS	5/10/19	[Signature]	BRASS DISK MARKED 50 CITY DNK" IN 3/4" IRON PIPE	Office
Inspector			CHANGE DIRIG ON WEST END OF PARK FOR SPRAWL	4-20-22	[Signature]	1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 150' EASTERLY OF PROMONT TO HIGH BUILDING & 1700' SOUTHWEST OF WATER STORAGE FACILITY (1359 PER R.O.S. 14841) ELEV=629.31' (NAVD83)	Field
Date Completed							Traffic



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.

R.I. 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
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 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.

OTAY WATER DISTRICT
 Project No. D0944-060189 LRWS No. 2019-00134
 P.Z. 624, 711 R.P.Z. 680

REVIEWED BY: DATE: 10-22-19
 NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE

"AS-BUILT"

SIGNED: _____ DATE: _____
 PRINT NAME: _____ R.L.A. # _____
 DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

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

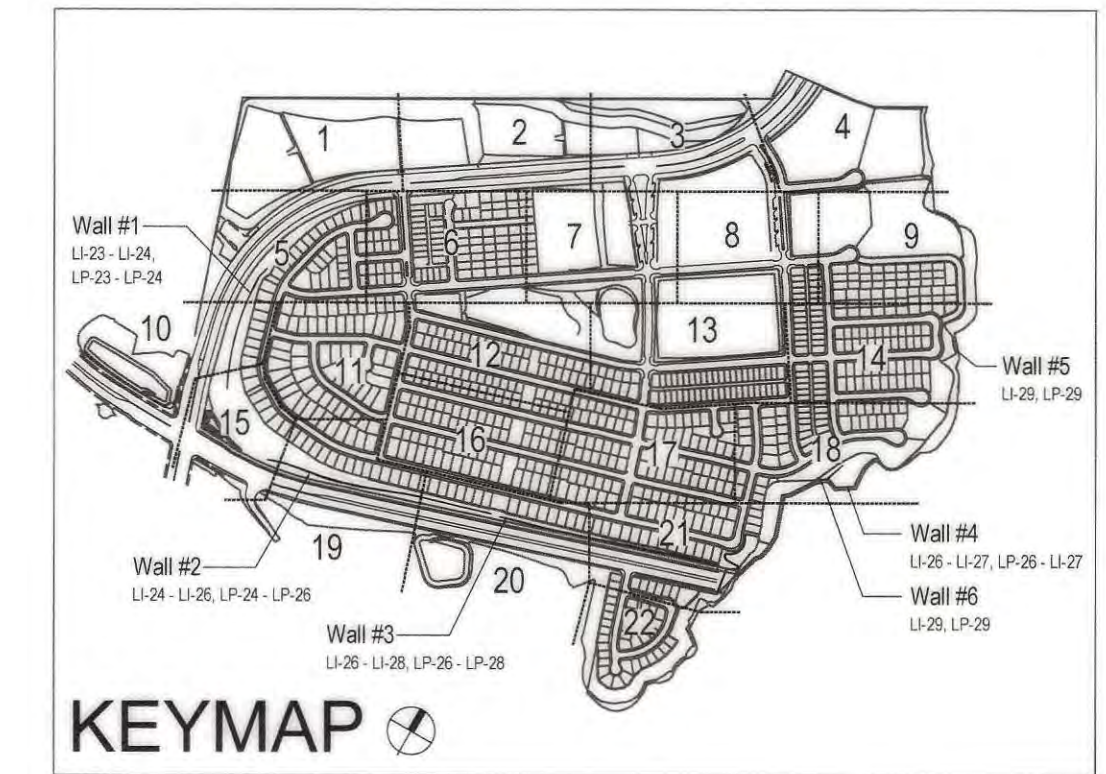
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600



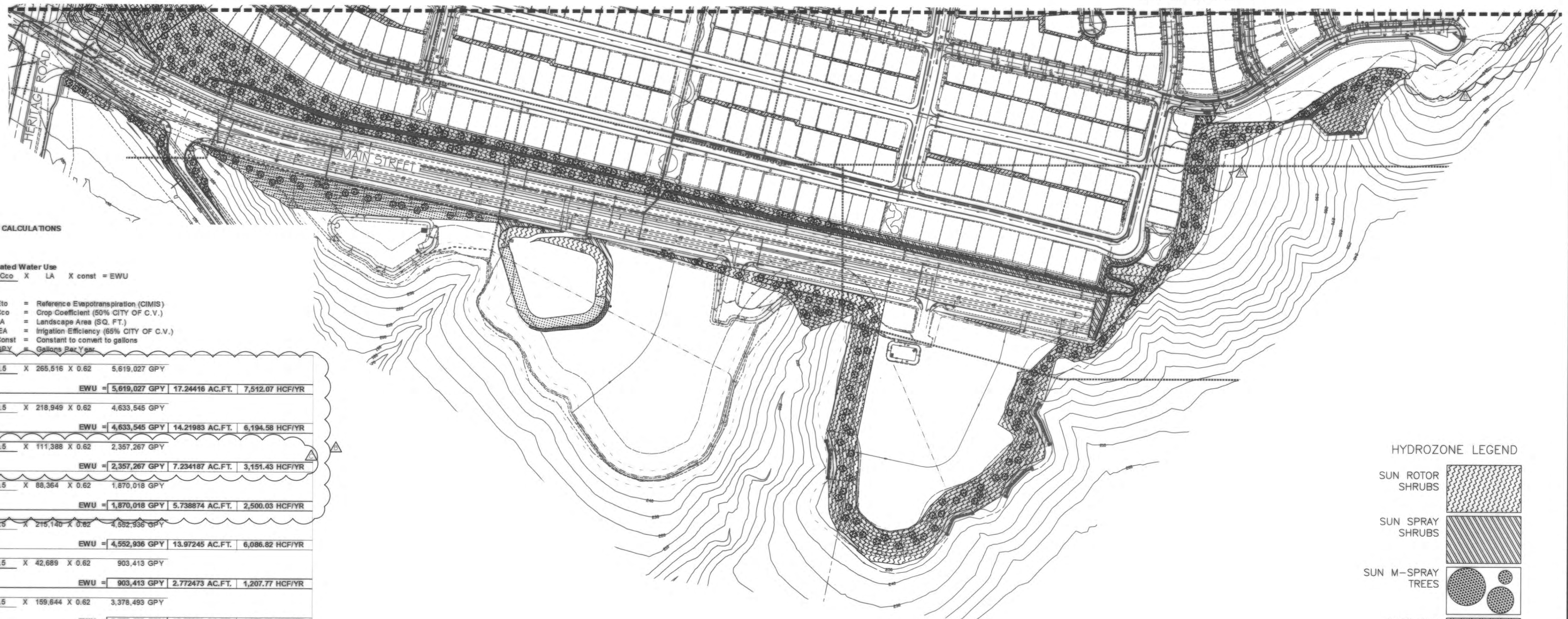
Tributary LA, Inc.
 Landscape Architecture and Planning

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

DATE: 7 APR '22
 SCALE: 1" = 160'
 JOB NO. 15024
 DRAWN BY: T.P./T.G.M.
 W.O. NO. OR-3001G



CONSTRUCTION RECORD		REFERENCES 16026-01 - 16026-93	BY HUNSAKER & ASSOC.	REVISIONS	Date 4-20-22	App'd 	BENCH MARK DESCRIPTION: BRASS DISK MARKED 'SD CITY ENGR.' IN 3/4" IRON PIPE LOCATION: 1.5 MILES EAST OF INTY OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF TOWER 10' HIGH SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 14841) ELEV=629.319' (NWD/88)	SCALE Horizontal 1" = 160' Vertical N/A	Office	Field	Traffic	Designed By THOMAS A. PICARD	Drawn By	Checked By	Plans Originally Approved: 5-15-17	Plans Prepared Under Supervision Of Date: 4 / 7 / 22 R.L.A. No. 4001	Approved: Tiffany Allen Director of Development Services or designee.	CITY OF CHULA VISTA HYDROZONE MAP OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Drawing No. 16050-04 Sheet 04 of 08
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MAXIMUM APPLIED WATER ALLOWANCE VS. ESTIMATED WATER USE CALCULATIONS
OTAY RANCH VILLAGE 3 EROSION CONTROL
CHULA VISTA, CA

MAWA = Maximum Applied Water Allowance
Eto X ETAF X LA X Const = MAWA
Where Eto = Reference Evapotranspiration (CIMIS)
ETAF = 100% of Eto for SLA using RW
LA = Landscape Area (SQ. FT.)
Const = Constant to convert to gallons
GPY = Gallons Per Year

EWU = Estimated Water Use
Eto X Cco X LA X const = EWU
Where Eto = Reference Evapotranspiration (CIMIS)
Cco = Crop Coefficient (50% CITY OF C.V.)
LA = Landscape Area (SQ. FT.)
IEA = Irrigation Efficiency (65% CITY OF C.V.)
Const = Constant to convert to gallons
GPY = Gallons Per Year

POC	SE	Eto	ETAF	LA	Const	MAWA	EWU
POC SE	51.2	X 1	X	265,516	X 0.62	MAWA = 8,428,540 GPY	EWU = 5,619,027 GPY
POC SD	51.2	X 1	X	218,949	X 0.62	MAWA = 6,950,317 GPY	EWU = 4,633,545 GPY
POC SB	51.2	X 1	X	111,388	X 0.62	MAWA = 3,535,961 GPY	EWU = 2,357,267 GPY
POC SB2	51.2	X 1	X	88,364	X 0.62	MAWA = 2,805,027 GPY	EWU = 1,870,018 GPY
POC SC	51.2	X 1	X	218,140	X 0.62	MAWA = 6,829,404 GPY	EWU = 4,552,936 GPY
POC SA1	51.2	X 1	X	42,689	X 0.62	MAWA = 1,355,120 GPY	EWU = 903,413 GPY
POC SA2	51.2	X 1	X	159,644	X 0.62	MAWA = 5,067,739 GPY	EWU = 3,378,493 GPY
POC SI	51.2	X 1	X	104,693	X 0.62	MAWA = 3,323,375 GPY	EWU = 2,215,583 GPY
POC SH	51.2	X 1	X	203,446	X 0.62	MAWA = 6,458,190 GPY	EWU = 4,305,400 GPY
POC SG	51.2	X 1	X	138,233	X 0.62	MAWA = 4,388,068 GPY	EWU = 2,925,379 GPY
POC SB	51.2	X 1	X	104,139	X 0.62	MAWA = 3,305,788 GPY	EWU = 2,203,859 GPY
POC S-1a	51.2	X 1	X	10,982	X 0.62	MAWA = 333,090 GPY	EWU = 222,060 GPY
POC S-1b	51.2	X 1	X	13,843	X 0.62	MAWA = 439,432 GPY	EWU = 292,955 GPY
POC R-14	51.2	X 1	X	11,982	X 0.62	MAWA = 380,357 GPY	EWU = 253,571 GPY
POC R-16	51.2	X 1	X	43,133	X 0.62	MAWA = 1,365,214 GPY	EWU = 912,809 GPY
POC MU-1	51.2	X 1	X	1,923	X 0.62	MAWA = 61,044 GPY	EWU = 40,696 GPY
POC MU-2	51.2	X 1	X	5,065	X 0.62	MAWA = 165,783 GPY	EWU = 107,189 GPY
POC I-3C	51.2	X 1	X	1,635	X 0.62	MAWA = 51,901 GPY	EWU = 34,601 GPY
POC O-1	51.2	X 1	X	10,103	X 0.62	MAWA = 321,716 GPY	EWU = 213,806 GPY
POC I-1a	51.2	X 1	X	1,018	X 0.62	MAWA = 175,923 GPY	EWU = 115,956 GPY
POC TYPICAL HOME OWNER SLOPE	51.2	X 0.7	X	1,018	X 0.62	MAWA = 22,621 GPY	EWU = 17,235 GPY

NOTE: LANDSCAPE AREA FOR MAWA AND EWU CALCULATIONS INCLUDES PLAN VIEW AREA OF TREE CANOPIES AS ILLUSTRATED IN THE LANDSCAPE PLANTING PLANS.

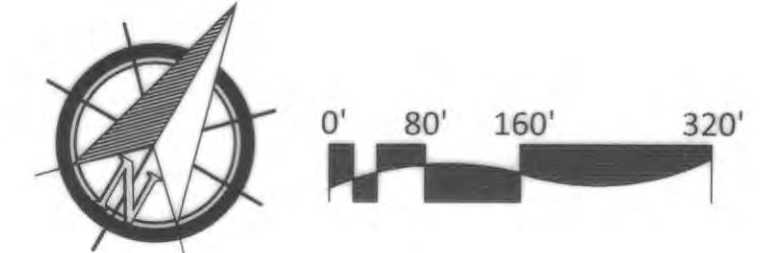
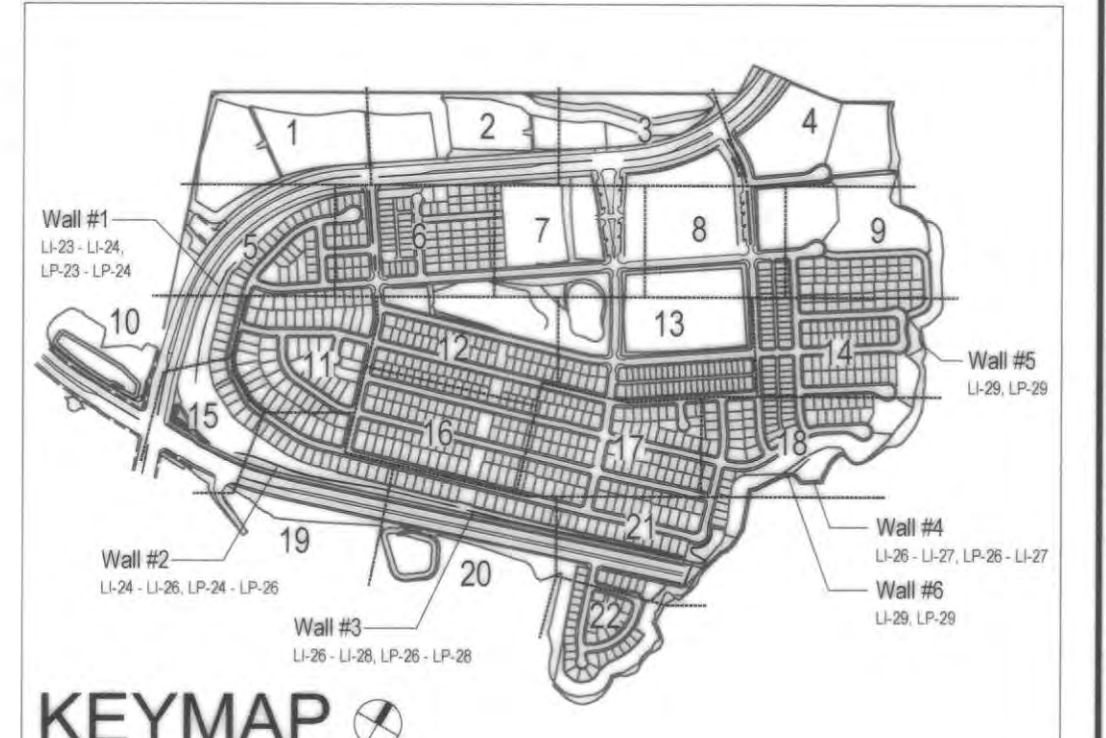
HYDROZONE LEGEND

- SUN ROTOR SHRUBS
- SUN SPRAY SHRUBS
- SUN M-SPRAY TREES
- PART SUN ROTOR SHRUBS
- PART SUN SPRAY SHRUBS
- PART SUN M-SPRAY TREES
- PRIVATE LOT AREAS

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.

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.

*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.



NOT A PART - REFER TO LANDSCAPE & IRRIGATION PLANS BY RIDGE LANDSCAPE ARCHITECTURE.

POC OWD# D1019-060288
DEH# DEH2021-LRWS-001351
CV WO# GR210042

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD WATER DEMAND FOR AREAS CHANGED	5/22/19	[Signature]	BRASS BVM MARKED "50 CITY ENGR" IN 3/4" IRON PIPE
Inspector			REMOVE WATER CATCHES, EXPOSED HIGH-IMPACTION	5/22/19	[Signature]	1.5 MILES EAST OF INTY. OF MAIN ST. & HERBARD RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMONT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PTA 1259 PER R.O.S. 1481) ELEV=829.319' (NAVD/86)
Date Completed			ALL TYPES FOR FENCED DRIVE UNDERWAY AT (REDACTED) PAD.	4/30/22	[Signature]	

"AS-BUILT"

OTAY WATER DISTRICT
Project No. D0944-060189 LRWS No. 2019-00134
P.Z. 624, 711 R.P.Z. 680

SIGNED: [Signature] DATE: 10-22-19
REVIEWED BY: [Signature] DATE: 10-22-19
NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE

PRINT NAME: [Signature] R.L.A. # [Signature]
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. [Signature]

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
17272

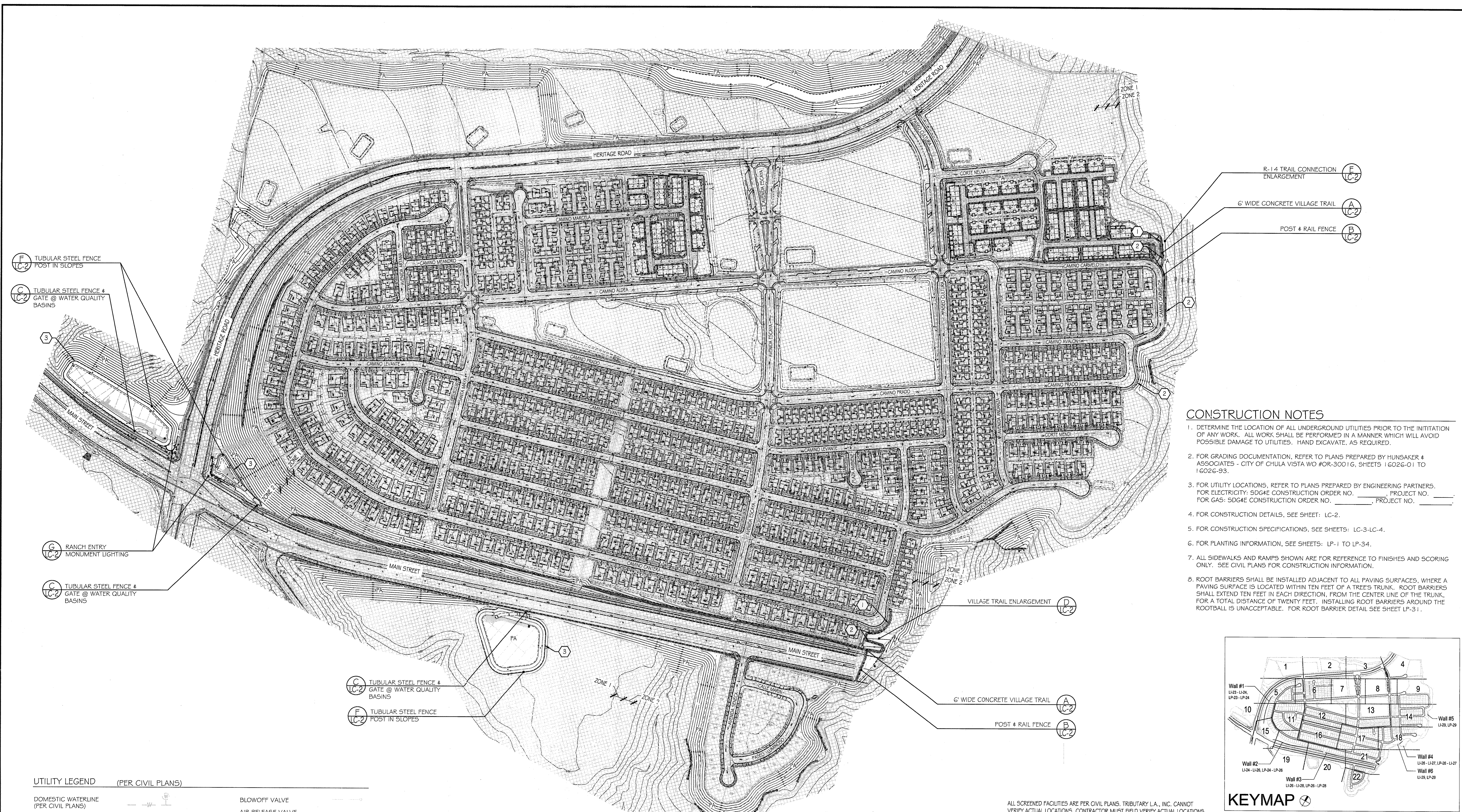
Tributary LA, Inc.
Landscape Architecture and Planning
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.434.9300 office 760.434.9303 fax

DATE: 7 APR '22
SCALE: 1" = 160'
JOB NO. 15024
DRAWN BY: T.P./T.G.M.
W.O. NO. OR-3001G

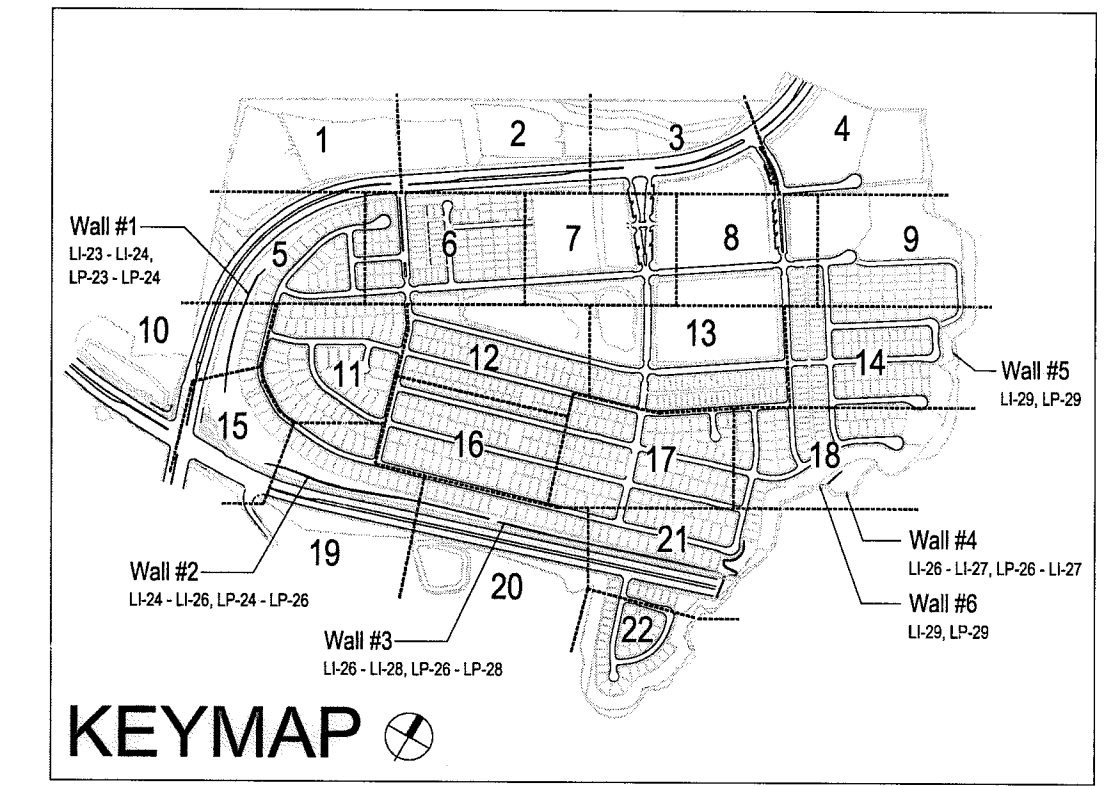
CITY OF CHULA VISTA
HYDROZONE MAP
OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL
CHULA VISTA TENTATIVE TRACT MAP NO. 13-02

Approved: [Signature] Date: 5-15-17
Tiffany Allen
Director of Development Services or designee.

Drawing No. 16050-05
Sheet 05 of 86

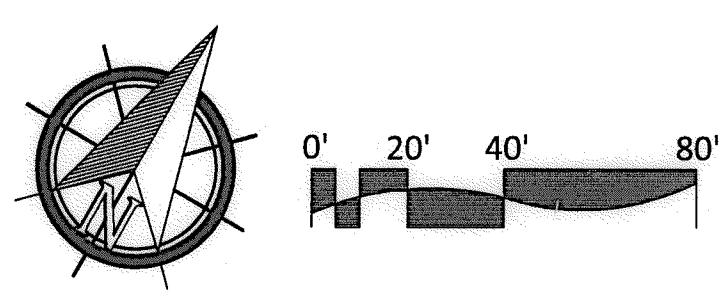


- ### CONSTRUCTION NOTES
1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
 2. FOR GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - CITY OF CHULA VISTA WO #OR-3001G, SHEETS 1 G02G-01 TO 1 G02G-93.
 3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY ENGINEERING PARTNERS. FOR ELECTRICITY: SDG&E CONSTRUCTION ORDER NO. _____ PROJECT NO. _____. FOR GAS: SDG&E CONSTRUCTION ORDER NO. _____ PROJECT NO. _____
 4. FOR CONSTRUCTION DETAILS, SEE SHEET: LC-2.
 5. FOR CONSTRUCTION SPECIFICATIONS, SEE SHEETS: LC-3-LC-4.
 6. FOR PLANTING INFORMATION, SEE SHEETS: LP-1 TO LP-34.
 7. ALL SIDEWALKS AND RAMPS SHOWN ARE FOR REFERENCE TO FINISHES AND SCORING ONLY. SEE CIVIL PLANS FOR CONSTRUCTION INFORMATION.
 8. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN TEN FEET OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND TEN FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF TWENTY FEET. INSTALLING ROOT BARRIERS AROUND THE ROOTBALL IS UNACCEPTABLE. FOR ROOT BARRIER DETAIL SEE SHEET LP-31.



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	



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

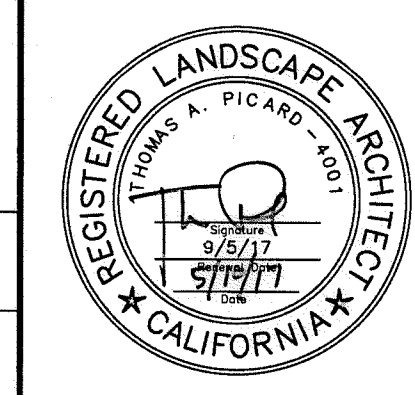
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



Tributary LA, Inc.

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

DATE:	10 APR '17
SCALE:	1" = 40'
JOB NO.:	15024
DRAWN BY:	T.P. / T.G.
W.O. NO.:	OR-3001G

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	CITY OF CHULA VISTA		Drawing No.
Contractor		07039-01 - 07039-26	HUNSAKER & ASSOC.				BRASS DISK MARKED "SD CITY ENGR." IN 3/4" HIGH PIPE	Horizontal 1" = 40'	Field	Plans Prepared Under Supervision Of			Approved: <i>Mary Gladner</i> Date: 5-15-17	LANDSCAPE CONSTRUCTION PLAN FOR:	16050-06
Inspector							LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERN OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 1467) ELEV=929.319' (NAD83)	Vertical N/A	Traffic	THOMAS A. PICARD			Kelly Broughton Director of Development Services or designee.	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	Sheet 06 of 88
Date Completed													CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	LC-1	

FINISH SCHEDULE

OPEN SPACE LANDSCAPE IMPROVEMENTS

SYMBOL	DESCRIPTION	MATERIAL	FINISH	COMMENTS	DETAIL
①	CONCRETE TRAIL	NATURAL GRAY COLORED CONCRETE	LIGHT BROOM FINISH	PAVING DEPTH AND SUB-BASE, PER SOILS REPORT	A / LC-2
②	POST AND RAIL FENCE	ACZA PRESSURE TREATED 5-1/2" DIA. POST & 3-1/2" DIA. RAILS	N/A		B / LC-2
③	WATER QUALITY BASIN PERIMETER FENCING	5'-0" TUBULAR STEEL FENCE	SHERMAN WILLIAMS WELL BRED BROWN 7027		C / LC-2

GENERAL LANDSCAPE CONSTRUCTION SPECIFICATION

I. General Conditions

A. Definitions:

1. Governing Municipality:	City of Chula Vista
2. Governing Water District:	City Water District
3. Project Owner:	Hornfeld Corporation
4. Civil Engineer:	Hunsaker & Associates
5. Soils Engineer:	Geoco, Inc
6. Landscape Architect:	Tributary LA, Inc

B. Scope of Services:

- 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.
- 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.
- 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 projects appearance.
- 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

- 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.
- 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

- 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.
- 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.
- The contractor shall be responsible for the coordination of the construction items with all other trades, to avoid potential conflicts with the street improvements, utilities, grading, drainage, irrigation and plant material.
- 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.
- 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.
- 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.
- The contractor shall apply and pay for all necessary permits and fees, required by the local governing agencies.
- The contractor shall be responsible for any encroachment onto adjacent properties, right-of-ways, easements, setbacks or any other legal property restriction.
- The prime landscape contractor shall accept the responsibility for all of their subcontractors and perform all work, coordination and supervision, as required to complete the contract.
- 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.
- There shall be no documentation in the general contract that creates any contractual relationship between the owner and subcontractor.
- The Contractor shall submit the name and background experience of the proposed foreman/supervisor for this job.
- 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.
- The Contractor shall commence selection and verify the availability of all necessary construction materials upon award of contract.
- The contractor shall arrange the acquisition of any necessary deposits to set aside materials (either by owner or by contractor), as soon as possible.
- 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.
- The Contractor shall secure and pay for all required permits and fees to complete the work.
- All materials shall be of standard, approved, and first grade quality, and shall be in prime condition upon acceptance.
- Work shall be performed when weather conditions permit proper and satisfactory results.

E. Contractor's Insurance

- 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 during the contract period.
 - a. Bodily injury: \$250,000.00 per individual occurrence
 - b. Property damage: \$250,000.00 per individual occurrence
- The contractor shall not cause their insurance policies to be cancelled or permit them to lapse. Each insurance policy shall include a clause 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.
- 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

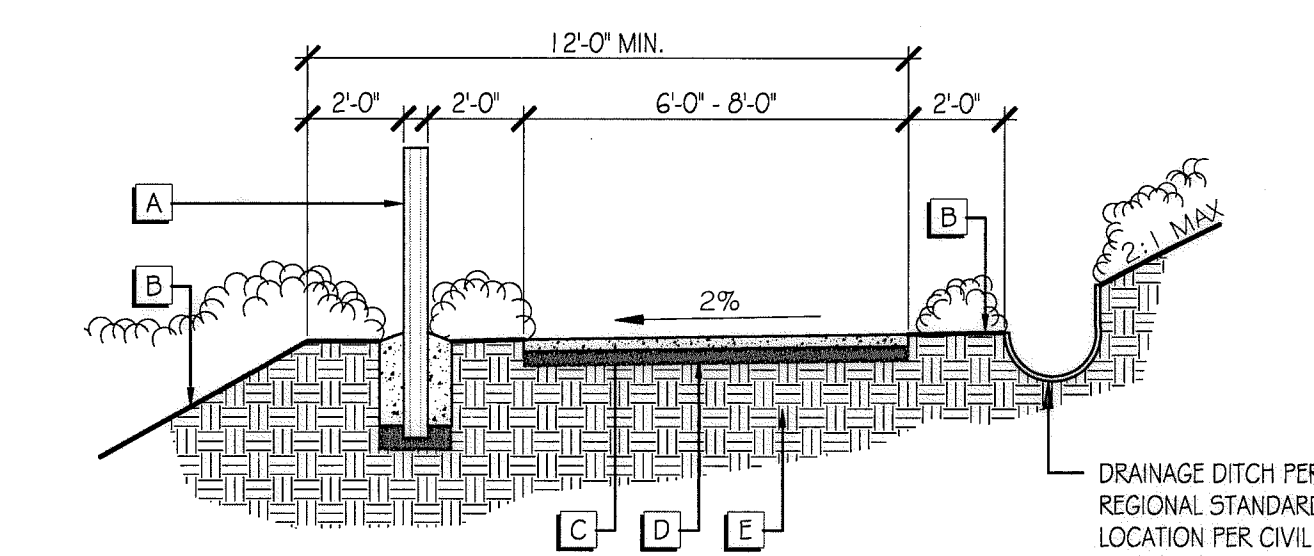
- The owner shall furnish the contractor with all applicable drawings, details, specifications, revisions (As requested by the landscape architect) and change orders. Recommendations received directly from the landscape architect must be reviewed and approved by the owner's representative prior to its execution.
- 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.
- 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.
- All construction items shall be located as dimensioned on the plans, unless otherwise indicated in notes, details, legends and specifications.
- Dimensions shall be taken from the vertical improvements unless otherwise noted on plans.
- Working dimensions are not permitted to be scaled from plans, elevations, sections or details from these plans.
- Where no construction detail are shown or noted for any part of the work, the construction shall be consistent with similar work, as shown within these plans.
- 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

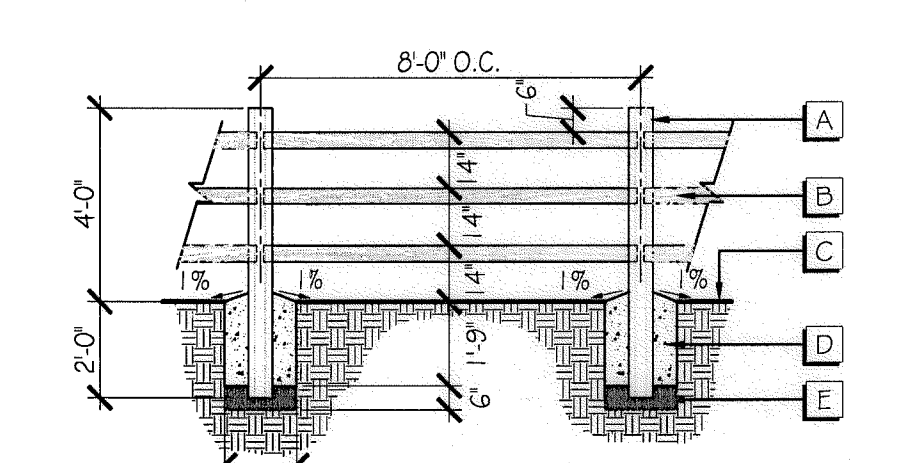
- Prior to the initiation of any work, the contractor shall locate all cables, conduits, sewers septic tanks and all other underground utilities that are commonly encountered and shall take the proper precaution not to damage or disturb such improvements. If a conflict exists between such obstacles and 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.
- 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

- 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.
- 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.
- Neither the completion of the job nor the final payment shall relieve the contractor of their responsibility for the guarantee 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.

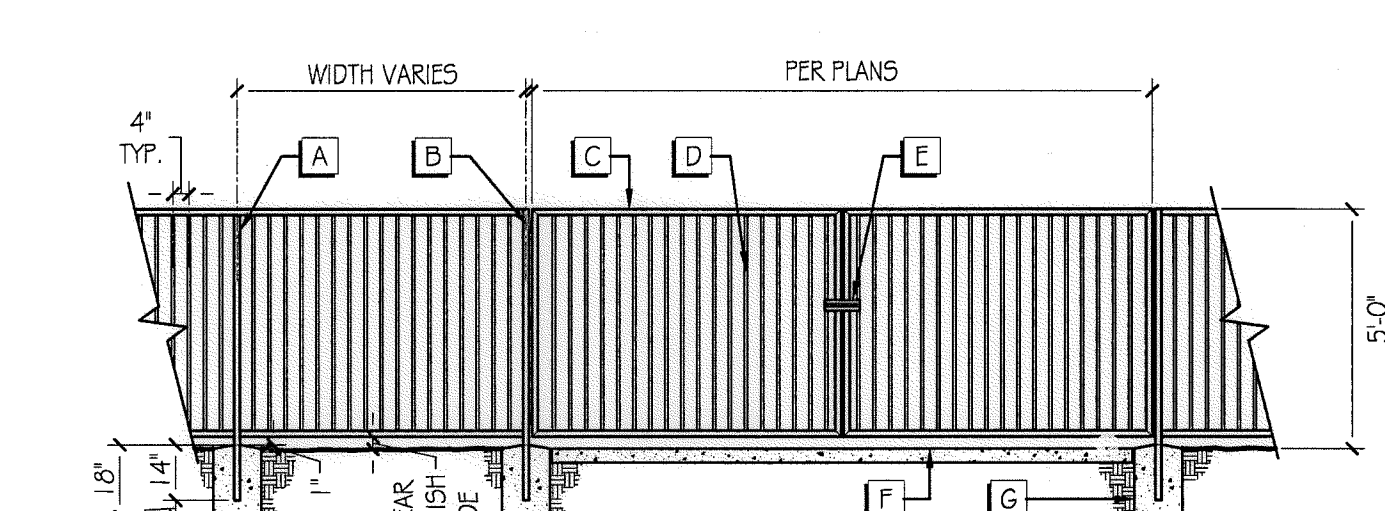


- A POST AND RAIL FENCE - INSTALL WHERE SLOPES 5' OR HIGHER ARE WITHIN 5' OF THE DOWNHILL SIDE OF THE TRAIL (SEE DETAIL THIS SHEET). (SEE PLANS FOR LOCATIONS)
- B FINISH GRADE, SEE CIVIL DRAWINGS
- C CONCRETE TRAIL - SEE SOILS REPORT FOR DEPTH AND REINFORCING
- D COMPACTED SUBGRADE (IF REQUIRED) - SEE SOILS REPORT FOR SIZE RECOMMENDATIONS.
- E COMPACTED SUBGRADE - SEE SOILS REPORT FOR RECOMMENDATIONS.



- A ACZA PRESSURE TREATED LODGE POLE POST TO BE 5 1/2" MIN. DIA.
- B ACZA PRESSURE TREATED LODGE POLE RAILS TO BE 3 1/2" MIN. DIA. AND FASTENED TO POSTS WITH 20D HOT DIPPED GALVANIZED NAILS.
- C FINISH GRADE
- D CONCRETE FOOTING PER STRUCTURAL ENGINEER.
- E 4" CRUSHED AGGREGATE PER CVC5 #16

NOTE: SUB GRADE AT FOOTINGS TO BE AT 90% COMPACTION MIN. CORE DRILLS 3 - 1/2" DIAMETER HOLE AT HEIGHT INDICATED FOR RAILS SLOPE FOOTING AWAY FROM POST AT 1% MINIMUM.

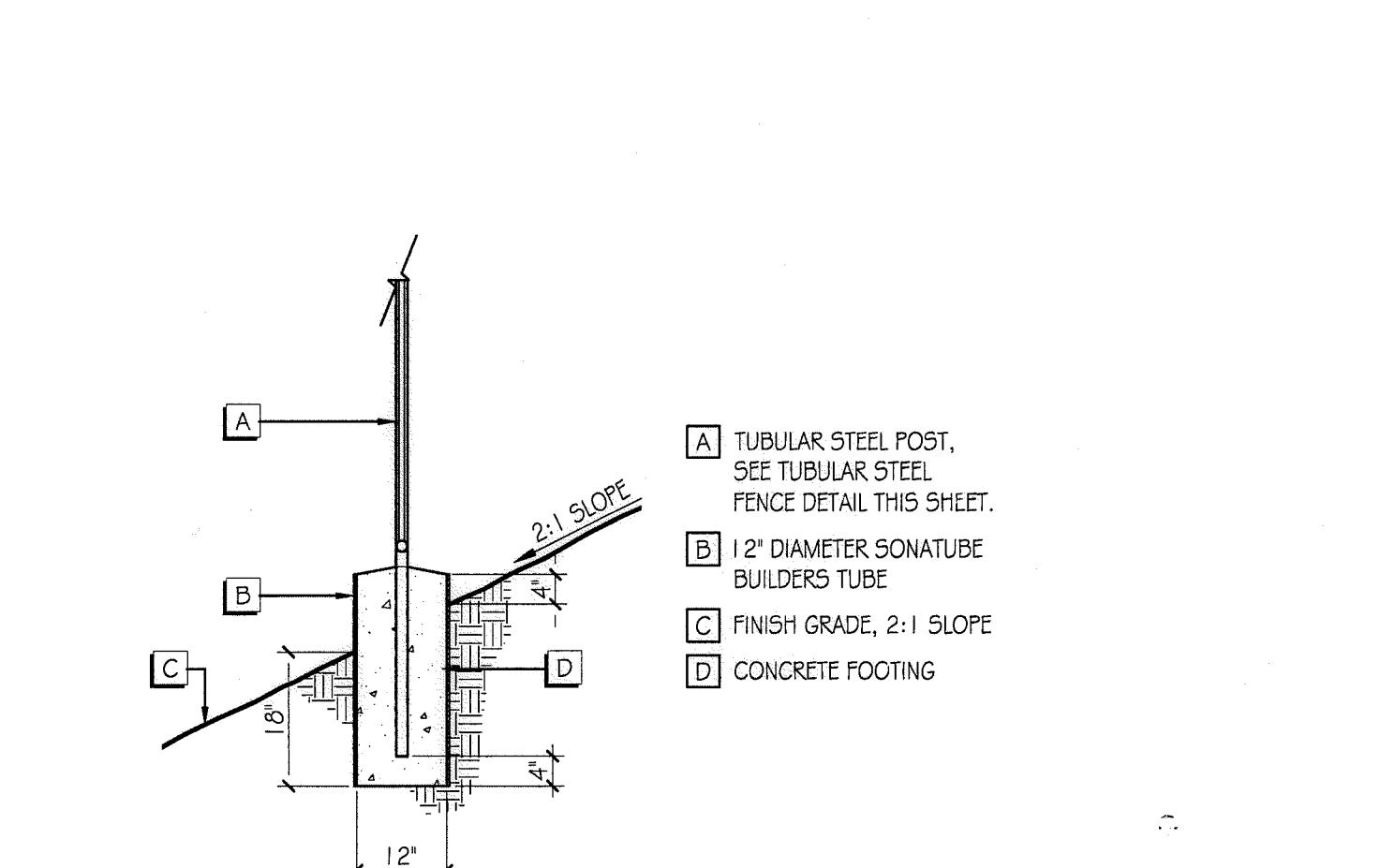
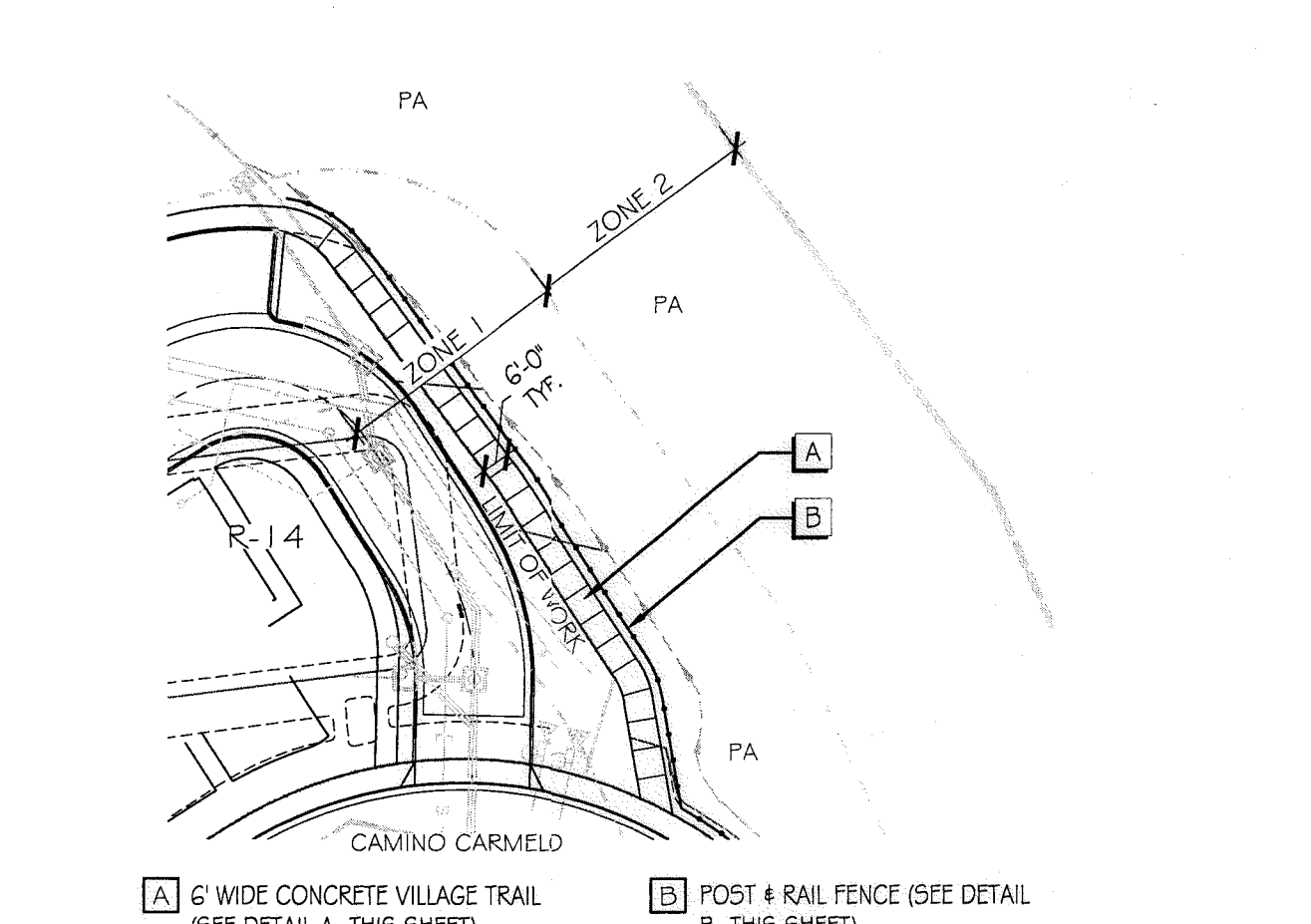
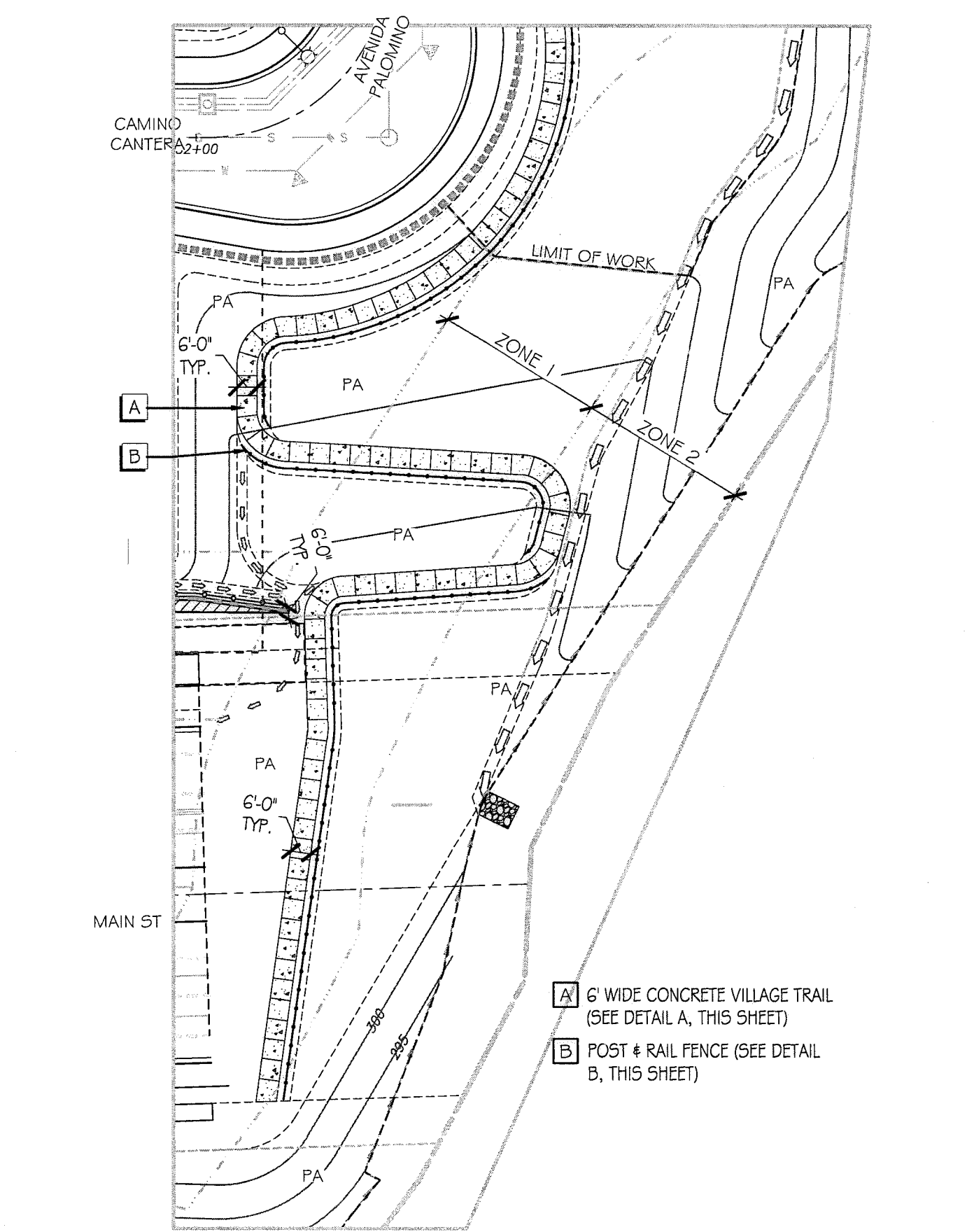


- A 1-1/2" ROUND TUBULAR STEEL POST TYPICALLY AT 8' O.C., SEE FINISH SCHEDULE.
- B GATE HINGES TYPE AND LOCATION BY CONTRACTOR TO BE APPROVED BY OWNER.
- C TUBULAR STEEL 1-1/2" ROUND RAILS. SEE FINISH SCHEDULE.
- D TUBULAR STEEL 5/8" ROUND PICKETS. SEE FINISH SCHEDULE.
- E LOCKABLE GATE HANDLE. BY CONTRACTOR, TO BE APPROVED BY OWNER.
- F FINISH GRADE - PER CIVIL
- G CONCRETE FOOTING TYP.

A CONCRETE TRAIL N.T.S.

B POST AND RAIL FENCE N.T.S.

C TUBULAR STEEL FENCE & GATE @ WATER QUALITY BASINS (HOA MAINTAINED) N.T.S.



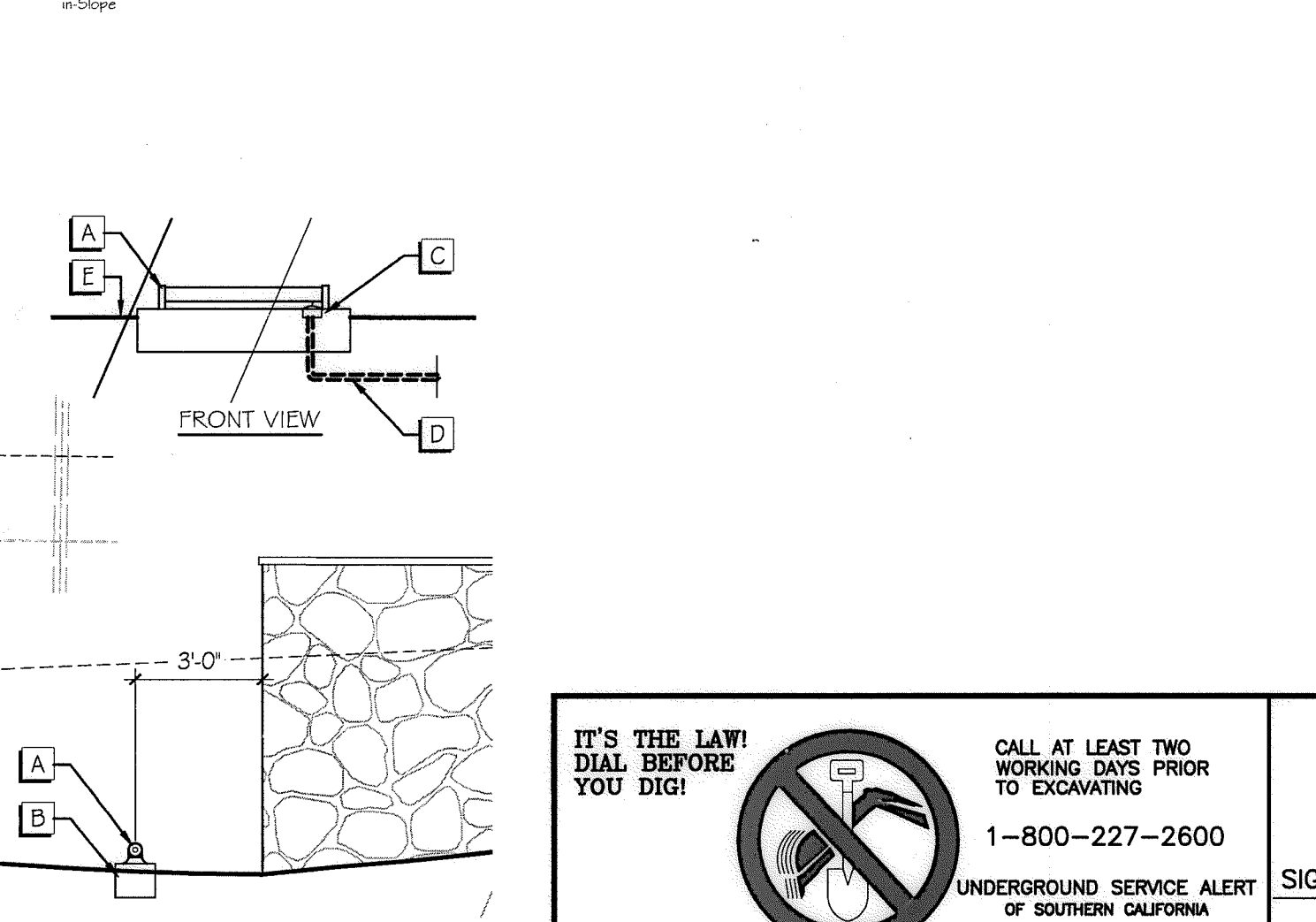
D VILLAGE TRAIL ENLARGEMENT

E R-14 TRAIL CONNECTION ENLARGEMENT

F TUBULAR STEEL FENCE POST IN SLOPES N.T.S.



- A FIXTURE: TBD
- B 12"x12"x30" SQ. CONCRETE MOUNTING PAD RAISED 2" ABOVE GRADE. SECURE FIXTURE IN PLACE WITH 3/8" MOUNTING BOLTS, EPOXY IN PLACE
- C PROVIDE RECESSED J-BOX AND WEATHER TIGHT COVER. MAKE CONNECTION PER MANUFACTURER'S INSTRUCTIONS. MOUNT ON CONCRETE PEDESTAL WITH 2" ABOVE GRADE
- D CONDUIT AND WIRES
- E GRADE



G RANCH ENTRY MONUMENT LIGHTING N.T.S.

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor	07039-01 - 07039-26	HUNSAKER & ASSOC.			
Instructor					
Date Completed					

DESCRIPTION	SCALE	Office	Designed By	Drawn By	Checked By
BENCH MARK DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" RIM PIPE LOCATION: 1.3 MILES EAST OF MIX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERN OF PROMINENT HIGH BULDERS, 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 1641) ELEV=825.317' (NAD83)	Horizontal N/A Vertical N/A		THOMAS A. PICARD		

Office	Designed By	Drawn By	Checked By

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

"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

REGISTERED LANDSCAPE ARCHITECT

THOMAS A. PICARD 1001

CALIFORNIA

Tributary LA, Inc.

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

DATE: 10 APR '17

SCALE: N/A

JOB NO. 15024

DRAWN BY: T.P./T.G.

W.O. NO. OR-3001G

Print Date: 10 APR '17 Otay Ranch, Village 3 - Slope & Erosion Control

GENERAL LANDSCAPE CONSTRUCTION SPECIFICATION - CONTINUED

II. 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 shall be properly recompact, as specified in the soil engineer's report. All backfilling and recompactment 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-slops, 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 "WetDry" slip coefficient standards of safety for the governmental agencies. Preliminary samples, final samples and finished flatwork to 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:
 - Sampling Fresh Concrete: ASTM C 172, except modified for slump to comply with ASTM C 94.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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:
 - Portland Cement: ASTM C 150, Type I.
 - Use one brand of cement throughout project unless otherwise acceptable to Architect.
 - b. Fly Ash: ASTM C 618, Type C or Type F.
 - c. Aggregates:
 - ASTM C 33 and as herein specified. Provide aggregates from a single source for exposed concrete.
 - For exterior exposed surfaces, do not use fine or coarse aggregates containing spalling-causing deleterious substances.
 - 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: All water shall be potable.
 - e. Admixtures:
 - Provide admixtures for concrete that contain not more than 0.1 percent chloride ions.
 - Air-entraining admixtures shall be ASTM C 260, certified by manufacturer to be compatible with other required admixtures.
 - f. Reinforcing:
 - Reinforcing Bars: ASTM A 615, Grade 60, deformed.
 - Welded Wire Fabric: ASTM A 185, welded steel wire fabric.
 - 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:
 - 2500-psi, 28-day compressive strength;
 - Water/Cement ratio, 0.67 maximum (non-air-entrained)
 - 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:
 - 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.
 - 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.
 - 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.

- Forming:**
 - Coat contact surfaces of forms with an approved, non-residual, low-VOC, form-coating compound before reinforcement is placed.
 - 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.
 - 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.
 - 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, sinkholes, keyways, recesses, moldings, register, chamfers, blocking, screws, 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.
 - Fabricate forms for easy removal without hammering or prying against concrete surfaces. Provide crush plates or wicking 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.
 - Provide temporary openings where interior area of form-work is inaccessible for cleanup, for inspection before concrete placement, and for placement of concrete. Securely brace temporary openings and set lightly to forms to prevent loss of concrete mortar. Locate temporary openings in forms at inconspicuous locations.
 - 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.
 - 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.
 - Thoroughly clean forms and adjacent surfaces to receive concrete. Remove chips, wood, sawdust, dirt, or other debris just before concrete is placed. Relighten forms and brace before concrete placement as required to prevent mortar leaks and maintain proper alignment.
 - The owner's representative shall approve all forming prior to placing any concrete.
- Placement of Reinforcement:**
 - The installation of reinforcement shall be in accordance with the recommendations of the geotechnical engineer and/or the projects structural engineer.
 - 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.
 - Avoid cutting or puncturing vapor retardant during reinforcement placement and concreting operations.
 - Clean reinforcement of loose rust and mill scale, earth, and other materials that reduce or destroy bond with concrete.
 - 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.
 - 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.
 - 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.
- Admixtures:**
 - The use of admixtures shall not relieve the contractor of the designated concrete strength requirements.
 - Use water-reducing admixture or high-range water-reducing admixture (Superplasticizer) in concrete as required for placement and workability.
 - Use nonchloride accelerating admixture in concrete slabs placed at ambient temperatures below 50 deg F (10 deg C).
- Concrete Mixing:**
 - a. 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 land 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.
 - b. The contractor shall provide batch tickets for each batch of concrete discharged and used in work. Tickets must include the project identification name and number, date, mix type, mix time, quantity, and amount of water introduced.
 - c. 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.
 - d. 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.
- Placement of Concrete:**
 - a. Prior to installation, the contractor 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.
 - b. 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.
 - c. Comply with ACI 304, "Recommended Practice for Measuring, Mixing, Transporting, and Placing Concrete," and as herein specified.
 - d. 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.
 - e. 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.
 - f. Do not use vibrators to transport concrete inside forms. Insert and withdraw vibrators vertically at uniformly spaced locations not further 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.
 - g. Consolidate concrete during placing operations so that concrete is thoroughly worked around reinforcement and other embedded items and into corners.
 - h. Maintain reinforcing in proper position during concrete placement.
 - i. 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 chipped 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.
 - j. All concrete shall be free from defects and shall conform to the shapes, dimensions and finish elevations, as specified on the plans.
 - k. 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.
 - l. When curing compounds are used, the contractor shall protect all adjacent surfaces from overspray.
 - m. All paving surfaces must drain a minimum gradient of one percent.
 - n. Concrete surfaces adjacent to any architectural structure or feature, shall drain a minimum gradient of 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.
 - o. 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.
 - p. The cross-slop on any paved surface may not exceed two percent.
 - q. The contractor shall verify the shape, height and location of all existing stoops and notify the owner's representative of any discrepancies.
- Construction Joints:**
 - a. 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.
 - b. 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.
 - c. Use bonding agent on existing concrete surfaces that will be joined with fresh concrete.
 - d. 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.
 - e. 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.).
 - f. 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.
 - g. Locate control joints as specified on drawings, but generally at five feet on center for flat work and fifteen feet on center for curbs.
 - h. 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.
 - i. Hand-tooled joints shall be true to line and profile. Tooling shall be performed while concrete is still plastic.
 - j. Jointing tool shall be two-inches wide at surface, tapered with top edges round to on-quarter radius.
 - k. 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:
 - Smooth Finish: Steel trowel and burnish to a smooth, dense, hard finish.
 - 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.
- c. Curing and Sealing:
 - Seal concrete surfaces with approved sealer. Contractor shall submit proposed sealer to the owner's representative and landscape architect for approval.
 - 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.
 - 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.
 - Perform curing of concrete by curing and sealing compound, by moist curing, by moisture-retaining cover curing, and by combinations thereof, as herein specified.
 - 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.
 - 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, with ends, curbs 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: 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: Patch cracks, rock pockets and honeycombs as directed by the owner's representative or landscape architect.
 - f. Protection:
 - Prevent traffic on surfaces of concrete paving for a period of three days after initial placement of concrete.
 - Provide, secure, maintain and remove barricades as required.

III. Fencing

A. Wood Fencing & Other Carpentry:

- General:**
 - a. All construction shall conform to the latest edition of the Uniform Building Code.
 - b. All carpentry, 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 lumber shall be as specified within the landscape improvement plans. Lumber shall be grade marked and shall conform to the standard grading and dressing rules of the West Coast Lumber Inspection Bureau or the California Redwood Association.
 - d. All non-visible structural lumber shall be straight and true with a minimum amount of knots and other defects, shall be reasonably dry and shall be pressure treated Douglas fir, unless otherwise specified. Visible portions of lumber construction items shall be straight and true, reasonably dry, knot free and shall be rough-sawn-four-sides Douglas fir or redwood, unless otherwise specified.
 - e. All structural lumber shall be a minimum of six inches away from soil. Decorative lumber shall be no closer than four inches 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.
 - h. All nailing shall conform to the Uniform Building Code nailing schedule. Hot-dipped galvanized nails shall be used for all nailing. Finish nails shall be used for all exposed jointing and mitering corners.
 - i. All wood shall be free of hammer marks and bent nails. Mask off wood when installing concrete work or as applicable.
- Painting, Staining and Preservatives:**
 - a. All painting, staining and preservative applications shall be even, smooth and free of runs, drips and streaking.
 - b. Wood preservatives: Apply "Woodlife" or approved equal, according to the manufacturer's recommendations to all visible redwood, unless otherwise specified.

IV. 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 Trail:**
 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).

V. Guarantee:

A. Guarantee:

1. All construction work shall be guaranteed against all defects of workmanship and materials, including setting of graded areas, for a period of one year from the date of final completion and acceptance by the owner having 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

"AS-BUILT"

SIGNED: _____	DATE: _____
PRINT NAME: _____	R.L.A. # _____
DISCIPLINE: _____	REGIST. EXP. _____
LANDSCAPE ARCHITECT	

REGISTERED LANDSCAPE ARCHITECT

THOMAS A. PICARD 2001

Tributary

DATE: 10 APR '17

SCALE: N/A

JOB NO. 15024

DRAWN BY: T.P./T.G.

W.O. NO. OR-3001G

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

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor _____ Inspector _____ Date Completed _____	07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BRASS PEGS MARKED "50 CITY ENGR." IN 3/4" RIBN PIPE 1.6 MILES EAST OF INTER. OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT TO HIGH BOLDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PTA 1359 PER R.O.S. 1441) ELEV=623.319' (NAD83)
			SCALE:	Office _____	Designed By _____	Drawn By _____
			Horizontal _____	Field _____	Plans Prepared Under Supervision Of _____	Date: 5-15-17
			Vertical _____	Traffic _____	THOMAS A. PICARD	R.L.A. No. 4001
						Approved: _____ Kelly Broughton Director of Development Services or-designee.

CITY OF CHULA VISTA

LANDSCAPE CONSTRUCTION SPECIFICATIONS FOR:
OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL
CHULA VISTA TENTATIVE TRACT MAP NO. 13-02

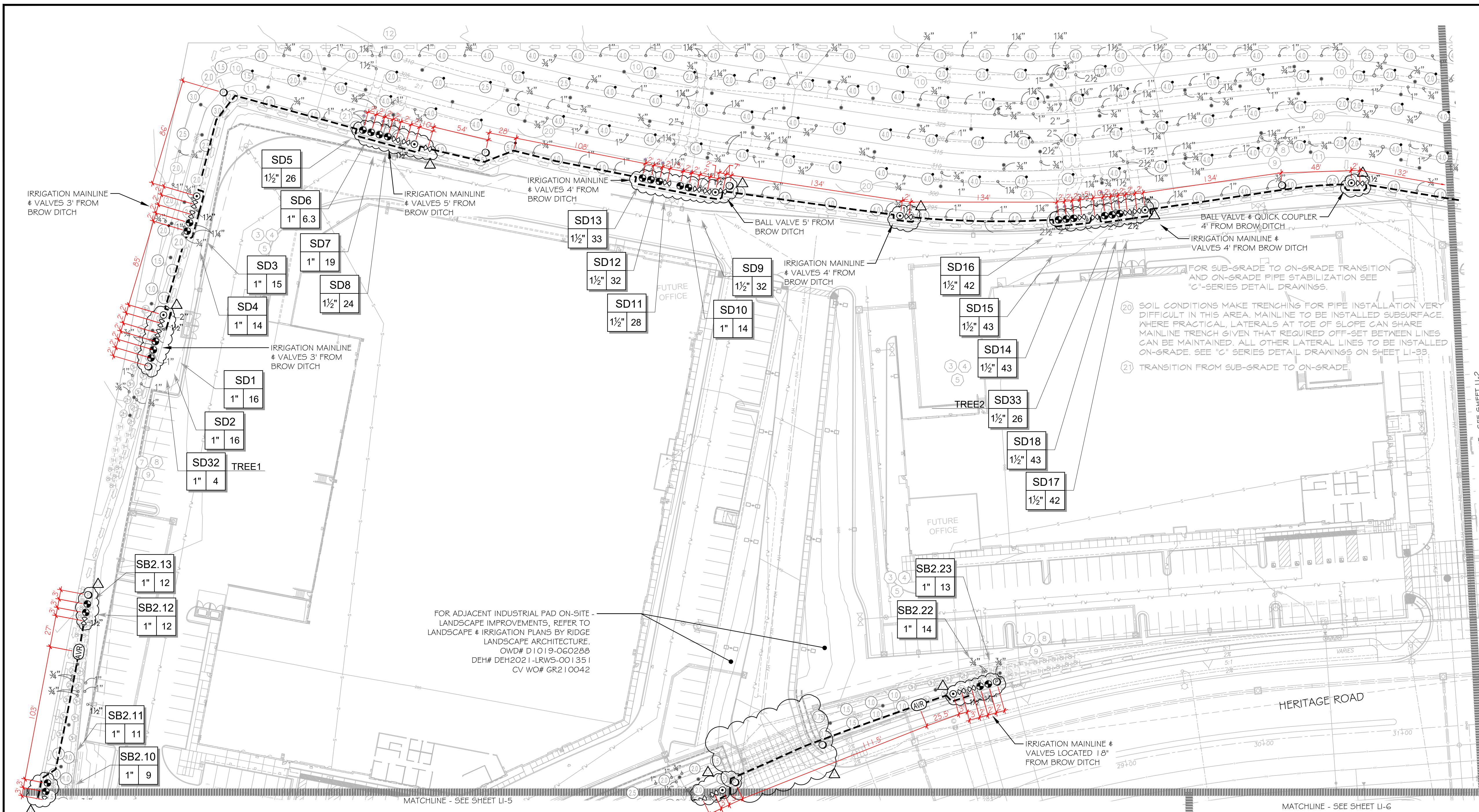
16050 - 08

Drawing No. _____
Sheet 06 of 88

Print Date: 10 APR '17
Otay Ranch, Village 3 - Slope & Erosion Control

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.
- 1 IRRIGATION P.O.C. FOR PRIVATE SYSTEMS - CONTRACTOR SHALL INSTALL A 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-32.
- 2 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-32. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING ORDINANCE AND/OR LOCAL CODE.
- 3 LOCATIONS SHOWN DIAGMATICALLY. 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 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)
- 7 ALL OVERHEAD SPRINKLERS TO BE ADJUSTED AS NECESSARY TO PREVENT OVERSPRAYS 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, UNLESS NOTED OTHERWISE.
- 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 THROW. NOZZLES AT THESE HEADS IS ALSO REDUCED IN AN EFFORT TO MAINTAIN A TARGETED APPLICATION RATE OF 4IN/HR.
- 11 HUNTER PROS-00-PR330 WITH HUNTER 5-FULL SPRAY NOZZLE ON RISER FOR THE SUPPLEMENTAL IRRIGATION OF NEW TREES.
- 12 LATERAL LINE DRAINAGE IS TO BE PREVENTED IN ALL CASES. SPRING AND/OR SWING CHECK VALVES SHALL BE INSTALLED UNDER ALL IRRIGATION HEADS AND IN LATERAL LINE RUNS OF ALL IRRIGATION SYSTEMS WHERE TOPOGRAPHY CAUSES AN ELEVATION DIFFERENCE OF 7 FEET OR GREATER.

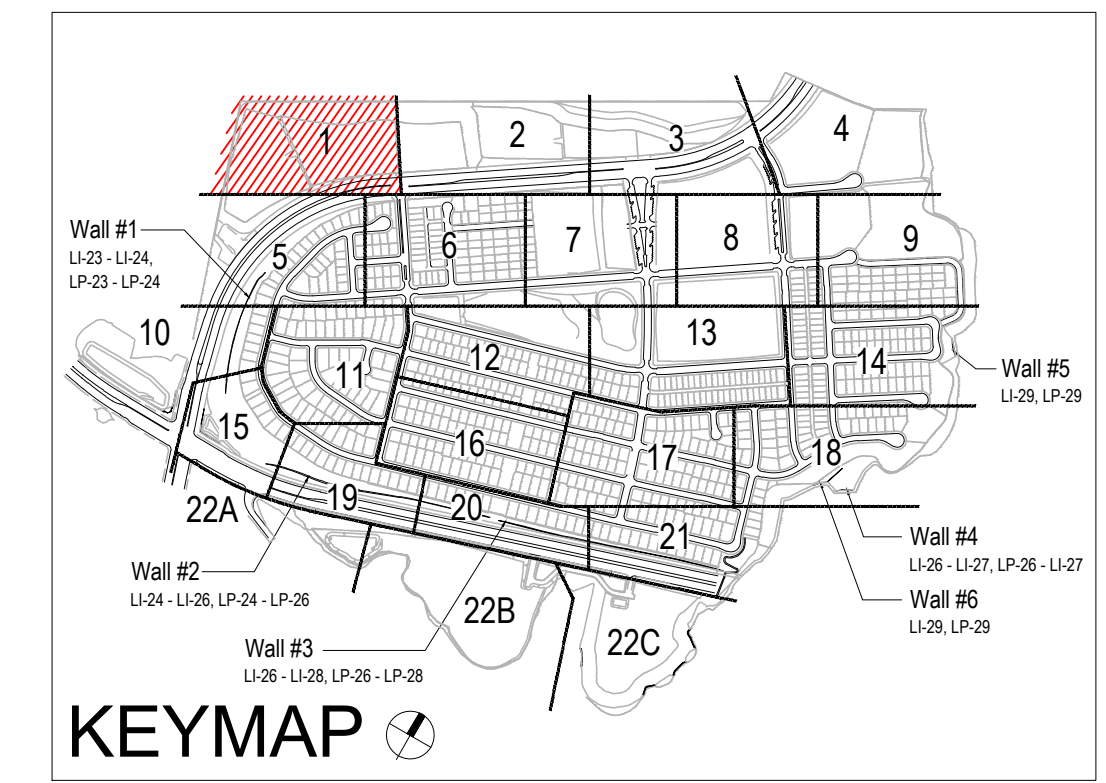
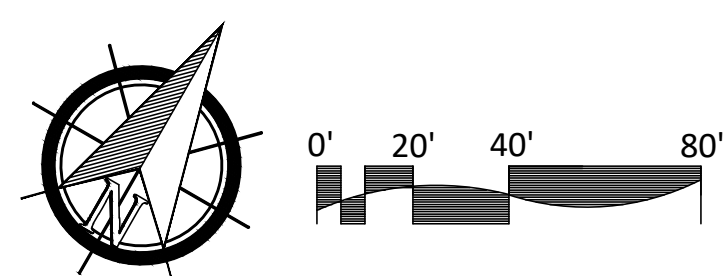


FOR IRRIGATION LEGEND AND NOTES SEE SHEET LI-30.
 FOR IRRIGATION DETAILS SEE SHEETS LI-31 THRU LI-36.
 FOR WATER PRESSURE CALCULATIONS, SCHEDULING GUIDELINES AND WATER BUDGET SEE SHEETS LI-37 THRU LI-39.
 FOR IRRIGATION SPECS SEE SHEETS LI-40 THRU LI-43.

- * 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)	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

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.



<p>OTAY WATER DISTRICT Project No. D0944-060189 LRWS No. 2019-00134 P.Z. 624, 711 R.P.Z. 680</p> <p>REVIEWED BY: <i>[Signature]</i> DATE: 8/24/23 NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE</p>	<p>SYSTEM SB2 UPDATE "AS-BUILT"</p> <p>SIGNED: <i>[Signature]</i> DATE: 8/25/23</p> <p>PRINT NAME: THOMAS PICARD R.L.A. # 4001</p> <p>DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/25</p>	<p>IT'S THE LAW! DIAL BEFORE YOU DIG!</p> <p>CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 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 LANDSCAPE ARCHITECTURE</p> <p>TRIBUTARY LANDSCAPE ARCHITECTURE</p> <p>2725 Jefferson Street Suite 14 Carlsbad, CA 92008 760.434.9300 phone</p>	<p>DATE: 28 AUG '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>
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CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Plans Originally Approved:	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUT OFF VALVES AND ON GRADE PIPE.	7/3/18	[Signature]	BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE	Horizontal 1" = 40'						REPLACEMENT SHEET	16050 - 09
Inspector			FINAL OWD AS BUILT SYSTEMS SB2 & SD	8/24/23	[Signature]	LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMONT 10' HIGH SHOULDER & 1700' SOUTHWESTLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 14841) ELEV=629.319' (NAD83)	Vertical N/A						OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	Sheet 09 of 88
Date Completed			ADD IRREG. FOR ADDED ENTRY DRIVEWAY AT INDUSTRIAL PAD.	8/24/23	[Signature]				THOMAS A. PICARD				OWD WO# D0944-060189 OWD PERMIT# PLR-16-014	

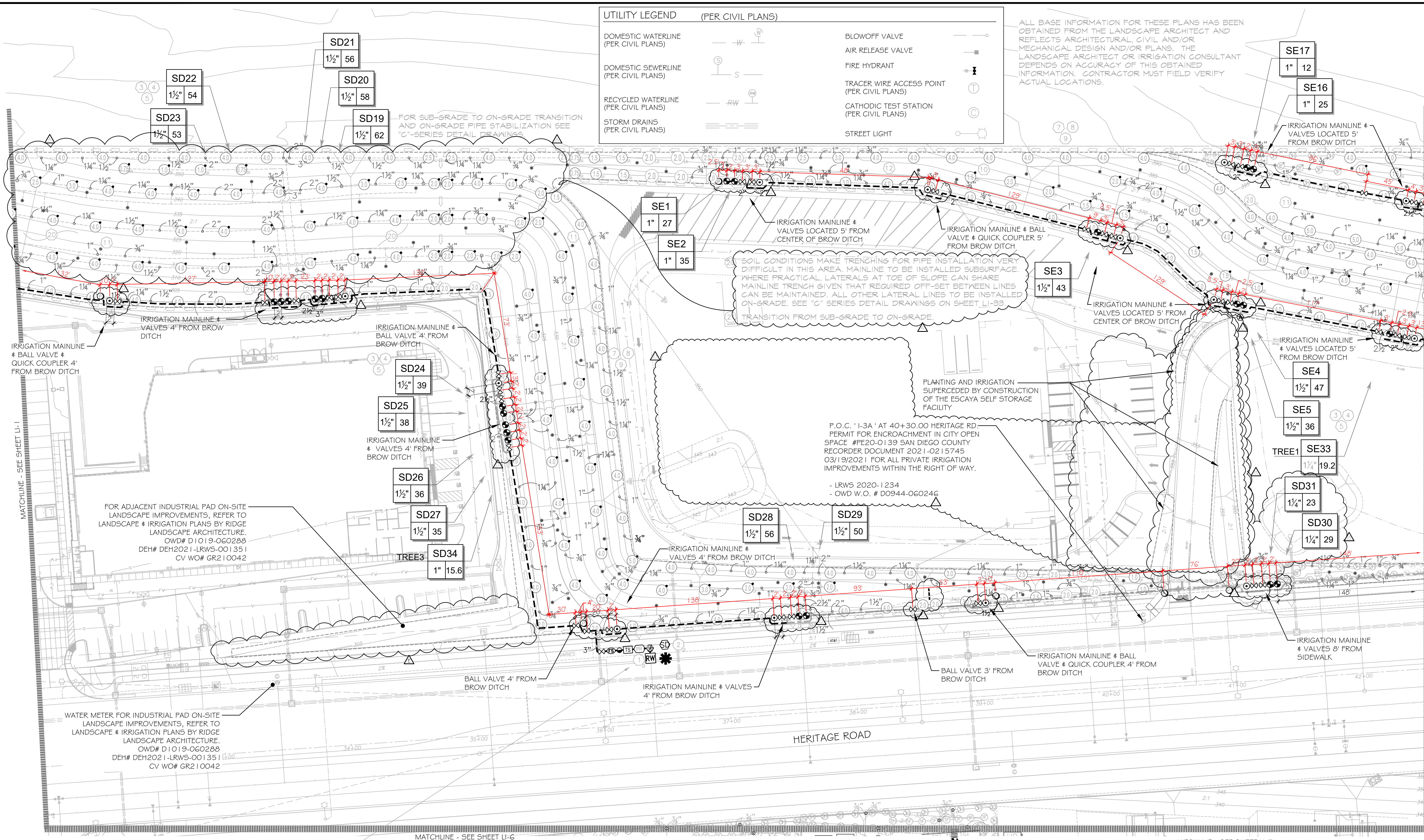
CONSTRUCTION NOTES:

- 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 1/2" TEE DOWNSTREAM OF A DEDICATED PRESSURE METER. INSTALL AN ISOLATION VALVE AND PRESSURE REGULATOR IN A RECTANGULAR VALVE BOX AND EXTEND SYSTEM AS SHOWN. SEE DETAIL B12 ON SHEET LI-32.
- 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.
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- SINGLE REMOTE CONTROL VALVES TO BE INSTALLED ON MAINLINE 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. (TYPICAL) 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 9 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.
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UTILITY LEGEND (PER CIVIL PLANS)

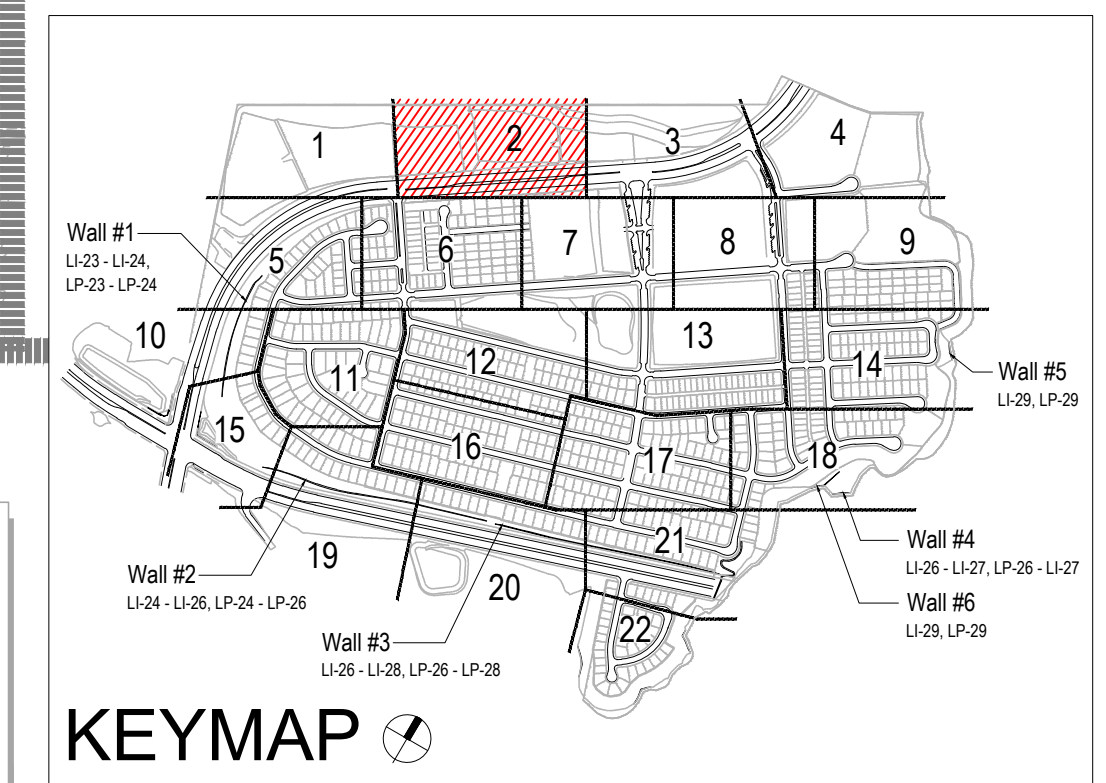
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RECYCLED WATERLINE (PER CIVIL PLANS)	FIRE HYDRANT
STORM DRAINS (PER CIVIL PLANS)	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)
	CATHODIC TEST STATION (PER CIVIL PLANS)
	STREET LIGHT

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P.O.C. '1-3A' AT 40+30.00 HERITAGE RD PERMIT FOR ENCROACHMENT IN CITY OPEN SPACE #PE20-0139 SAN DIEGO COUNTY RECORDER DOCUMENT 2021-0215745 03/19/2021 FOR ALL PRIVATE IRRIGATION IMPROVEMENTS WITHIN THE RIGHT OF WAY.

- LRWS 2020-1234
- OWD W.O. # D0944-060246



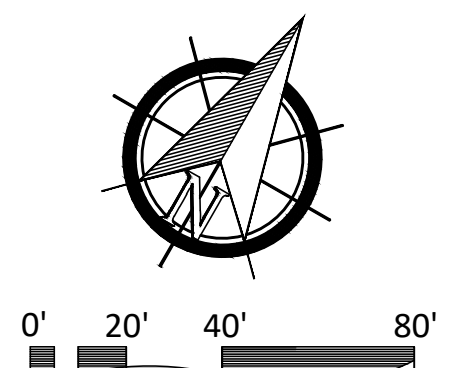
VILLAGE 3 EROSION CONTROL SLOPE IRRIGATION P.O.C. "SD" SYSTEMS TO BE MAINTAINED BY CITY OF CHULA VISTA CFD

1-1/2" RECYCLED WATER METER
40 STATION CONTROLLER "SD"
STATIONS USED: 1-34 / OPEN STATIONS: 35-40
MODEL# SAG-RM240 / FSP-1506 / 5YR / PWR-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	HERITAGE RD 36+40	POC EQUIPMENT
METER LOCATION: 374.00	POC ELEVATION: 325.00 FT.	1-1/2" WYE STRAINER
PRESSURE ZONE: 680.00 FT.	1-1/2" CHECK VALVE	1-1/2" PRESSURE REGULATOR
STATIC WATER PRESSURE: 153.72 PSI	1-1/2" TEST STATION	1-1/2" MASTER CONTROL VALVE
REGULATED PRESSURE: 85.00 PSI	1-1/2" FLOW SENSOR	NOTE: P.O.C. SEQUENCE PER W.A.S. STD. DWG. WR-03
MIN. PRESSURE REQUIRED: 48.83 PSI		
MAX. DEMAND: 218.949 SQ. FT.		
AREA SERVED: 21.3297 AC.FT./YR.		
M.A.W.A. 14.2788 ACH/1.74"		
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.
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OTAY WATER DISTRICT
Project No. D0944-060189 LRWS No. 2019-00134
P.Z. 624, 711, R.P.Z. 680

SIGNED: *[Signature]* DATE: 5/10/19
REVIEWED BY: *[Signature]* DATE: 5/10/19
NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE

"AS-BUILT"

SIGNED: _____ DATE: _____
PRINT NAME: _____ R.L.A. # _____
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

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
9759223
12/27/2017

Tributary LA, Inc.
Landscape Architecture and Planning

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

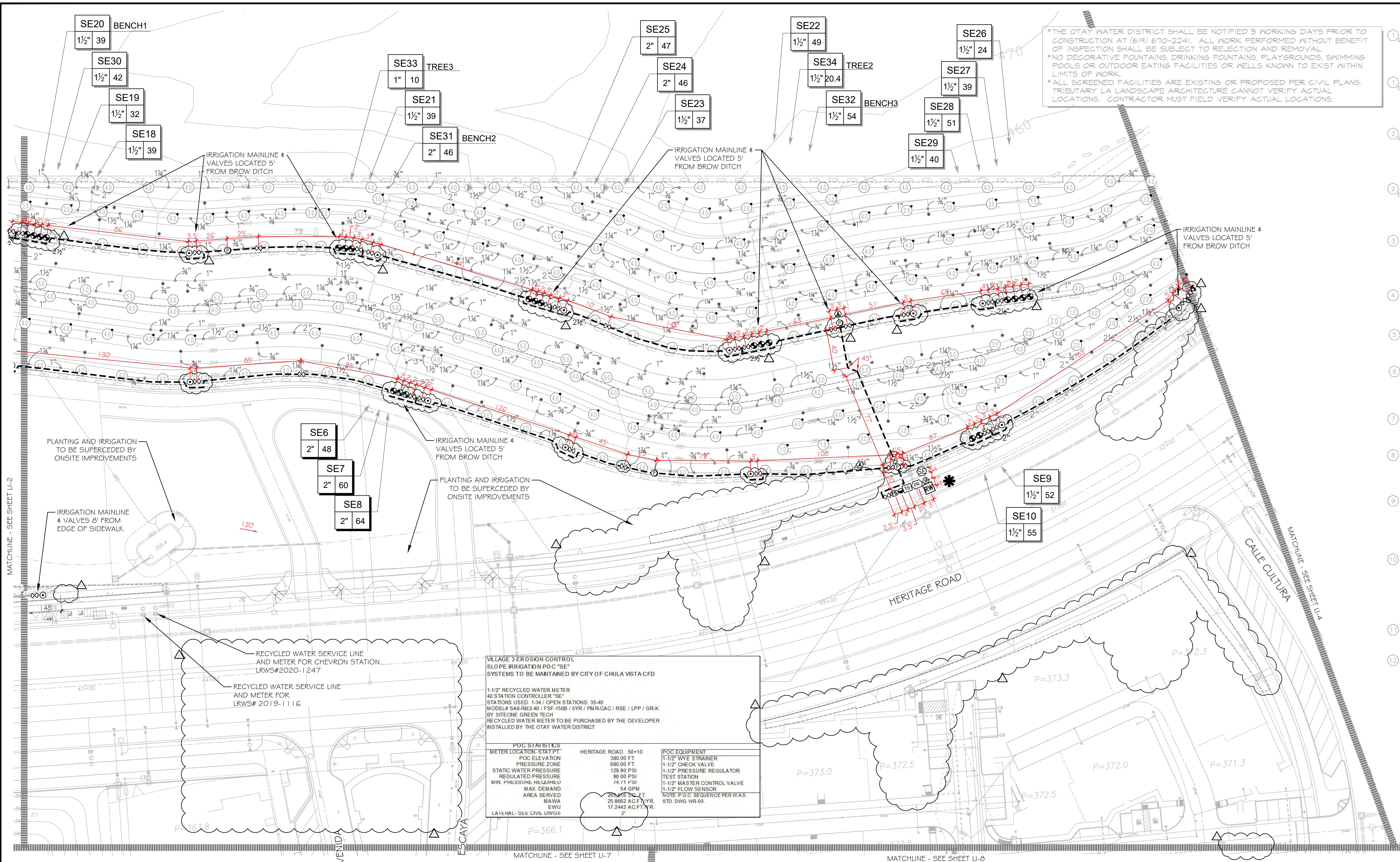
DATE: 8 MAR '22
SCALE: 1" = 40'
JOB NO. 15024
DRAWN BY: T.P./T.G.M.
W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES 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.
Contractor			ADD SHUTOFF VALVES AND ON-GRADE IRRIG. PIPE	7/3/16	[Signature]	BRASS DISK MARKED "SD" CITY ENGR. IN 3/4"	Horizontal								16050-10
Inspector			ADD IRRIG. TO NEW DRAINWAYS TO IND. PADS & TREES	5/31/19	[Signature]	1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMONT TO HIGH BOULDER & 700' SOUTHWESTLY OF WATER STORAGE FACILITY. (77' 1350' PER R.O.S. 14841) ELEV=629.316' (NWD88)	Vertical								Sheet 10 of 88
Date Completed			ADJUST FOR INDUSTRIAL PAD-1-2	4-22-21	[Signature]		N/A								

CONSTRUCTION NOTES:

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- 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-32.
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- 7. 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.
- 8. 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.)
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- 13. HUNTER PRO-00-PR300 WITH HUNTER 5-FULL SPRAY NOZZLE ON RISER FOR THE SUPPLEMENTAL IRRIGATION OF NEW TREES.
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RECYCLED WATER SERVICE LINE AND METER FOR CHEVRON STATION. LRWS#2020-1247

RECYCLED WATER SERVICE LINE AND METER FOR LRWS# 2019-1116

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

1-1/2" RECYCLED WATER METER
 40 STATION CONTROLLER "SE"
 STATIONS USED: 1-34 / OPEN STATIONS: 35-40
 (MODEL SAG-RM2-40 / FSC-1508 / DYS / PWR/CAC / RSE / LPP / GRK BY SITEONE GREEN TECH
 RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER INSTALLED BY THE OTAY WATER DISTRICT

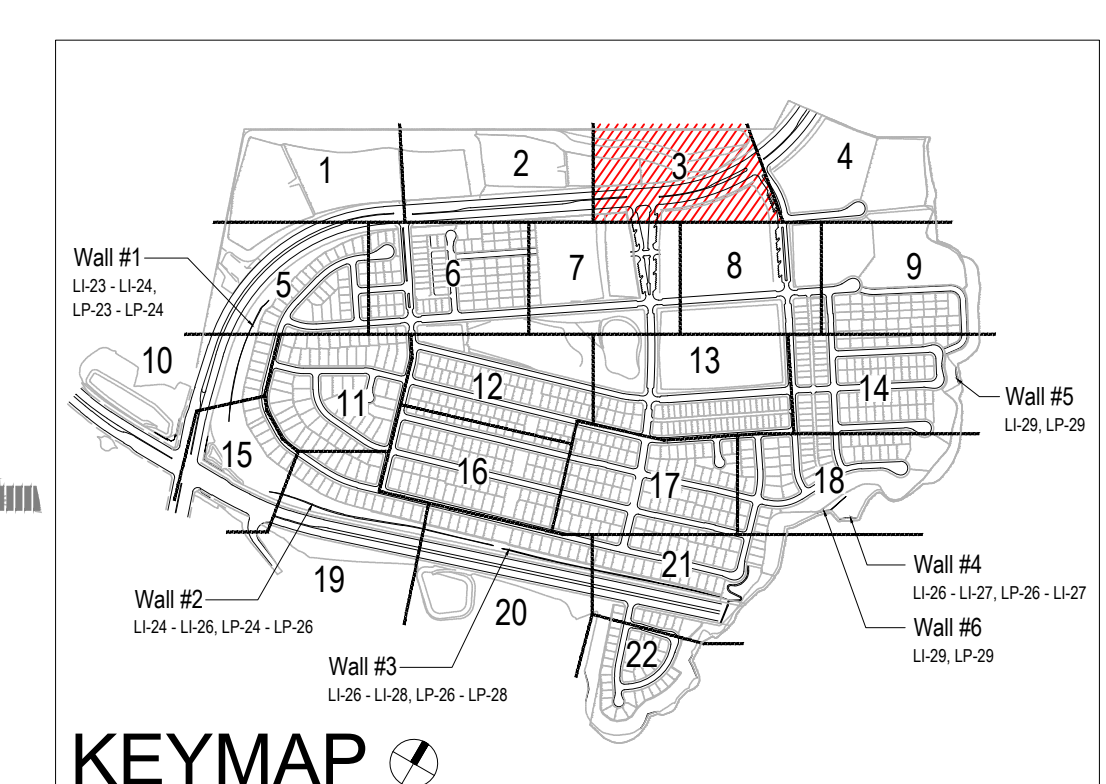
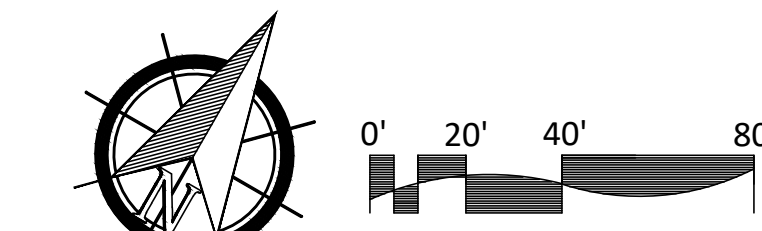
<p>P.O.C. STATISTICS:</p> <p>METER LOCATION: STAT PT. P.O.C. ELEVATION: 380.00 FT. PRESSURE ZONE: 680.00 FT. STATIC WATER PRESSURE: 129.90 PSI REGULATED WATER PRESSURE: 90.00 PSI MIN. PRESSURE: 65.00 PSI MAX. DEMAND: 54 GPM AREA SERVED: 28,945 SQ. FT. MAWA: 25,892 AC.FT./YR EWIU: 17,242 AC.FT./YR LATERAL-SEE CIVIL DWGS</p>	<p>HERITAGE ROAD, 50+10</p>	<p>P.O.C. EQUIPMENT</p> <p>1-1/2" WYE STRAINER 1-1/2" CHECK VALVE 1-1/2" PRESSURE REGULATOR TEST STATION 1-1/2" MASTER CONTROL VALVE 1-1/2" FLOW SENSOR NOTE: P.O.C. SEQUENCE PER WAS. STD. DWG. WR-09</p>
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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)
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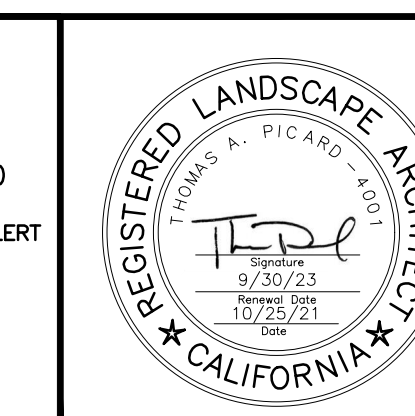


CONTRACTOR	16026-01 - 16026-93	BY HUNSAKER & ASSOC.	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Plans Originally Approved:	5-15-17	CITY OF CHULA VISTA	Drawing No.
Inspector						BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE. 1.5 MILES EAST OF MIX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHWEST OF WATER STORAGE FACILITY. (71' 13.89' PER R.O.S. 14841) ELEV=625.319' (NAD'88)	Horizontal = 1" = 40' Vertical = N/A							LANDSCAPE IRRIGATION PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 11
Date Completed															Sheet 11 of 88

OTAY WATER DISTRICT
 Project No. D0944-060189 LRWS No.2019-00134
 P.Z. 624, 711 R.P.Z. 680

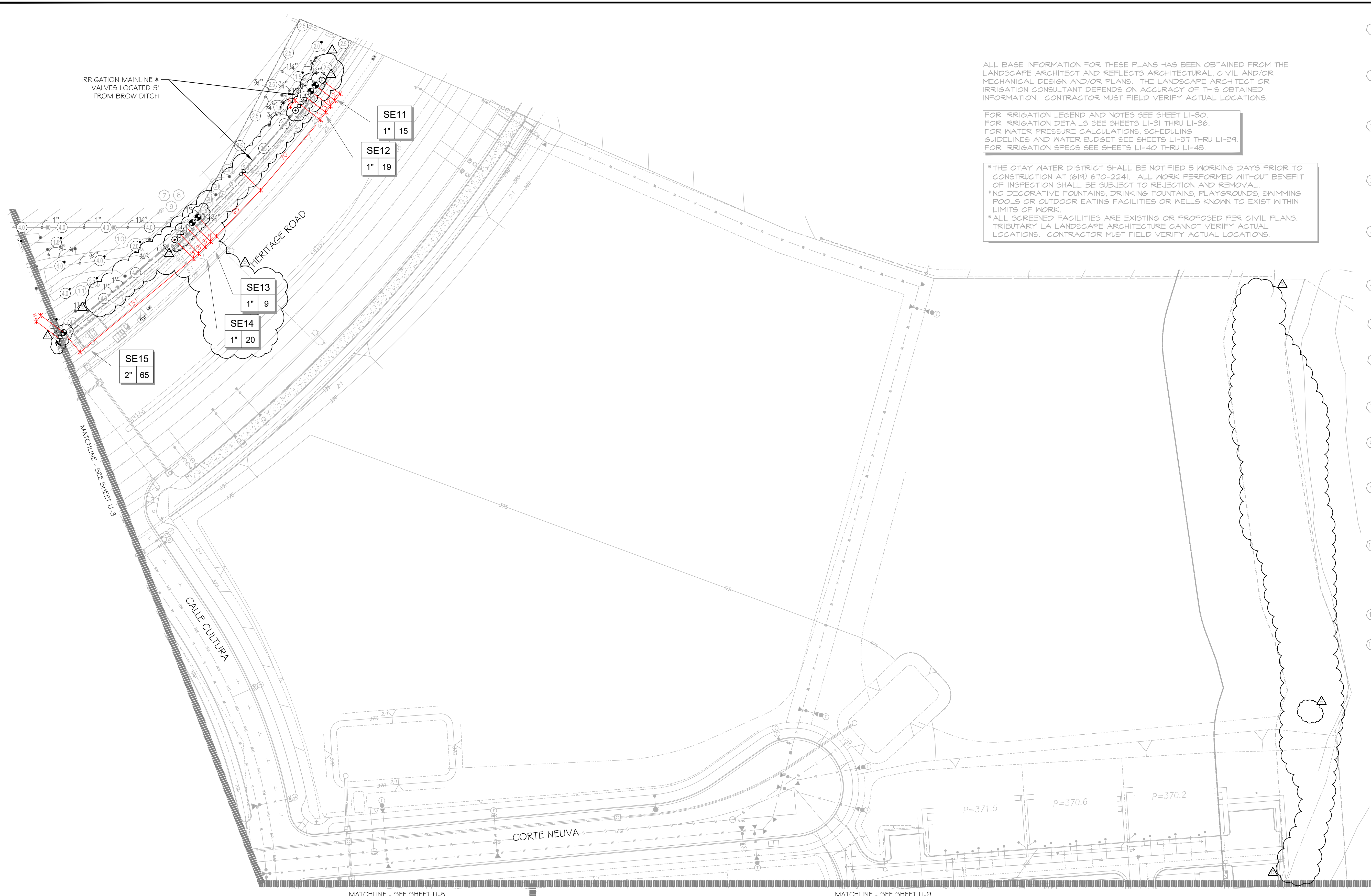
"AS-BUILT"
 SIGNED: [Signature] DATE: 6/9/21
 PRINT NAME: R.L.A. #
 DISCIPLINE: LANDSCAPE ARCHITECT
 REGIST. EXP.

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 1-800-227-2600
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



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

DATE: 25 OCT 21
 SCALE: 1" = 40'
 JOB NO. 15024
 DRAWN BY: T.P., T.G.M.
 W.O. NO. OR-3001G



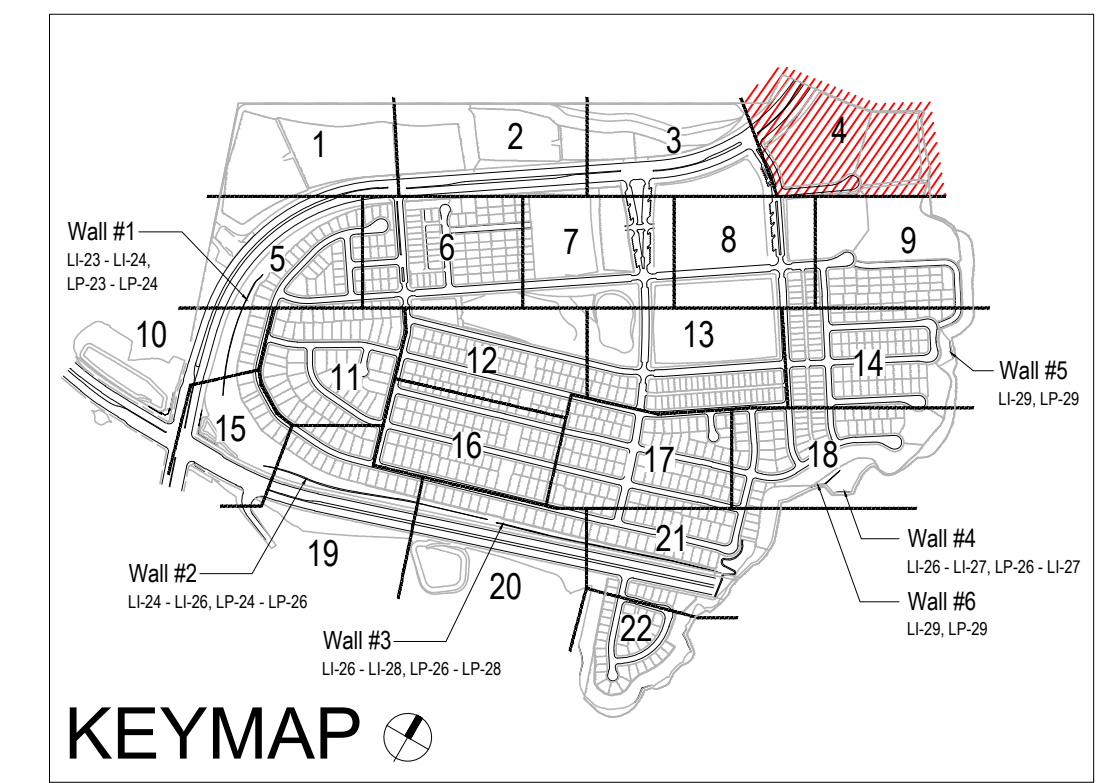
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FOR IRRIGATION LEGEND AND NOTES SEE SHEET LI-30.
FOR IRRIGATION DETAILS SEE SHEETS LI-31 THRU LI-36.
FOR WATER PRESSURE CALCULATIONS, SCHEDULING GUIDELINES AND WATER BUDGET SEE SHEETS LI-37 THRU LI-39.
FOR IRRIGATION SPECS SEE SHEETS LI-40 THRU LI-43.

*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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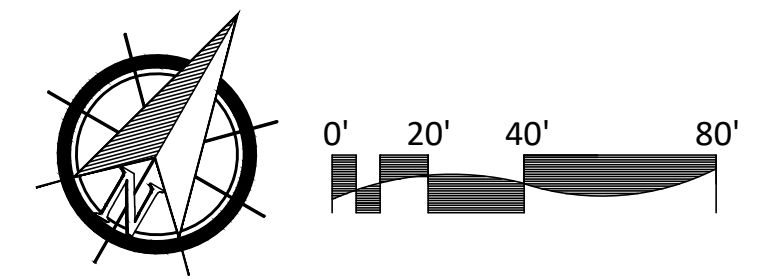
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UTILITY LEGEND (PER CIVIL PLANS)

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



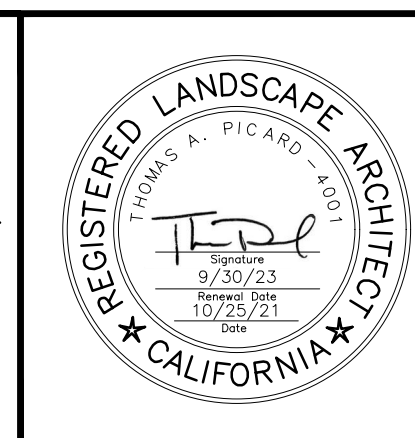
OTAY WATER DISTRICT
Project No. 40394-060189 LRWS No. 2019-00134
P.Z. 524, 7111 R.P.Z. 6897

REVIEWED BY: *[Signature]* DATE: 5/10/19
NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE

"AS-BUILT"
SIGNED: *[Signature]* DATE: 6/9/21
PRINT NAME: R.L.A. #
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP.

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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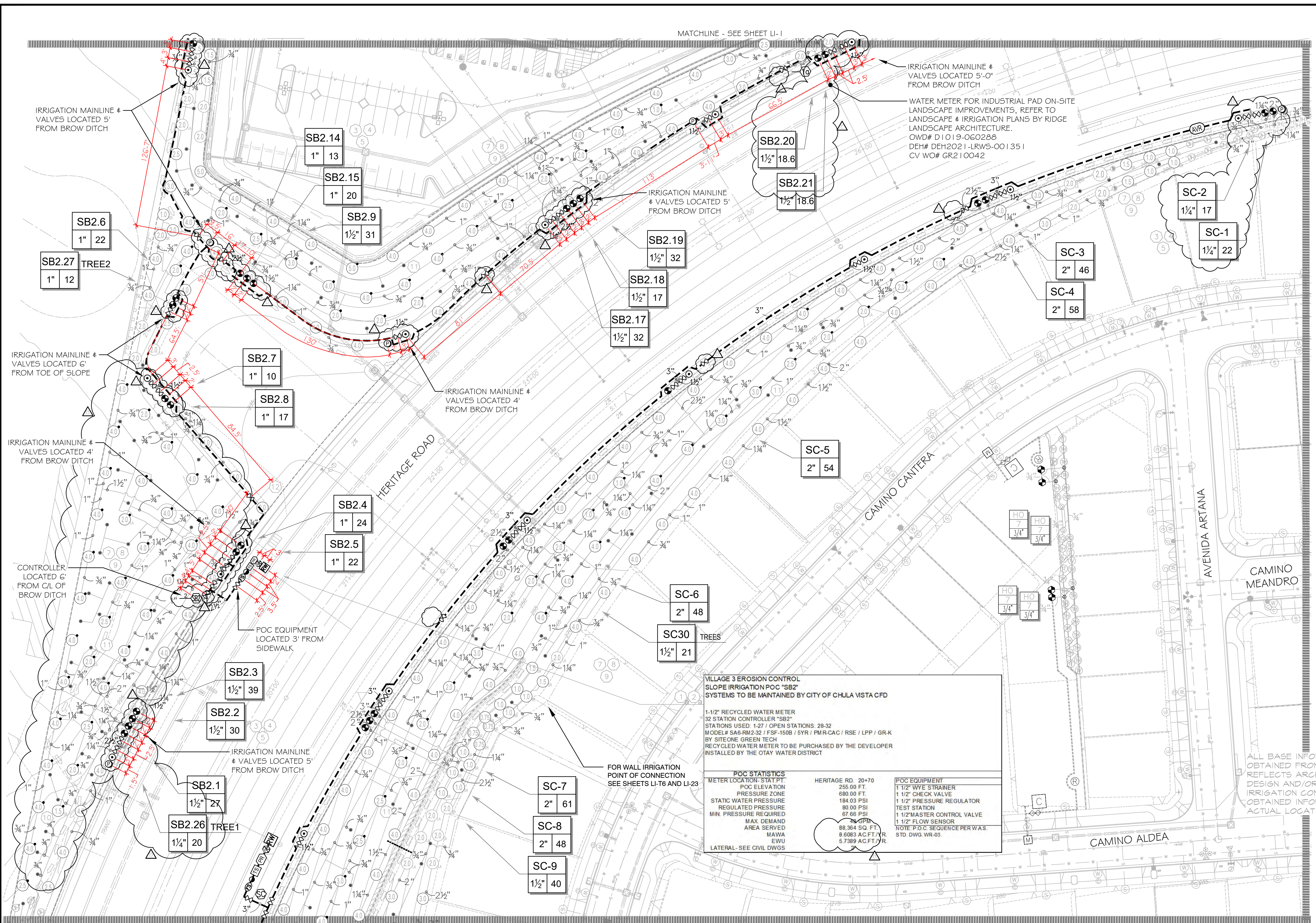
Tributary LA, Inc.
Landscape Architecture and Planning
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.434.9300 office 760.434.9303 fax

DATE: 25 OCT '21
SCALE: 1" = 40'
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	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUT OFF VALVES	7/9/16	<i>[Signature]</i>	DESCRIPTION: BRASS BENCH MARKED "SD CITY ENGR." IN 3/4" IRON PIPE LOCATION: 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' (NAVD85)	Horizontal 1" = 40' Vertical N/A	Office	Thomas A. Picard	Thomas A. Picard	Thomas A. Picard	Supervision Of Date: 10 / 4 / 21 R.L.A. No. 4001	Approved: Tiffany Allen Director of Development Services or designee.	LANDSCAPE IRRIGATION PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050-12
Inspector			RE-ALIGN BROW DITCH & ADJ. IRRIG. TO FUEL MOD.	6-22-19	<i>[Signature]</i>										Sheet 12 of 88
Date Completed			FINAL OWD AS BUILT SYSTEM SE.	4-20-20	<i>[Signature]</i>										

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MATCHLINE - SEE SHEET LI-10

MATCHLINE - SEE SHEET LI-11

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

1-1/2" RECYCLED WATER METER
40 STATION CONTROLLER "SC"
STATIONS USED: 1-31 / OPEN STATIONS: 32-40
MODEL# SA6-RM2-32 / FSF-1508 / 5YR / PMR-CAG / RSE / LPP / GRK
BY SITEONE GREEN TECH
RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER
INSTALLED BY THE OTAY WATER DISTRICT

POC STATISTICS

METER LOCATION: STAT PT	HERITAGE RD. 19+00	POC EQUIPMENT
POC ELEVATION	215.00 FT.	2" WYE STRAINER
PRESSURE ZONE	680.00 FT.	2" CHECK VALVE
STATIC WATER PRESSURE	201.35 PSI	2" PRESSURE REGULATOR
REGULATED PRESSURE	108.65 PSI	TEST STATION
MIN. PRESSURE REQUIRED	90.54 PSI	2" MASTER CONTROL VALVE
MAX DEMAND	65 GPM	2" FLOW SENSOR
AREA SERVED	215,140 SQ. FT.	NOTE: P.O.C. SEQUENCE PER WAS
MAWA	20,987 AC FT./YR.	STD. DWG. WR-03
EWU	13,9725 AC FT./YR.	
LATERAL-SEE CIVIL DWGS		

POC STATISTICS

METER LOCATION: STAT PT	HERITAGE RD. 20+70	POC EQUIPMENT
POC ELEVATION	255.00 FT.	1 1/2" WYE STRAINER
PRESSURE ZONE	680.00 FT.	1 1/2" CHECK VALVE
STATIC WATER PRESSURE	184.00 PSI	1 1/2" PRESSURE REGULATOR
REGULATED PRESSURE	80.00 PSI	TEST STATION
MIN. PRESSURE REQUIRED	67.66 PSI	1 1/2" MASTER CONTROL VALVE
MAX DEMAND	88,364 SQ. FT.	1 1/2" FLOW SENSOR
AREA SERVED	8,6083 AC FT./YR.	NOTE: P.O.C. SEQUENCE PER WAS
MAWA	5,788 AC FT./YR.	STD. DWG. WR-03
LATERAL-SEE CIVIL DWGS		

OTAY WATER DISTRICT
Project No. D0944-060189 LRWS No. 2019-00134
P.Z. 624, 711 R.P.Z. 680

REVIEWED BY: *[Signature]* DATE: 5/10/19
NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE

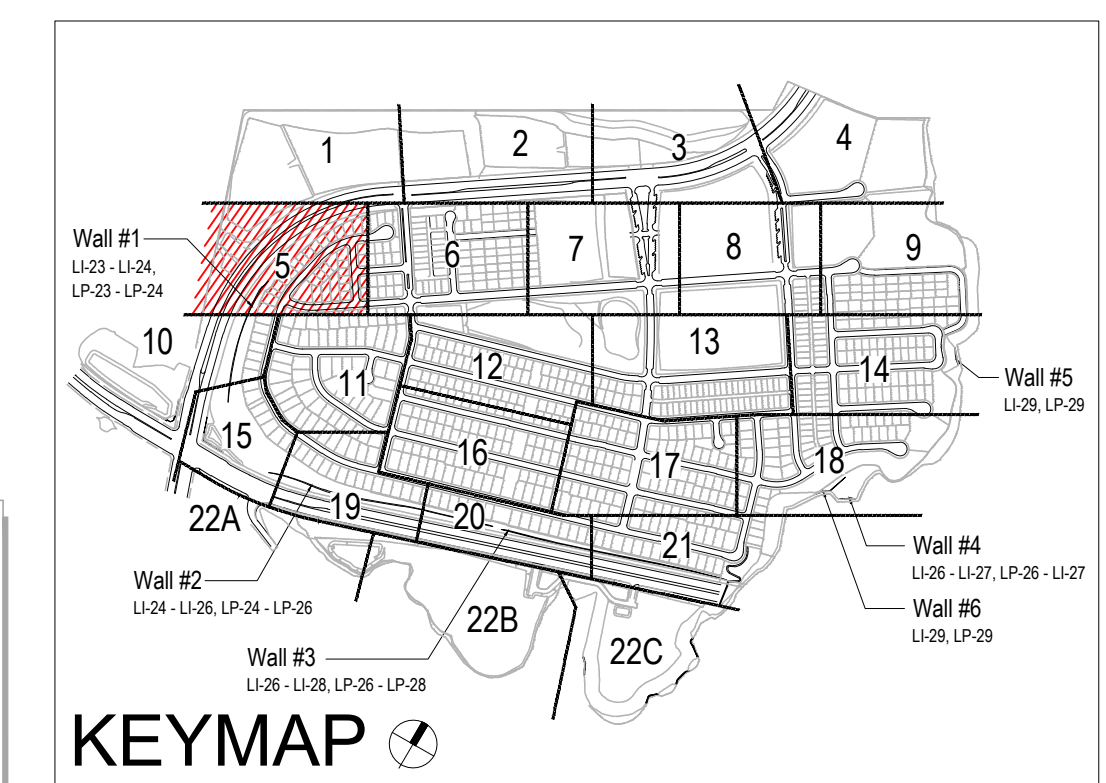
SYSTEM SB2 UPDATE
"AS-BUILT"
SIGNED: *[Signature]* DATE: 8/28/23

PRINT NAME: THOMAS PICARD R.L.A. # 4001
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/25

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

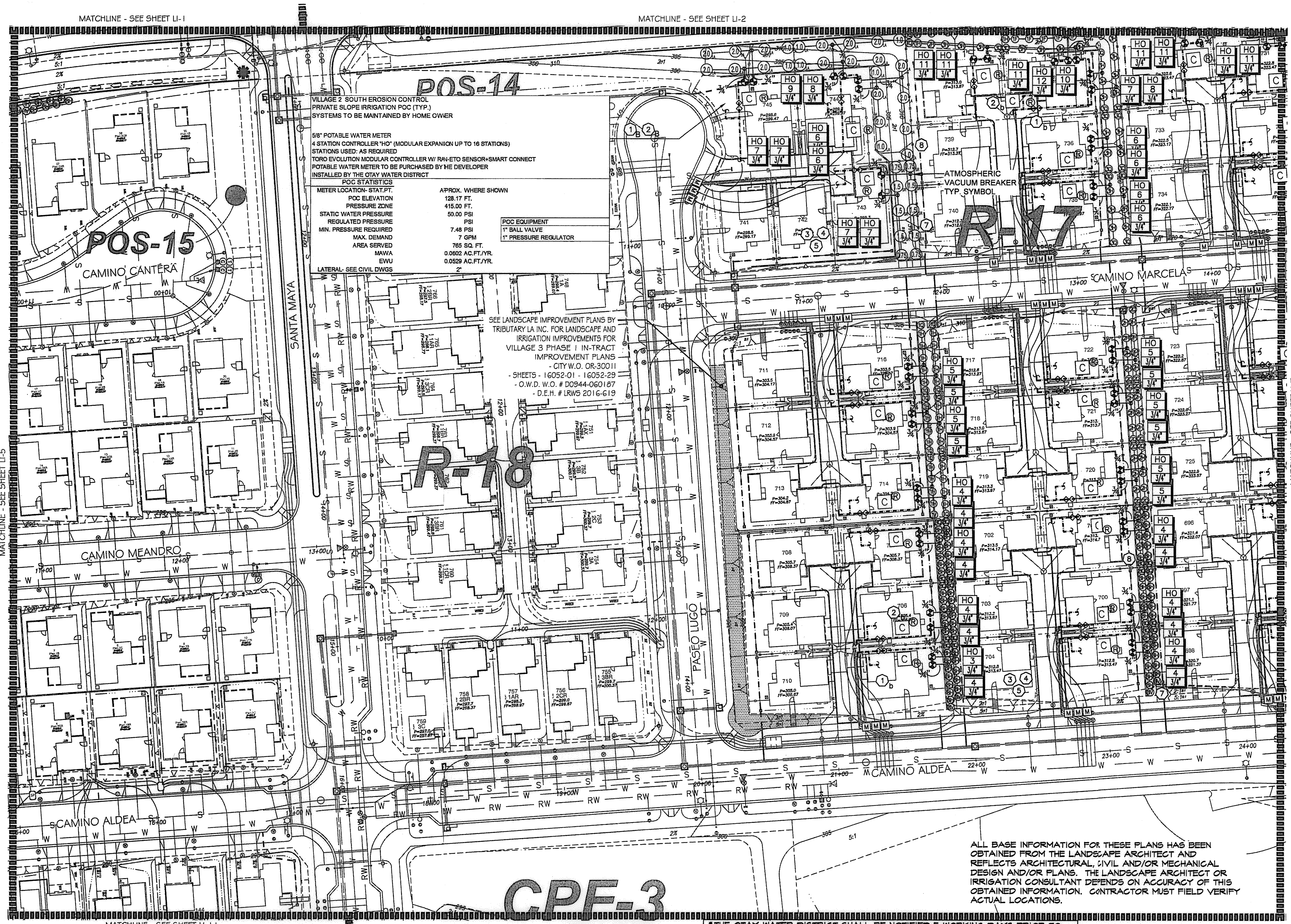
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CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Plans Originally Approved:	5-15-17	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUTOFF VALVES	7/14/16	[Signature]	BRASS DISK MARKED "50 CITY ENGR" IN 3/4"	Horizontal					Plans Prepared Under Supervision Of		LANDSCAPE IRRIGATION PLAN FOR:	16050 - 13
Inspector			ADDED AND/OR ADJUST IRRIGATION FOR TREES	5/22/19	[Signature]	LOCATION: 1.5 MILES EAST OF WTL OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN, 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHWESTLY OF WATER STORAGE FACILITY. STA 1359 PER RD. 1641) ELEV=623.319' (NVD)88)	Vertical					Date:	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	Sheet 13 of 88	
Date Completed			FINAL OWD AS BUILT SYST SB2	4-20-22	[Signature]		N/A		THOMAS A. PICARD	R.L.A. No. 4001		Approved:	CHULA VISTA TENTATIVE TRACT MAP NO. 13-02		

CONSTRUCTION NOTES:

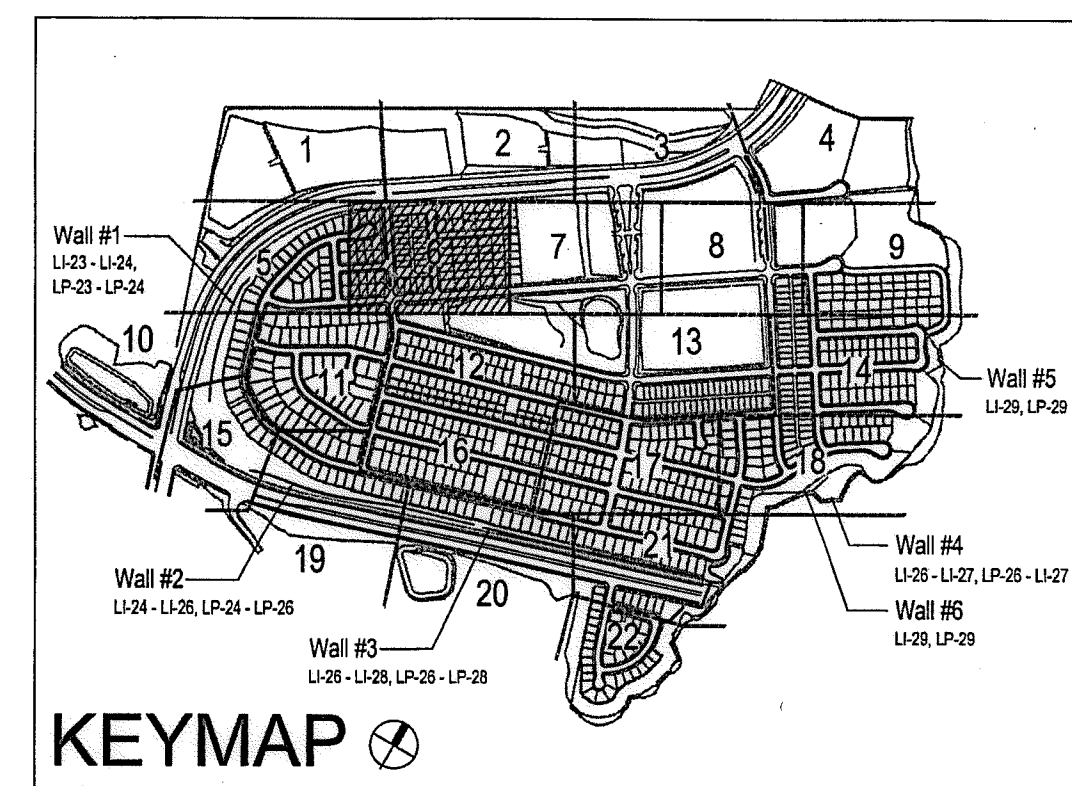
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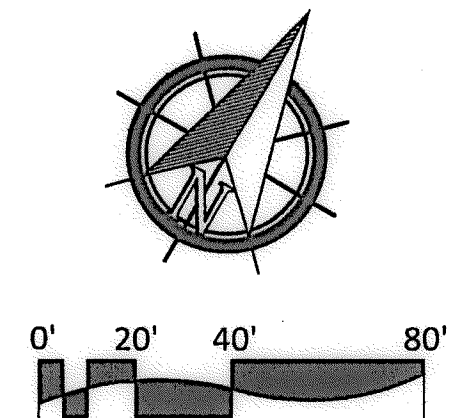
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UTILITY LEGEND (PER CIVIL PLANS)

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 —
STORM DRAINS (PER CIVIL PLANS) —	TRACER WIRE ACCESS POINT (PER CIVIL PLANS) — T —
	CATHODIC TEST STATION (PER CIVIL PLANS) — C —
	STREET LIGHT —



OTAY WATER DISTRICT
PROJECT NO. D0944-060189
PZ 624, 711 RPZ 680

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

REVIEWED BY: *[Signature]* DATE: 5/18/17
SIGNATURE EXPIRES AFTER 1 YEAR

"AS-BUILT"

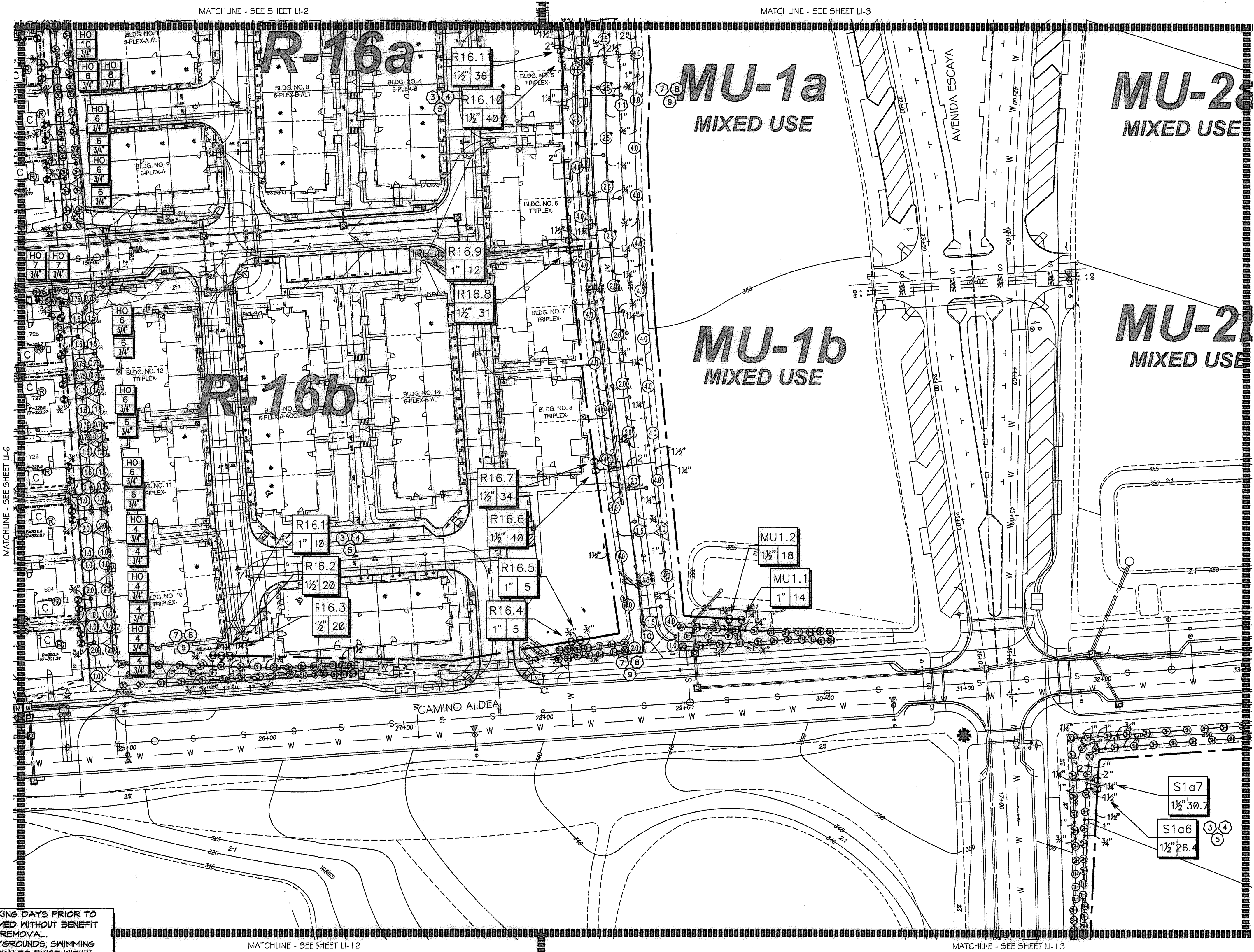
SIGNED: _____ DATE: _____
PRINT NAME: _____ R.L.A. # _____
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

REGISTERED LANDSCAPE ARCHITECT
THOMAS A. PICARD
9/15/12
44712
CALIFORNIA

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

DATE: 10 APR '17
SCALE: 1" = 40'
JOB NO. 15024
DRAWN BY: T.P./T.G.
W.O. NO. OR-3001G

CONSTRUCTION RECORD		REFERENCES		BY		REVISIONS		Date		App'd		BENCH MARK		SCALE		Office		Designed By		Drawn By		Checked By		Approved: <i>[Signature]</i> Date: 5-15-17		CITY OF CHULA VISTA		Drawing No.	
Contractor		16026-01 - 16026-93		HUNSAKER & ASSOC.									DESCRIPTION: BASS DISK MARKED "SO CITY ENGR." IN 3/4" IRON PIPE LOCATION: 5 MILES EAST OF INTX OF MAIN ST. & HERITAGE S. ON ROCK MOUNTAIN 100' EASTERLY OF BOUNDARY TO HIGH ROLLERS & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PZ) 1359 PER R.O.S. (841) ELEV=629.319 (NAVD83)	Horizontal 1" = 40'	Field	Plans Prepared Under Supervision Of	THOMAS A. PICARD												16050 - 14
Inspector														Vertical N/A	Traffic	Date													Sheet 14 of 88
Date Completed																													



- 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.
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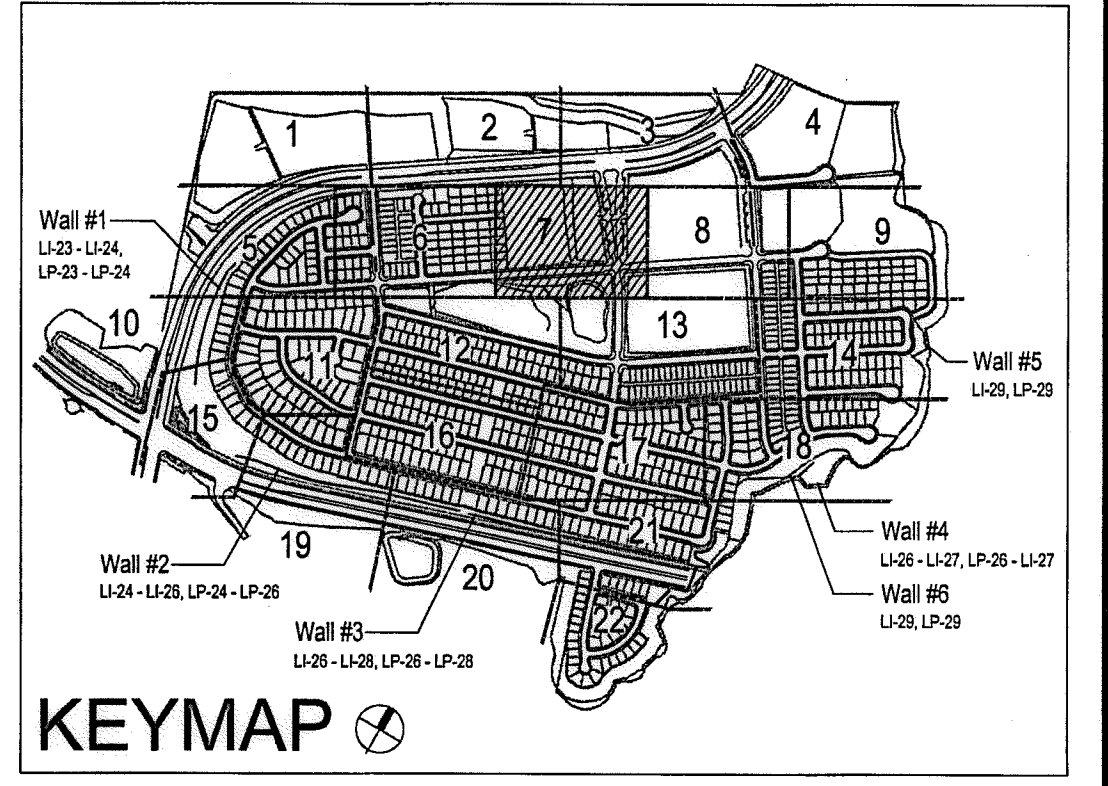
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DOMESTIC SEWERLINE (PER CIVIL PLANS)	S	AIR RELEASE VALVE	□
RECYCLED WATERLINE (PER CIVIL PLANS)	RW	FIRE HYDRANT	⊕
STORM DRAINS (PER CIVIL PLANS)	≡≡≡	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	⊙
		CATHODIC TEST STATION (PER CIVIL PLANS)	⊙
		STREET LIGHT	○

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OTAY WATER DISTRICT
 PROJECT NO. D0944-060189
 PZ 624, 711 RPZ 680
 REVIEWED BY: *[Signature]* DATE: 5/14/17
 SIGNATURE EXPIRES AFTER 1 YEAR

"AS-BUILT"
 SIGNED: _____ DATE: _____
 PRINT NAME: _____ R.L.A. # _____
 DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

REGISTERED LANDSCAPE ARCHITECT
 THOMAS A. PICARD
 4947
 CALIFORNIA

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

DATE:	10 APR '17
SCALE:	1" = 40'
JOB NO.	15024
DRAWN BY:	T.P./T.G.
W.O. NO.	OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved:	Date:	CITY OF CHULA VISTA	Drawing No.	
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Print Date: 10 APR '17 OWD WO# D0944-060189 Otay Ranch, Village 3 - Slope & Erosion Control

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MIXED USE

VILLAGE 3 EROSION CONTROL
SLOPE IRRIGATION POC "R-14"
SYSTEMS TO BE MAINTAINED BY SUB-ASSOCIATION

1-1/2" RECYCLED WATER METER
12 STATION CONTROLLER "R-14"
STATIONS USED: 1-7 / OPEN STATIONS: 8 - 12
MODEL# SA6-RM20-12 / PSF-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		CALLE CULTURA 14+00	
METER LOCATION- STAT.PT.	POC ELEVATION	370.00 FT.	1 1/2" WYE STRAINER
PRESSURE ZONE	680.00 FT.	1 1/2" CHECK VALVE	1 1/2" CHECK VALVE
STATIC WATER PRESSURE	134.23 PSI	1 1/2" PRESSURE REGULATOR	1 1/2" PRESSURE REGULATOR
REGULATED PRESSURE	70.00 PSI	TEST STATION	TEST STATION
MIN. PRESSURE REQUIRED	58.79 PSI	1 1/2" MASTER CONTROL VALVE	1 1/2" MASTER CONTROL VALVE
MAX. DEMAND	48 GPM	1 1/2" FLOW SENSOR	1 1/2" FLOW SENSOR
AREA SERVED	11,892 SQ. FT.	NOTE P.O.C. SEQUENCE PER W.A.S.	NOTE P.O.C. SEQUENCE PER W.A.S.
M.A.W.A.	1.1873 AC.FT./YR.	STD. DWG. WR-03	STD. DWG. WR-03
EWU	0.7782 AC.FT./YR.		
LATERAL- SEE CIVIL DWGS			

CPF-1*

VILLAGE 3 EROSION CONTROL
SLOPE IRRIGATION POC "S-11"
SYSTEMS TO BE MAINTAINED BY SUB-ASSOCIATION

1.5" RECYCLED WATER METER
12 STATION CONTROLLER "S-11"
STATIONS USED: 1-8 / OPEN STATIONS: 9-12
MODEL# SA6-RM20-12 / PSF-150P / RSE / LPP / GR-K
BY SITEONE GREEN TECH
RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER
INSTALLED BY THE OTAY WATER DISTRICT

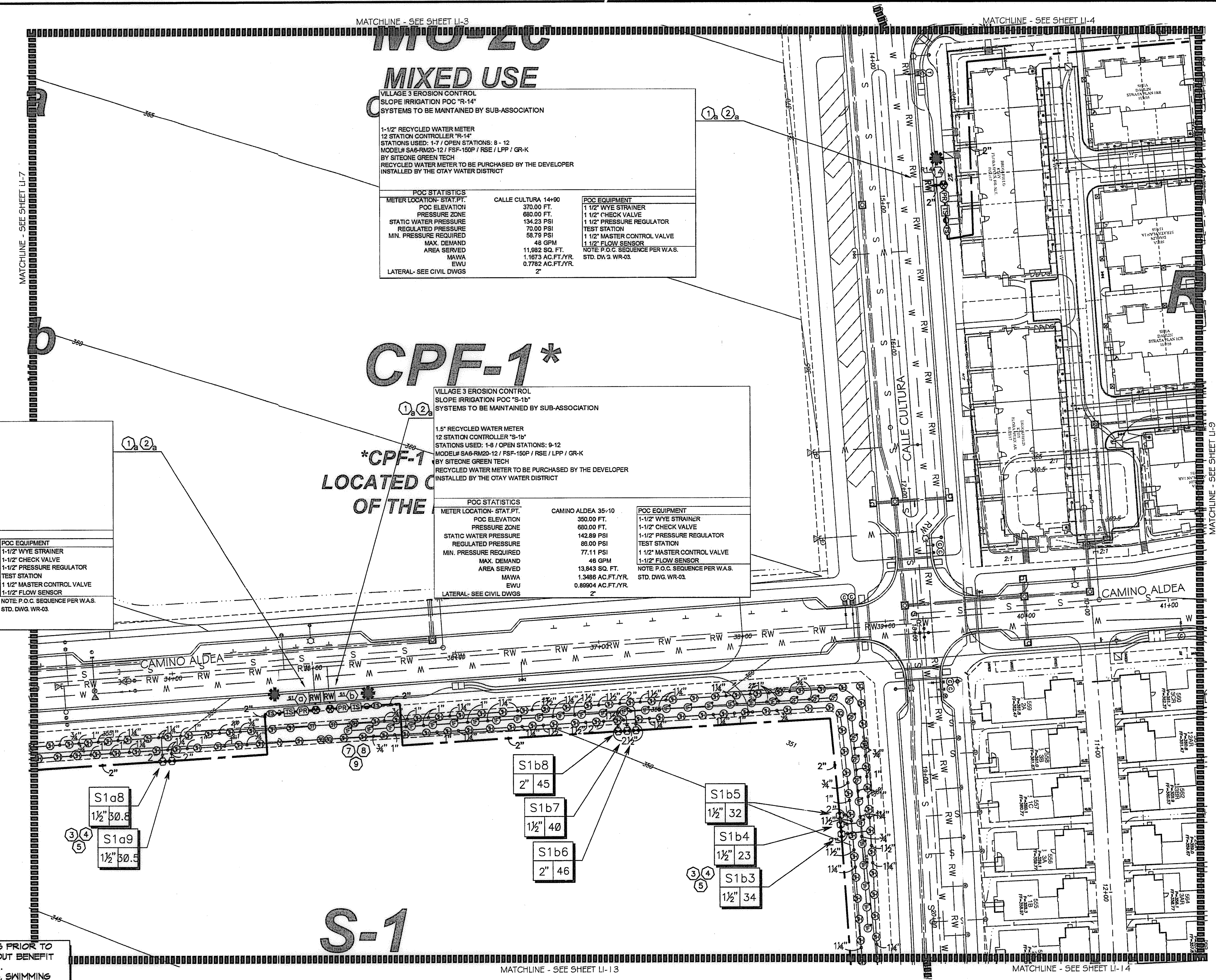
POC STATISTICS		CAMINO ALDEA 35+10	
METER LOCATION- STAT.PT.	POC ELEVATION	350.00 FT.	1 1/2" WYE STRAINER
PRESSURE ZONE	680.00 FT.	1 1/2" CHECK VALVE	1 1/2" CHECK VALVE
STATIC WATER PRESSURE	142.89 PSI	1 1/2" PRESSURE REGULATOR	1 1/2" PRESSURE REGULATOR
REGULATED PRESSURE	80.00 PSI	TEST STATION	TEST STATION
MIN. PRESSURE REQUIRED	67.92 PSI	1 1/2" MASTER CONTROL VALVE	1 1/2" MASTER CONTROL VALVE
MAX. DEMAND	20 GPM	1 1/2" FLOW SENSOR	1 1/2" FLOW SENSOR
AREA SERVED	10,493 SQ. FT.	NOTE P.O.C. SEQUENCE PER W.A.S.	NOTE P.O.C. SEQUENCE PER W.A.S.
M.A.W.A.	1.0222 AC.FT./YR.	STD. DWG. WR-03	STD. DWG. WR-03
EWU	0.6815 AC.FT./YR.		
LATERAL- SEE CIVIL DWGS			

VILLAGE 3 EROSION CONTROL
SLOPE IRRIGATION POC "S-1a"
SYSTEMS TO BE MAINTAINED BY SUB-ASSOCIATION

1.5" RECYCLED WATER METER
12 STATION CONTROLLER "S-1a"
STATIONS USED: 1-9 / OPEN STATIONS: 10-12
MODEL# SA6-RM20-12 / PSF-150P / RSE / LPP / GR-K
BY SITEONE GREEN TECH
RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER
INSTALLED BY THE OTAY WATER DISTRICT

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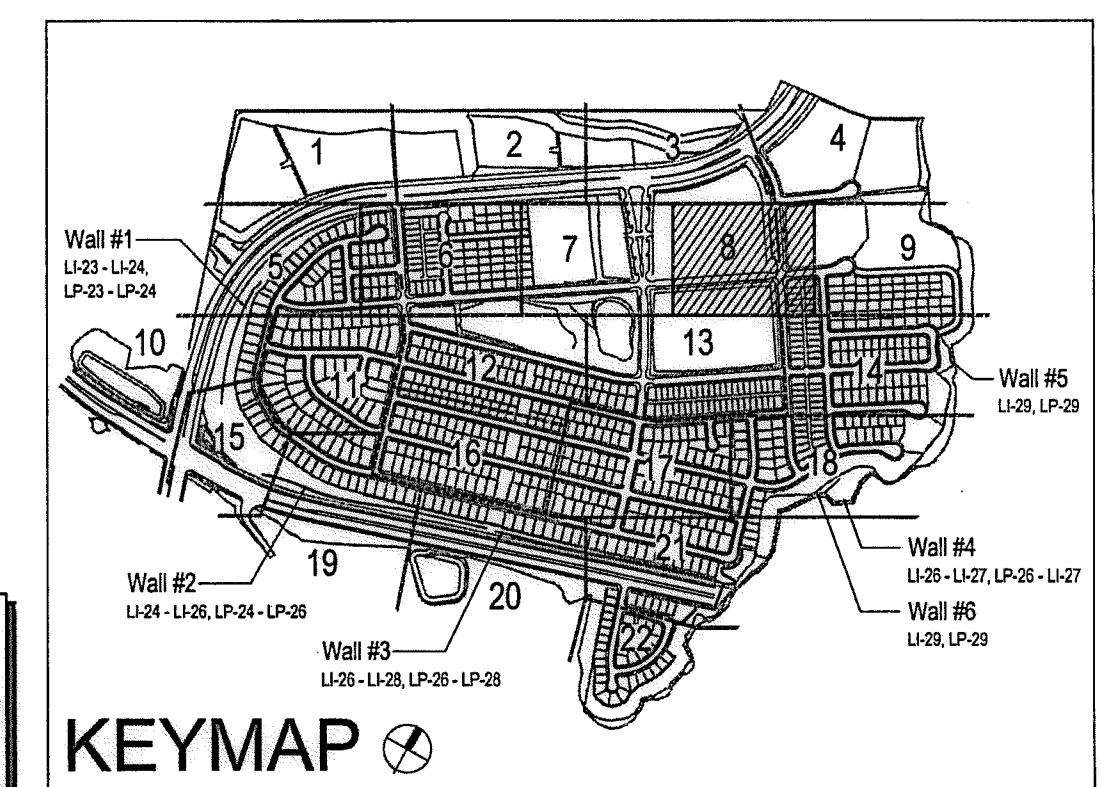
*CPF-1 LOCATED AT THE



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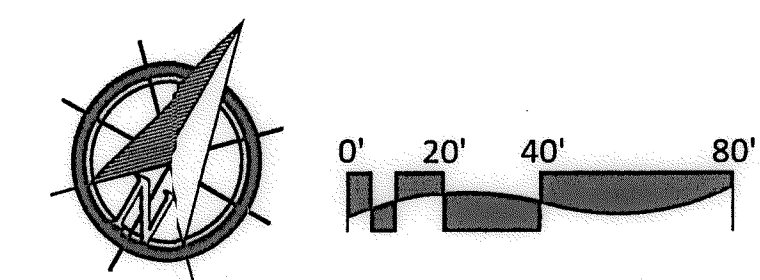
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UTILITY LEGEND (PER CIVIL PLANS)

DOMESTIC WATERLINE (PER CIVIL PLANS)	W	BLOWOFF VALVE	⊖
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OTAY WATER DISTRICT
PROJECT NO. D0944-060189
PZ 624, 711 RPZ 680
REVIEWED BY: [Signature] DATE: 5/22/17
SIGNATURE EXPIRES AFTER 1 YEAR

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DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. [Blank]



Tributary LA, Inc.
2725 Jefferson Street, Suite 14
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760.434.9300 office
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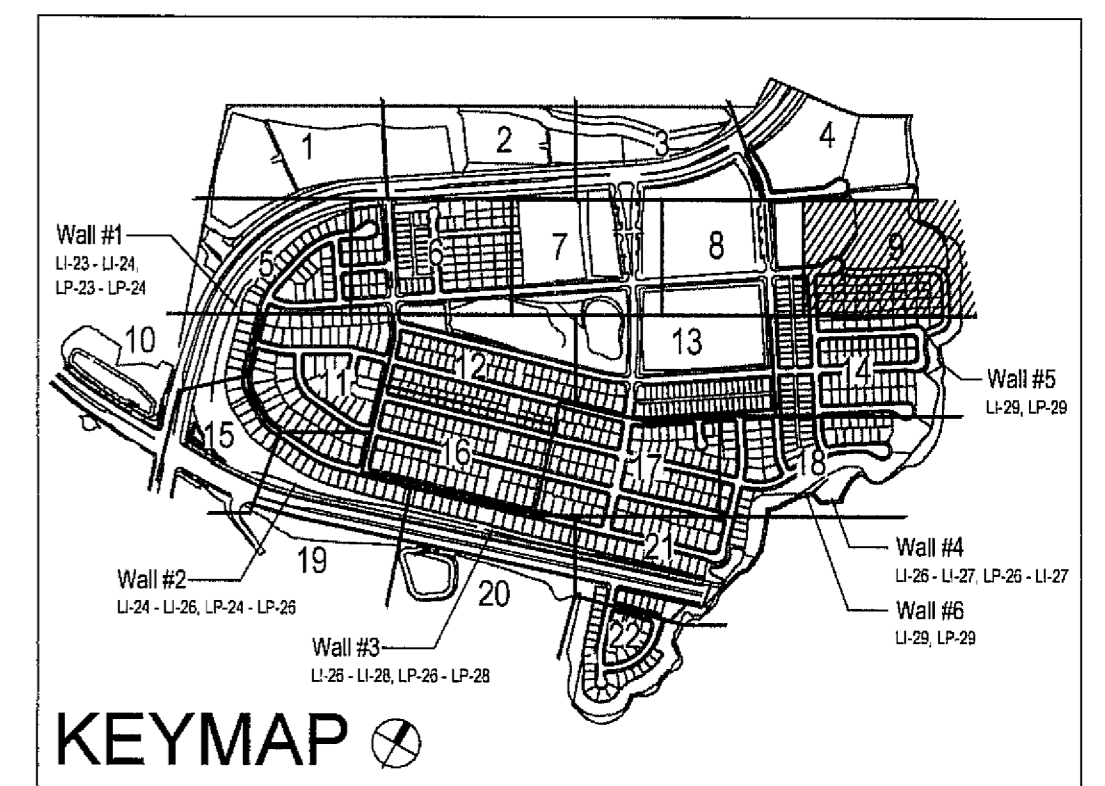
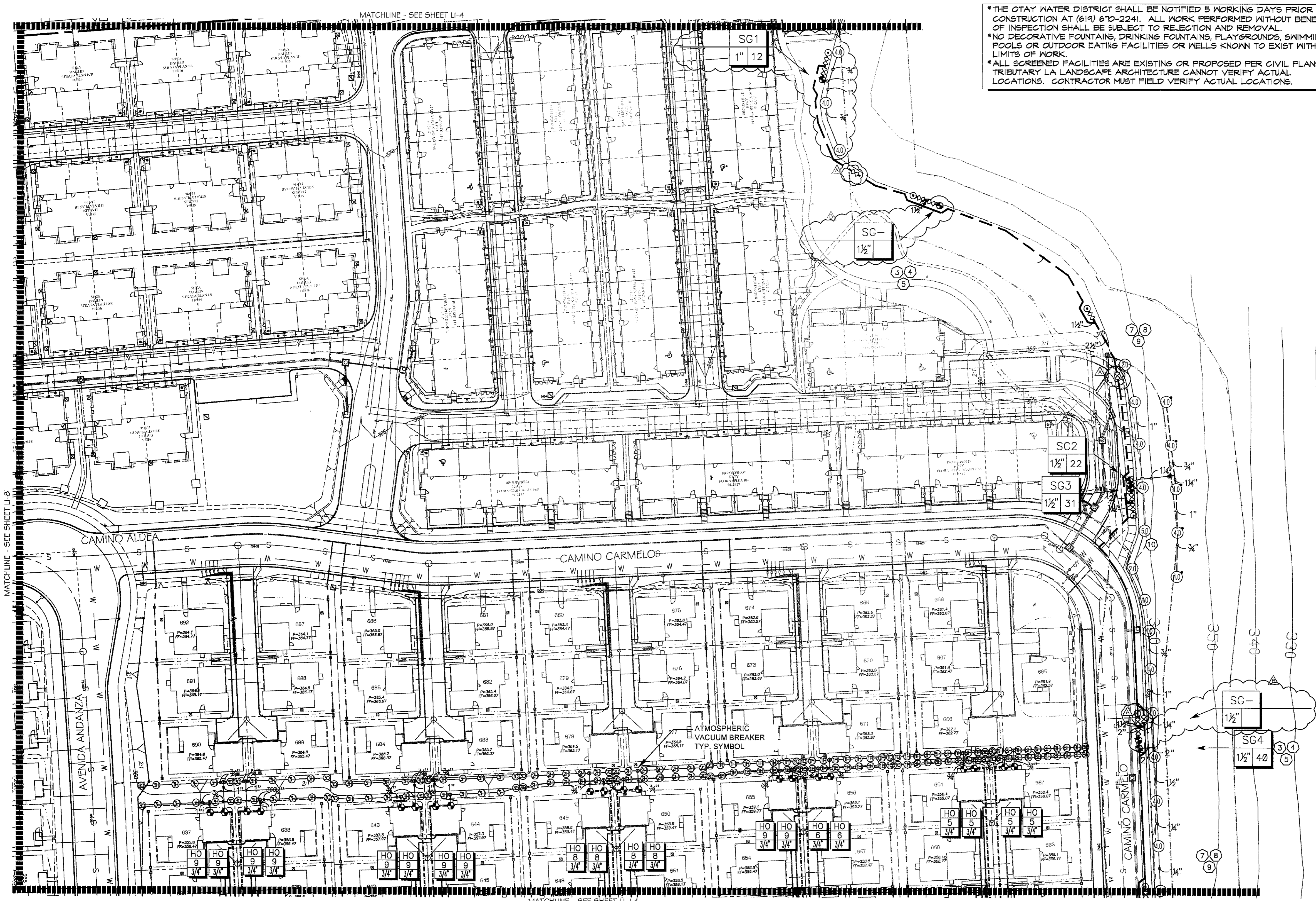
DATE: 10 APR '17
SCALE: 1" = 40'
JOB NO. 15024
DRAWN BY: T.P./T.G.
W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved: [Signature] Date: 5-15-17	CITY OF CHULA VISTA	Drawing No.
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CONSTRUCTION NOTES:

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- 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.) FULL BOX- CONTROL WIRE SLEEVES UNDER ALL PAVING TO INCLUDE FULL 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, MOVA 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.
- 9. SPRINKLERS LOCATED GREATER THAN THREE FEET FROM CURBS, SIDEWALKS, MOVA CURBS, UTILITY PEDESTALS, MID SLOPE, HOWEVER, 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 THROW. NOZZLES AT THESE HEADS IS ALSO REDUCED IN AN EFFORT TO MAINTAIN A TARGETED APPLICATION RATE OF 4IN/HR.
- 11. HUNTER PROS-00-PR350 WITH HUNTER 5-FULL SPRAY NOZZLE ON RISER FOR THE SUPPLEMENTAL IRRIGATION OF NEW TREES.
- 12. LATERAL LINE DRAINAGE IS TO BE PREVENTED IN ALL CASES. SPRING AND/OR SWING CHECK VALVES SHALL BE INSTALLED UNDER ALL IRRIGATION HEADS AND IN LATERAL LINE RUNS OF ALL IRRIGATION SYSTEMS WHERE THE TOPOGRAPHY CAUSES AN ELEVATION DIFFERENCE OF 7 FEET OR GREATER.

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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	○
STORM DRAINS (PER CIVIL PLANS)	SD	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	○
		CATHODIC TEST STATION (PER CIVIL PLANS)	○
		STREET LIGHT	○

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FOR IRRIGATION LEGEND SEE SHEET LI-30.
 FOR IRRIGATION NOTES AND DETAILS SEE SHEETS LI-31.
 FOR IRRIGATION DETAILS SEE SHEETS LI-32 THRU LI-37.
 FOR WATER PRESSURE CALCULATIONS SEE SHEETS LI-38 AND LI-39.
 FOR SCHEDULING GUIDELINES SEE SHEETS LI-40 THRU LI-41.
 FOR IRRIGATION SPECS SEE SHEETS LI-42 THRU LI-44.

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Checked By	Plans Originally Approved:	5-15-17	CITY OF CHULA VISTA		Drawing No.
Contractor		16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUTOFF VALVES.	7/1/16	05/21/12	IRON PIPE, 1.5" RISES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOLLARD & 1100' SOUTHERLY OF WATER STORAGE FACILITY. (P&I 1359 PER R.O.S. 1484) ELEV=829.319' (NAD 83)	Horizontal 1" = 40'	Field	THOMAS A. PICARD	THOMAS A. PICARD	THOMAS A. PICARD	5-22-19	LANDSCAPE IRRIGATION PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02		16050 - 17
Inspector				ADJUST IRRIGATION FOR FUEL MOD. AREAS.	5-22-19	05/21/12		Vertical N/A	Traffic			Approved: Mark A. Crow	Date: 5-22-19	REPLACEMENT SHEET		Sheet 17 of 28
Date Completed														OWD WO# D0944-060189 OWD PERMIT# PLR-16-014		LI-9

OTAY WATER DISTRICT
 Project No. D0944-060189
 P.Z. 944 R.P.Z. 680
 REVIEWED BY: [Signature] DATE: 5/10/19
 NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE

"AS-BUILT"
 SIGNED: _____ DATE: _____
 PRINT NAME: THOMAS PICARD R.L.A. # 4001
 DISCIPLINE: LANDSCAPE ARCHITECT REG. EXP. 9/30/19

IT'S THE LAW!
 DILL 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.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 760.434.9300 office
 760.434.9303 fax

DATE: 26 MAR '19
 SCALE: 1" = 40'
 JOB NO. 15024
 DRAWN BY: T.P./T.G.
 W.O. NO. OR-3001G

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:

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- 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- 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.

1. Irrigation mainline and control wire stub outs within a rectangular valve box at end of systems.

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.

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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.

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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 SHURUP TYPE BODY AS LISTED IN THE IRRIGATION LEGEND AND INSTALLED ON A PVC SCH 80 RISER WITH SPRING CHECK VALVE AS DETAILED.

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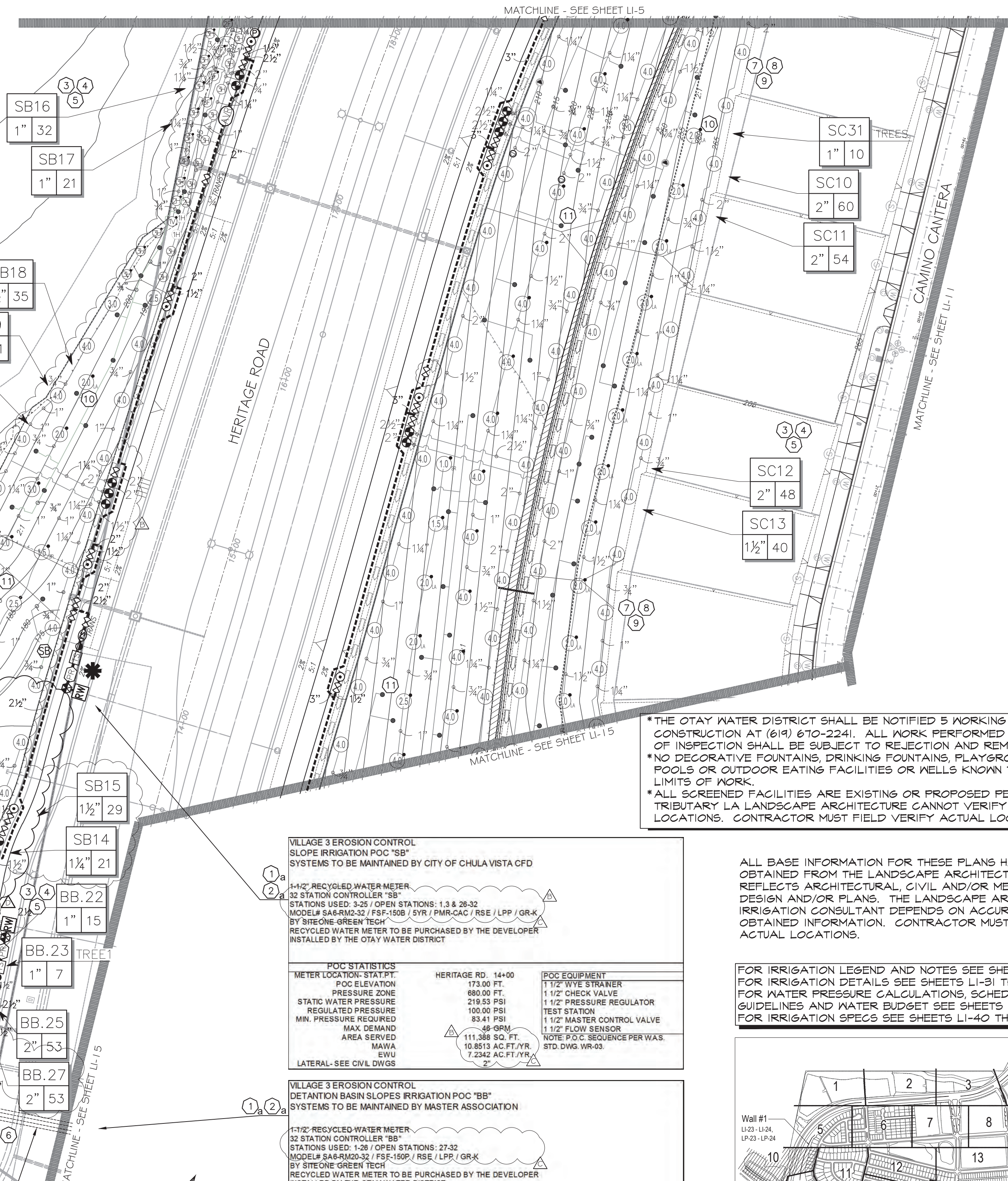
11. RAINBIRD SO-F SERIES MICRO SPRAY NOZZLE ON RISER FOR THE SUPPLEMENTAL IRRIGATION OF NEW TREES.

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System BB Mainline & Control Wire Notes

- 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
- 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
- All Master Home Owner Association piping or control wire, must be 100% encased in sleeves, where located in a CFD open-space area.

IRRIGATION MAINLINE AND CONTROLLER WIRE SLEEVES TO CONTINUE THRU THE CFD LANDSCAPE.



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VILLAGE 3 EROSION CONTROL
SLOPE IRRIGATION POC "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	MODELS: SAB-RM20-32 / FSP-150B / SYR / PMR-CAC / RSE / LPP / GRK
BY SITE ONE GREEN TECH	RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER
RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER	INSTALLED BY THE OTAY WATER DISTRICT

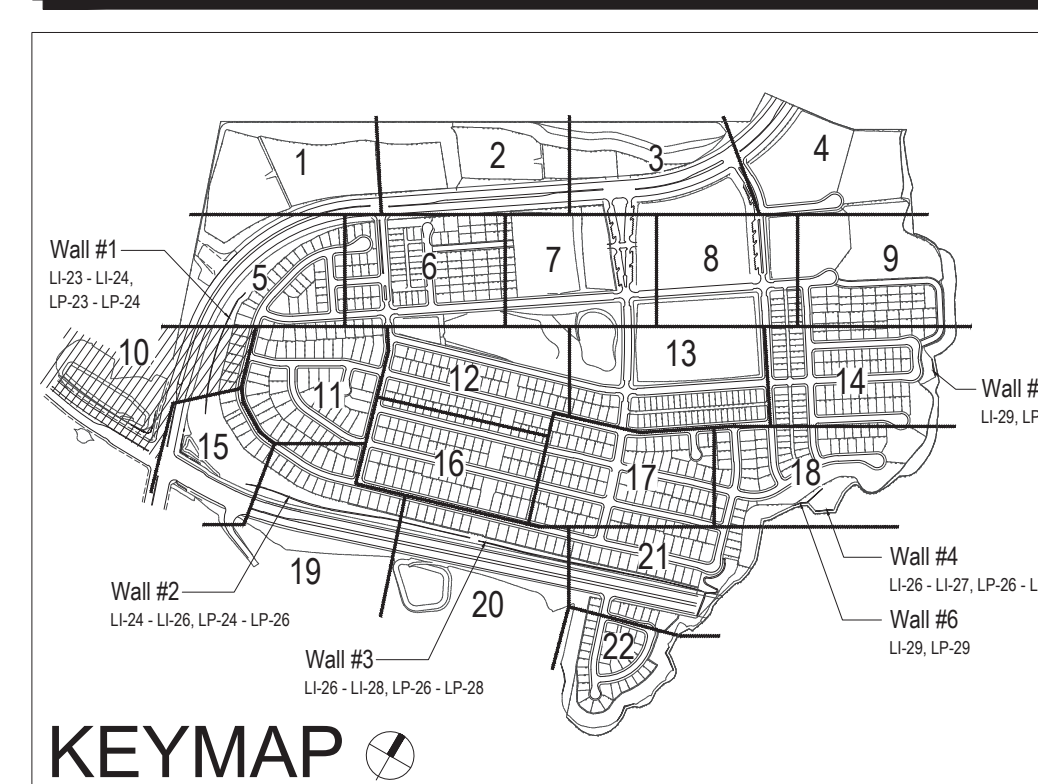
POC STATISTICS	HERITAGE RD. 14+00	POC EQUIPMENT
METER LOCATION-STAT.PT.	173.00 FT.	1 1/2" WYE STRAINER
POC ELEVATION	680.00 FT.	1 1/2" CHECK VALVE
PRESSURE ZONE	216.55 PSI	1 1/2" PRESSURE REGULATOR
STATIC WATER PRESSURE	100.00 PSI	TEST STATION
REGULATED PRESSURE	83.41 PSI	1 1/2" MASTER CONTROL VALVE
MIN. PRESSURE REQUIRED	48 GPM	1 1/2" FLOW SENSOR
MAX. DEMAND	111,388 SQ. FT.	NOTE: P.O.C. SEQUENCE PER WAS.
AREA SERVED	10,8513 AC.FT./YR.	STD. DWG. WR-03
MAVA	7,2342 AC.FT./YR.	
EWU		
LATERAL-SEE CIVIL DWGS		

VILLAGE 3 EROSION CONTROL
DETENTION BASIN SLOPES IRRIGATION POC "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	MODELS: SAB-RM20-32 / FSP-150B / RSE / LPP / GRK
BY SITE ONE GREEN TECH	RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER
RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER	INSTALLED BY THE OTAY WATER DISTRICT

POC STATISTICS	HERITAGE RD. 11+50	POC EQUIPMENT
METER LOCATION-STAT.PT.	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 GPM	1 1/2" FLOW SENSOR
MAX. DEMAND	104,195 SQ. FT.	NOTE: P.O.C. SEQUENCE PER WAS.
AREA SERVED	10,1451 AC.FT./YR.	STD. DWG. WR-03
MAVA	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: *TPC* DATE: 10/25/21

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

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REGISTERED LANDSCAPE ARCHITECT

THOMAS A. PICARD

9/30/23

10/25/21

Tributary LA, Inc.
 Landscape Architecture and Planning

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

DATE: 25 OCT '21
 SCALE: 1" = 40'
 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
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUTOFF VALVES	7/3/16	<i>[Signature]</i>	BRASS DISK MARKED "50 CITY ENGR. 3/4"
Inspector			ADDED METHANE PAD, TREES, NOTES 4 IRRIGATION	5/21/17	<i>[Signature]</i>	IRON PIPE
Date Completed			ADDED TRUCK, ON MAIN, ADD IRREG FOR RECONFIGURE	10/25/21	<i>[Signature]</i>	LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMONT 10' HIGH BOLLARDS & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PTH 1359 PER R.O.S. 1481) ELEV=629.319' (NAD83)

Office	Field	Traffic	Designed By	Drawn By	Checked By	Plans Originally Approved:	5-15-17
			THOMAS A. PICARD	THOMAS A. PICARD	THOMAS A. PICARD	Tiffany Allen Director of Development Services or designee.	
Scale	Horizontal	Vertical	Supervision Of	Date	Approved:	Date:	
1" = 40'	N/A	N/A	THOMAS A. PICARD	10 / 4 / 21	Tiffany Allen		

CITY OF CHULA VISTA

LANDSCAPE IRRIGATION PLAN FOR:

OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL

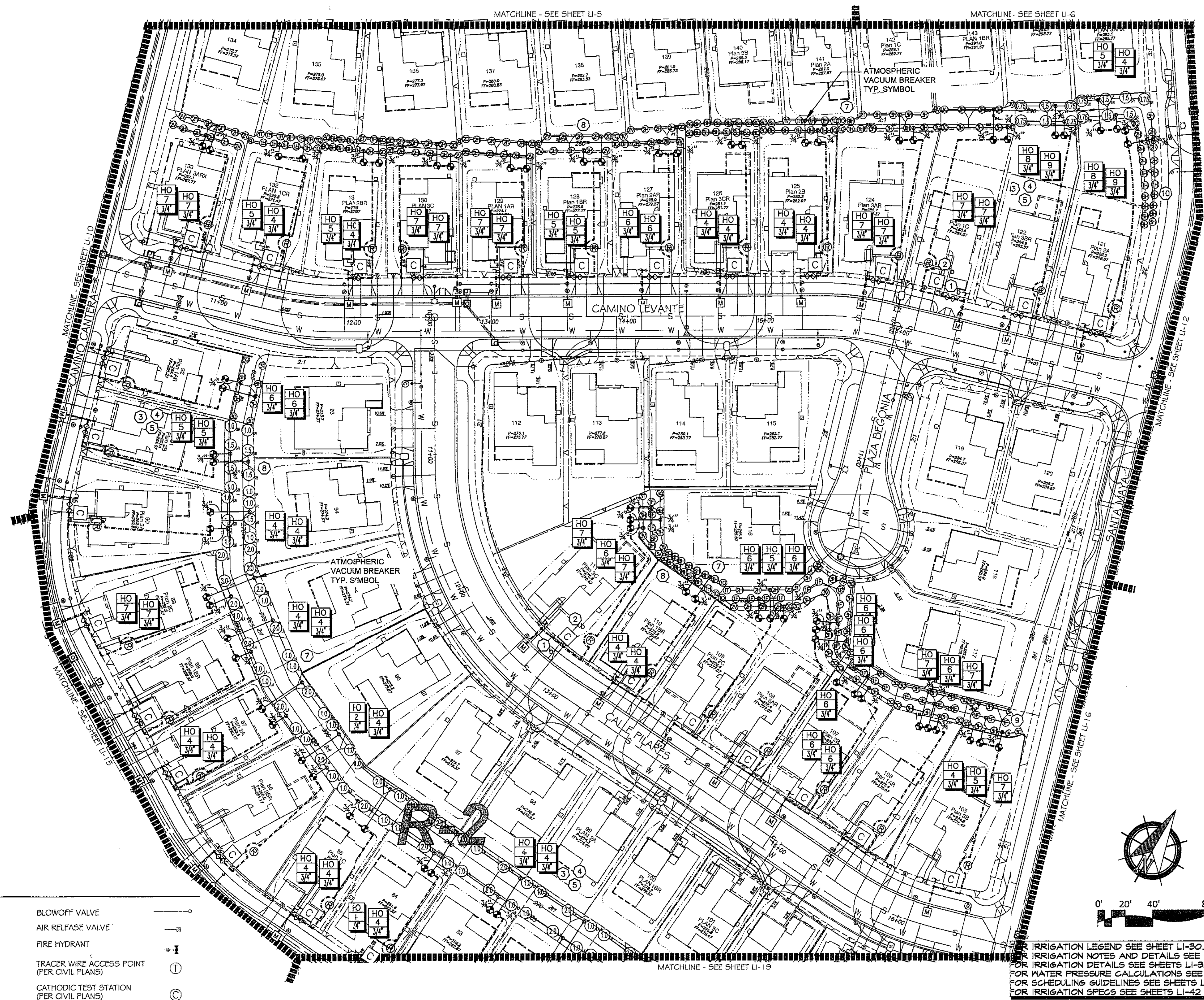
CHULA VISTA TENTATIVE TRACT MAP NO. 13-02

REPLACEMENT SHEET OWD WO# D0944-060189 OWD PERMIT# PLR-16-014 LI-10

Drawing No. 16050 - 18
 Sheet 18 of 88

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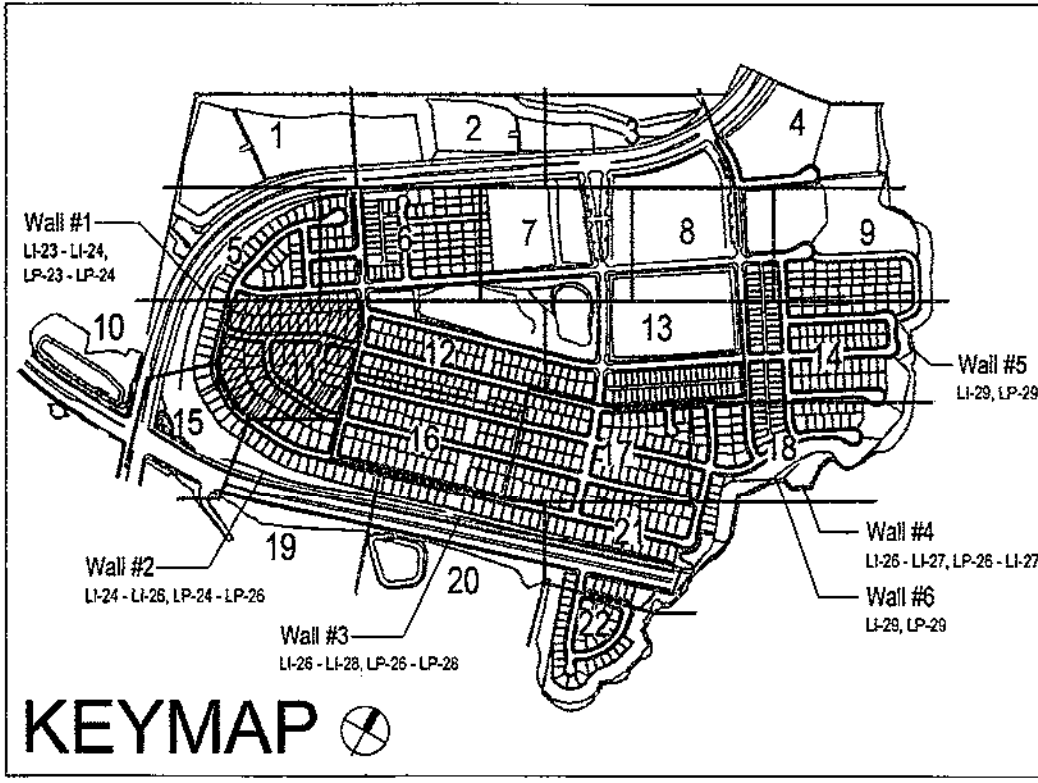
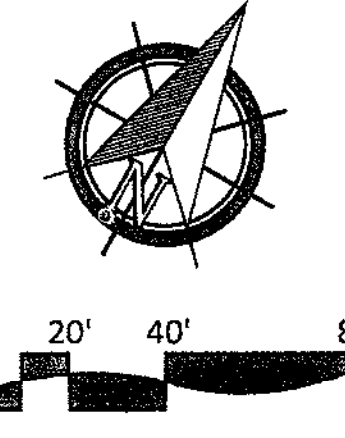
UTILITY LEGEND (PER CIVIL PLANS)

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	+
STORM DRAINS (PER CIVIL PLANS)	≡≡≡	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	⊕
		CATHODIC TEST STATION (PER CIVIL PLANS)	⊙
		STREET LIGHT	○

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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 DEFENDS ON ACCURACY OF THIS OBTAINED INFORMATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

FOR IRRIGATION LEGEND SEE SHEET LI-30.
 FOR IRRIGATION NOTES AND DETAILS SEE SHEETS LI-31.
 FOR IRRIGATION DETAILS SEE SHEETS LI-32 THRU LI-37.
 FOR WATER PRESSURE CALCULATIONS SEE SHEETS LI-38 AND LI-39.
 FOR SCHEDULING GUIDELINES SEE SHEETS LI-40 THRU LI-41.
 FOR IRRIGATION SPECS SEE SHEETS LI-42 THRU LI-44.



CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED 'SD CITY ENGR.' IN 3/4" 3/8" PIPE. LOCATION: 5 MILES EAST OF BIXBY OF MAIN ST. & HERITAGE DR. ON ROCK MOUNTAIN 100' EASTERLY OF 'ROUNDBAY' HIGH BRIDLE & 1700' SOUTHWESTLY OF WATER STORAGE FACILITY. (P&T) 1259 PER R.O.S. 4841 ELEV=629.219' (MMG 88)	Horizontal 1" = 40' Vertical N/A				
Inspector									Plans Prepared Under Supervision Of		Approved: <i>Mary Kelly</i> Date: 5-15-17
Date Completed									THOMAS A. PICARD	R.L.A. No. 4001	Director of Development Svcs or designee.

OTAY WATER DISTRICT
 PROJECT NO. D0944-060189
 624, 711 RPZ 680
 REVIEWED BY: *Samuel* DATE: 5/11/17
 SIGNATURE EXPIRES AFTER 1 YEAR

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

"AS-BUILT"
 SIGNED: _____ DATE: _____
 PRINT NAME: _____ R.L.A. # _____
 DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

REGISTERED LANDSCAPE ARCHITECT
 THOMAS A. PICARD
 9/5/17
 475/17
 CALIFORNIA

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

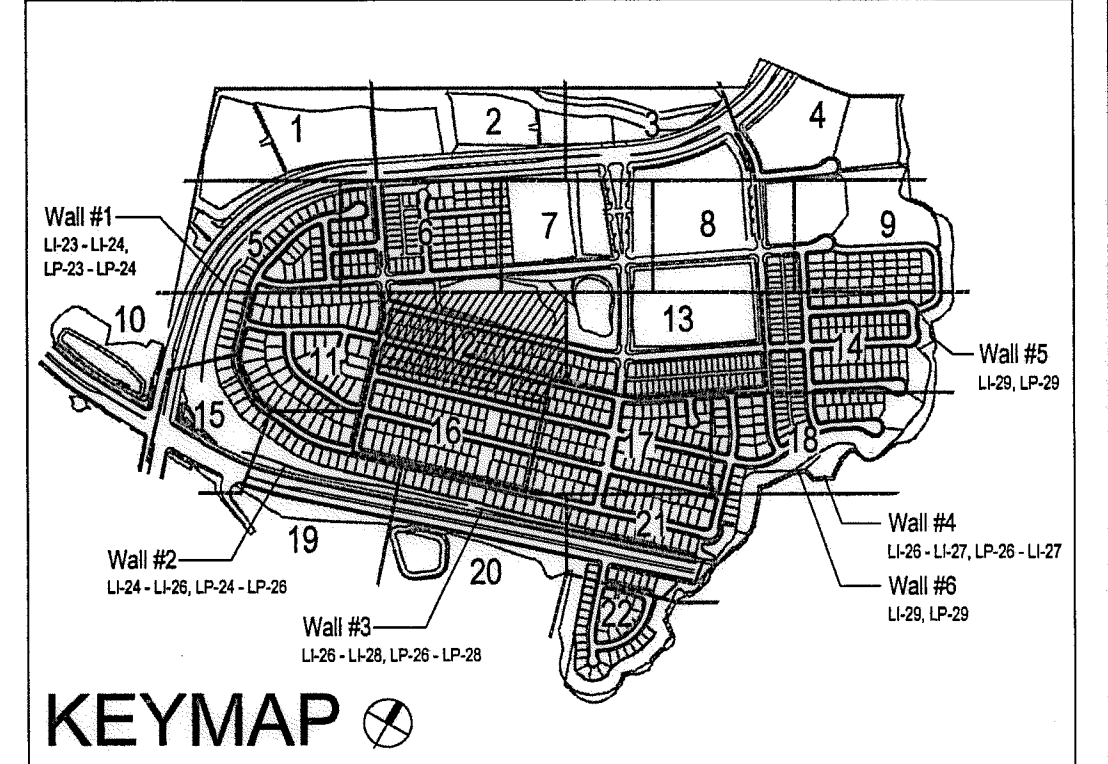
DATE: 10 APR '17
 SCALE: 1" = 40'
 JOB NO. 15024
 DRAWN BY: T.P./T.G.
 W.O. NO. OR-3001G



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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	⊕
STORM DRAINS (PER CIVIL PLANS)	≡≡≡	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	⊕
		CATHODIC TEST STATION (PER CIVIL PLANS)	⊕
		STREET LIGHT	○



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OTAY WATER DISTRICT
 PROJECT NO. D0944-060189

RPZ 624, 711 RPZ 680

REVIEWED BY: *[Signature]* DATE: 5/14/17
 SIGNATURE EXPIRES AFTER 1 YEAR

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP.



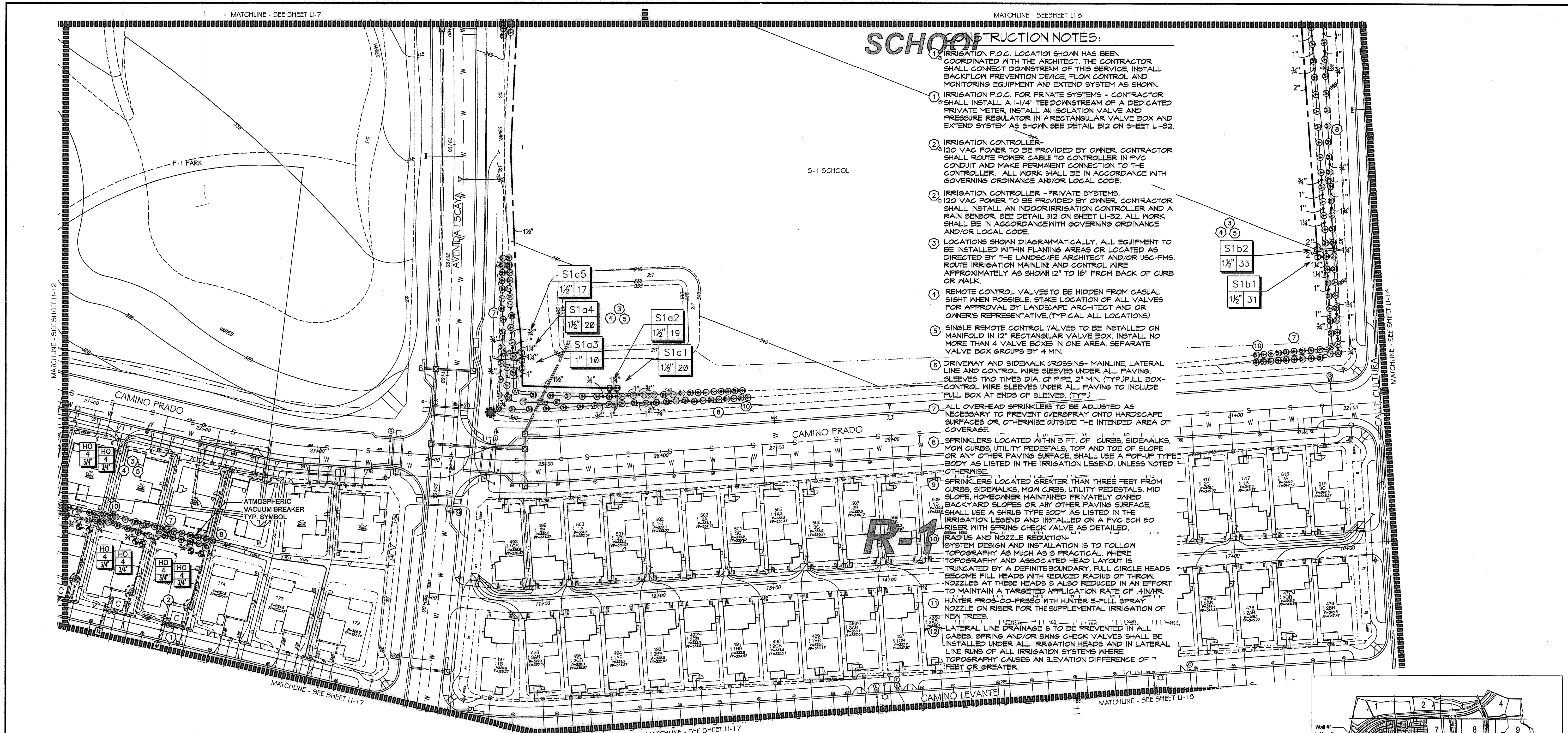
Tributary LA, Inc.

2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 760.434.9300 office
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DATE: 10 APR '17
 SCALE: 1" = 40'
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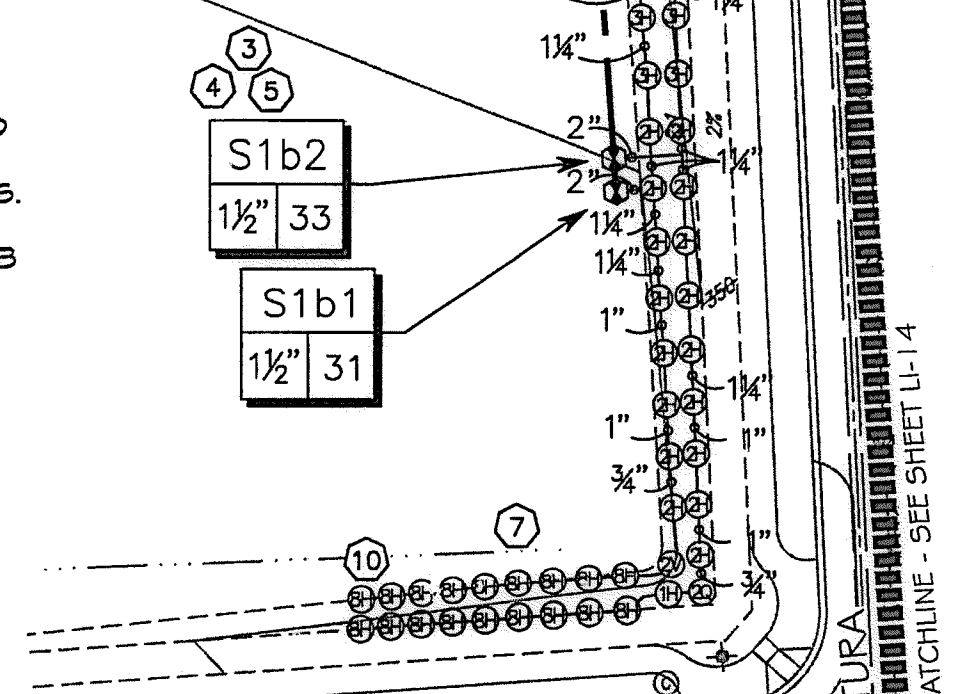
CONTRACTOR	16026-01 - 16026-93	BY	HUNSAKER & ASSOC.	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved: <i>[Signature]</i> Date: 5-15-17	CITY OF CHULA VISTA	Drawing No.	
Inspector							BRASS IRON MARKED "50" CITY ENGR. IN 3/4" IRON PIPE. 1.5 MILES EAST OF MIX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. UTM 1359 PER 603. 14841 ELEV=622.319' (NAVD83)	Horizontal 1" = 40' Vertical N/A	Field	THOMAS A. PICARD	Plans Prepared Under Supervision Of			Kelly Broughton Director of Development Services or designee.	LANDSCAPE IRRIGATION PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 20
Date Completed														Sheet 20 of 88		

Print Date: 10 APR '17 OWD WO# D0944-060189 Otay Ranch, Village 3 - Slope & Erosion Control



SCHOOL CONSTRUCTION NOTES:

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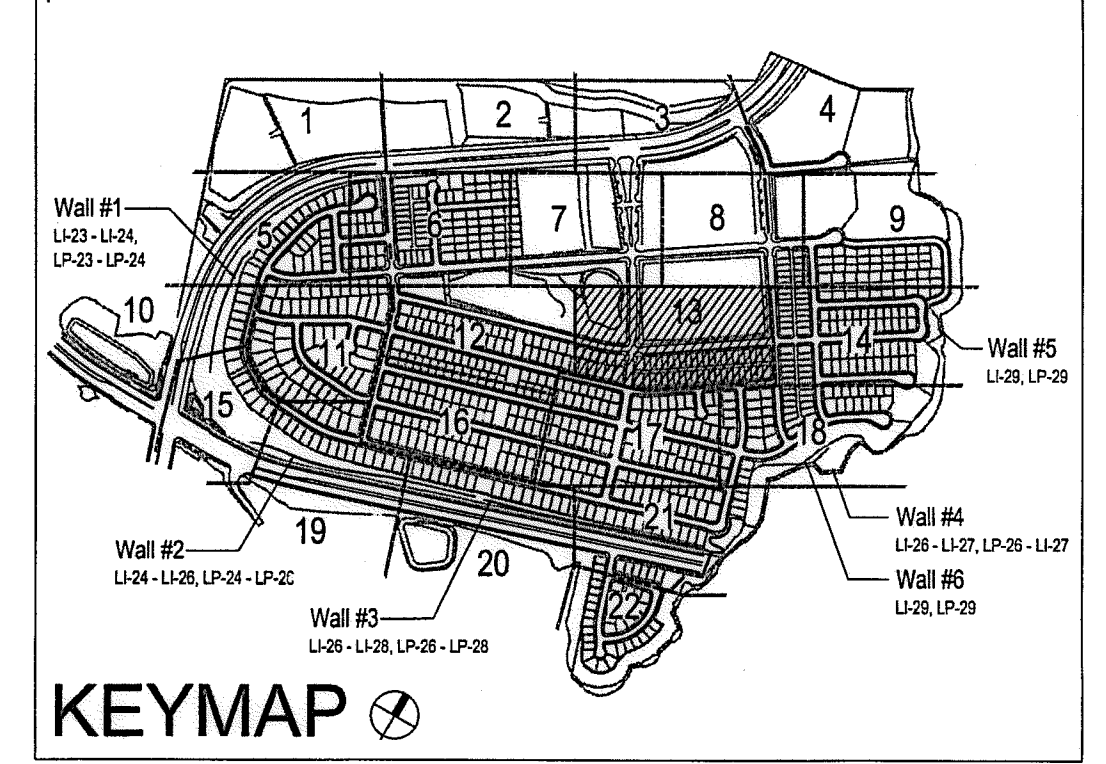
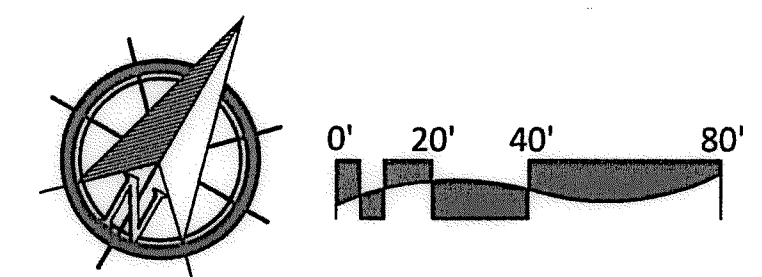


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UTILITY LEGEND (PER CIVIL PLANS)	
DOMESTIC WATERLINE (PER CIVIL PLANS)	W
DOMESTIC SEWERLINE (PER CIVIL PLANS)	S
RECYCLED WATERLINE (PER CIVIL PLANS)	RW
STORM DRAINS (PER CIVIL PLANS)	SD
BLOWOFF VALVE	(Symbol)
AIR RELEASE VALVE	(Symbol)
FIRE HYDRANT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

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OTAY WATER DISTRICT
 PROJECT NO. D0944-060189
 PZ 624, 711 RPZ 680
 REVIEWED BY: *[Signature]* DATE: 5/10/17
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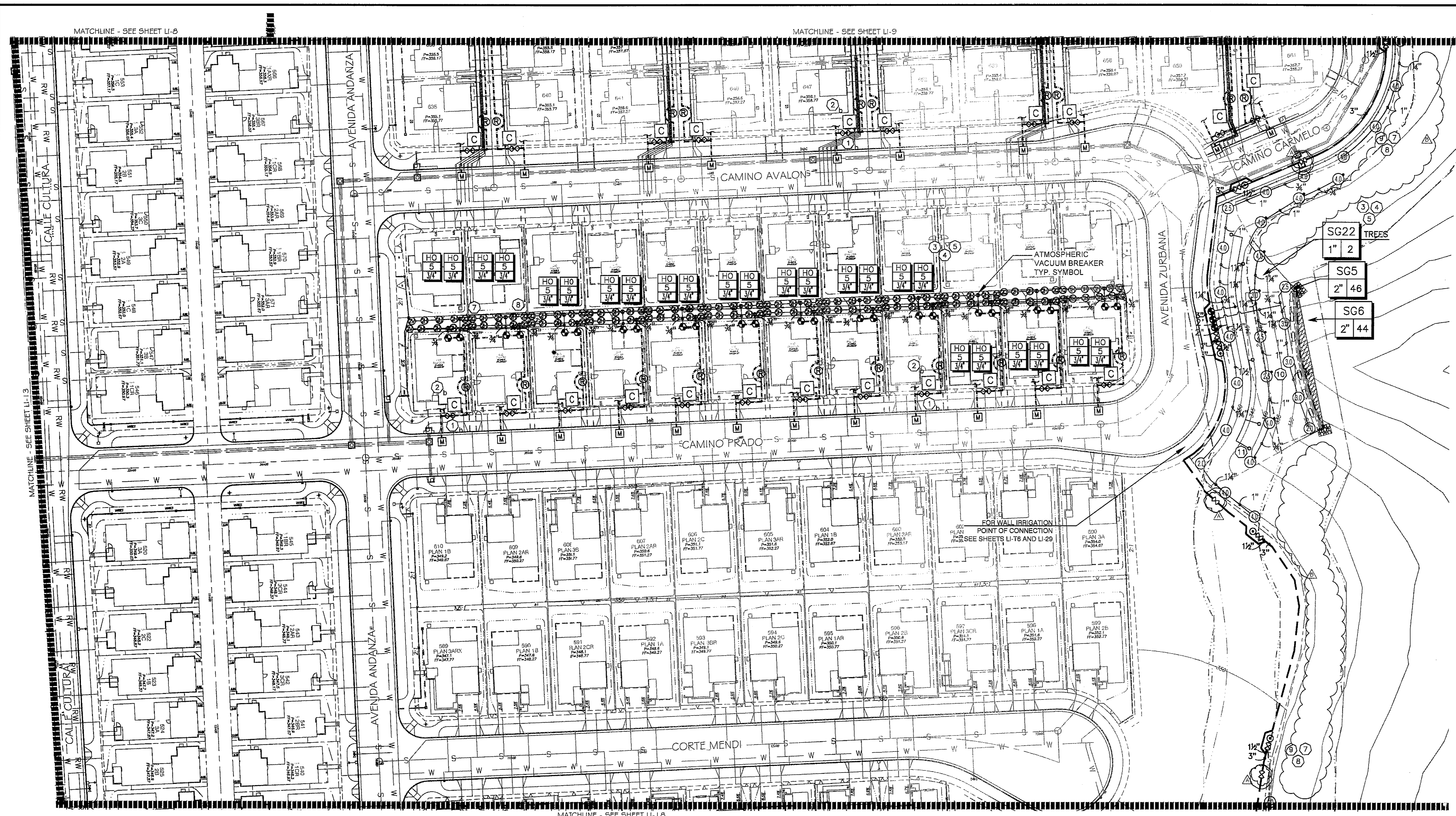
"AS-BUILT"
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REGISTERED LANDSCAPE ARCHITECT
 THOMAS A. PICARD
 9/5/17
 47277
 CALIFORNIA

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CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved:	Date:	CITY OF CHULA VISTA	Drawing No.	
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Inspector															Sheet 21 of 28	
Date Completed																

Print Date: 10 APR '17
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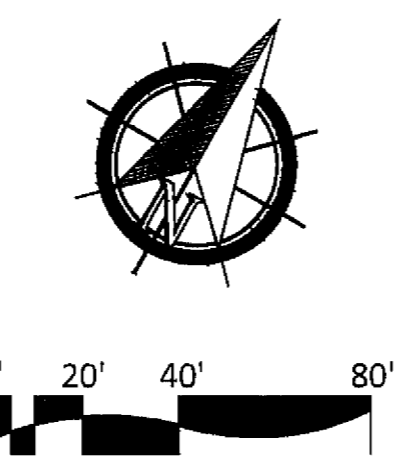


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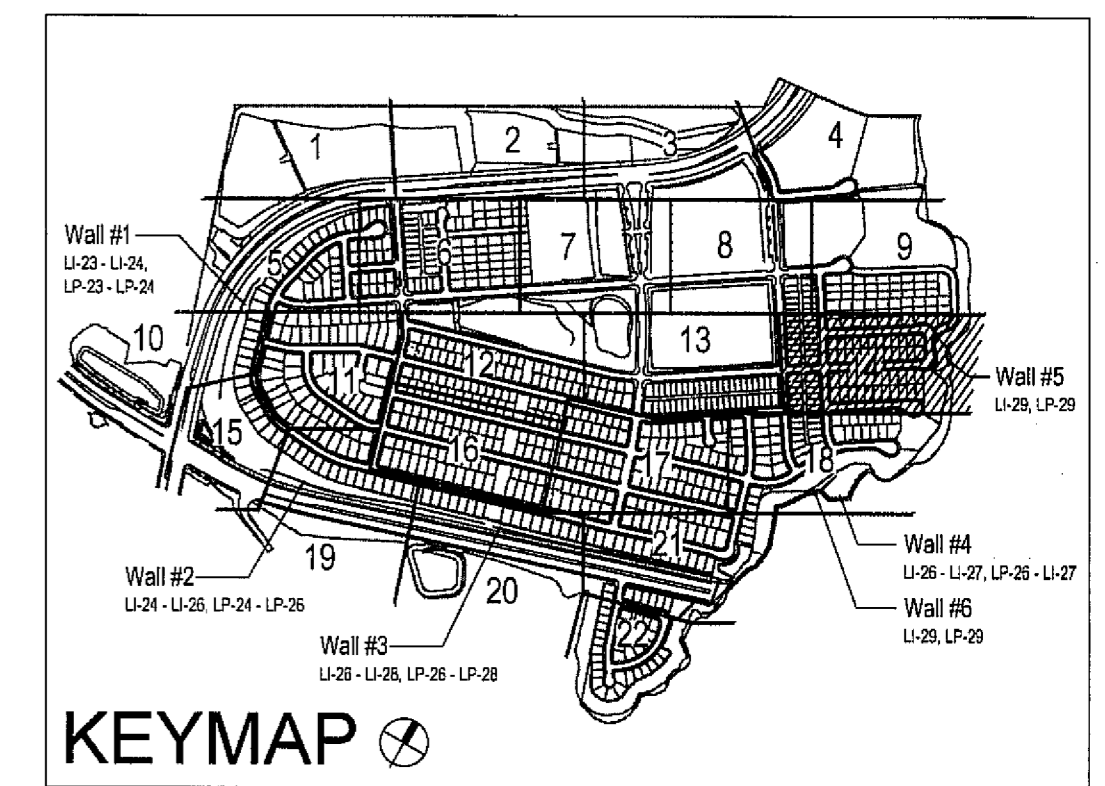
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DOMESTIC SEWERLINE (PER CIVIL PLANS)	S	AIR RELEASE VALVE	(Symbol)
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STORM DRAINS (PER CIVIL PLANS)	(Symbol)	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	(Symbol)
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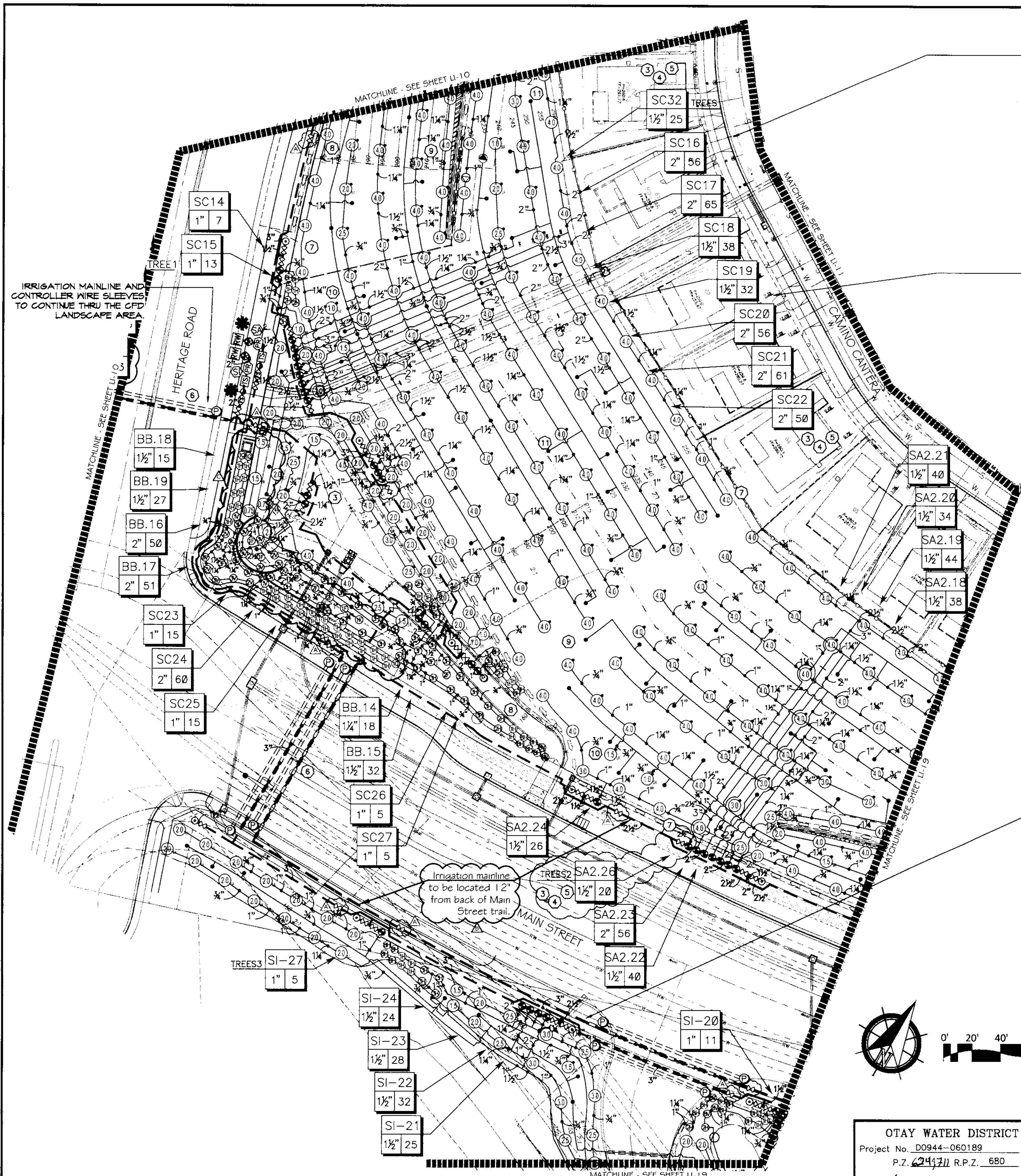
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FOR IRRIGATION LEGEND SEE SHEET LI-30.
 FOR IRRIGATION NOTES AND DETAILS SEE SHEETS LI-31.
 FOR IRRIGATION DETAILS SEE SHEETS LI-32 THRU LI-37.
 FOR WATER PRESSURE CALCULATIONS SEE SHEETS LI-38 AND LI-39.
 FOR SCHEDULING GUIDELINES SEE SHEETS LI-40 THRU LI-41.
 FOR IRRIGATION SPECS SEE SHEETS LI-42 THRU LI-44.



CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Field	Traffic	Discipline	REGIST.	EXP.	Plans Originally Approved:	5-15-17	CITY OF CHULA VISTA	Drawing No.
Contractor	Inspector	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUTOFF VALVES.	7/3/16	(Signature)	BRASS MARKED 'SD' CITY ENGR. IN 3/4" HO. PIPE	Horizontal 1" = 40'	Office	Field	Traffic	LANDSCAPE ARCHITECT	REGIST.	9/30/19	Plans Originally Approved:	5-15-17	CITY OF CHULA VISTA	16050-22
Date Completed				ADJUST IRRIGATION FOR FUEL WOOD AREAS.	5-15-19	(Signature)	1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMONT 10 HIGH BOULEVARD & 7700' SOUTHERLY OF WATER STORAGE FACILITY. (TYP) 1359 PER R.O.S. 14811. ELEV=829.31' (MWD 08)	Vertical N/A				THOMAS A. PICARD	4001	Approved: Mark A. Cmo Date: 5-22-19	Director of Development Services or designee.		OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	Sheet 22 of 88

Print Date: 26 MAR '19
 OWD WO# D0944-060189
 OWD WO# D0944-060189
 OWD PERMIT# PLR-16-014
 LI-14
 Otay Ranch, Village 3 - Slope & Erosion Control



VILLAGE 3 EROSION CONTROL SLOPE IRRIGATION POC "SA1" SYSTEMS TO BE MAINTAINED BY CITY OF CHULA VISTA CFD

1-1/2" RECYCLED WATER METER
32 STATION CONTROLLER "SA2"
STATIONS USED: 1-25 / OPEN STATIONS: 26-32
MODEL# SA8-RM3/32 / RSE-1500 / SVR / PWR-CAC / RSE / LPP / GRK
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.	HERITAGE RD. 12+20	1-1/2" WYE STRAINER
POC ELEVATION	158.00 FT.	1-1/2" CHECK VALVE
PRESSURE ZONE	680.00 FT.	1-1/2" PRESSURE REGULATOR
STATIC WATER PRESSURE	226.03 PSI	TEST STATION
REGULATED PRESSURE	110.00 PSI	1-1/2" MASTER CONTROL VALVE
MIN. PRESSURE REQUIRED	103.38 PSI	1-1/2" FLOW SENSOR
MAX. DEMAND	56 GPM	NOTE P.O.C. SEQUENCE PER W.A.S.
AREA SERVED	159,644 SQ. FT.	STD. DWG. WR-03
M.A.V.A.	15,552 AC.FT./YR.	
EWU	10,3682 AC.FT./YR.	
LATERAL- SEE CIVIL DWGS		

VILLAGE 3 EROSION CONTROL - FARTHEST STATION HIGHEST ELEV. SLOPE IRRIGATION POC "S1" SYSTEMS TO BE MAINTAINED BY CITY OF CHULA VISTA CFD

2" RECYCLED WATER METER
32 STATION CONTROLLER "S1"
STATIONS USED: 1-28 / OPEN STATIONS: 29-32
MODEL# SA8-RM3/32 / RSE-2008 / SVR / PWR-CAC / RSE / LPP / GRK
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.	HERITAGE RD. 12+15	2" WYE STRAINER
POC ELEVATION	158.00 FT.	2" CHECK VALVE
PRESSURE ZONE	680.00 FT.	2" PRESSURE REGULATOR
STATIC WATER PRESSURE	226.03 PSI	TEST STATION
REGULATED PRESSURE	140.00 PSI	2" MASTER CONTROL VALVE
MIN. PRESSURE REQUIRED	104.34 PSI	2" FLOW SENSOR
MAX. DEMAND	33 GPM	NOTE P.O.C. SEQUENCE PER W.A.S.
AREA SERVED	104,963 SQ. FT.	STD. DWG. WR-03
M.A.V.A.	10,199 AC.FT./YR.	
EWU	6,7994 AC.FT./YR.	
LATERAL- SEE CIVIL DWGS		

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System BB Mainline & Control Wire Notes

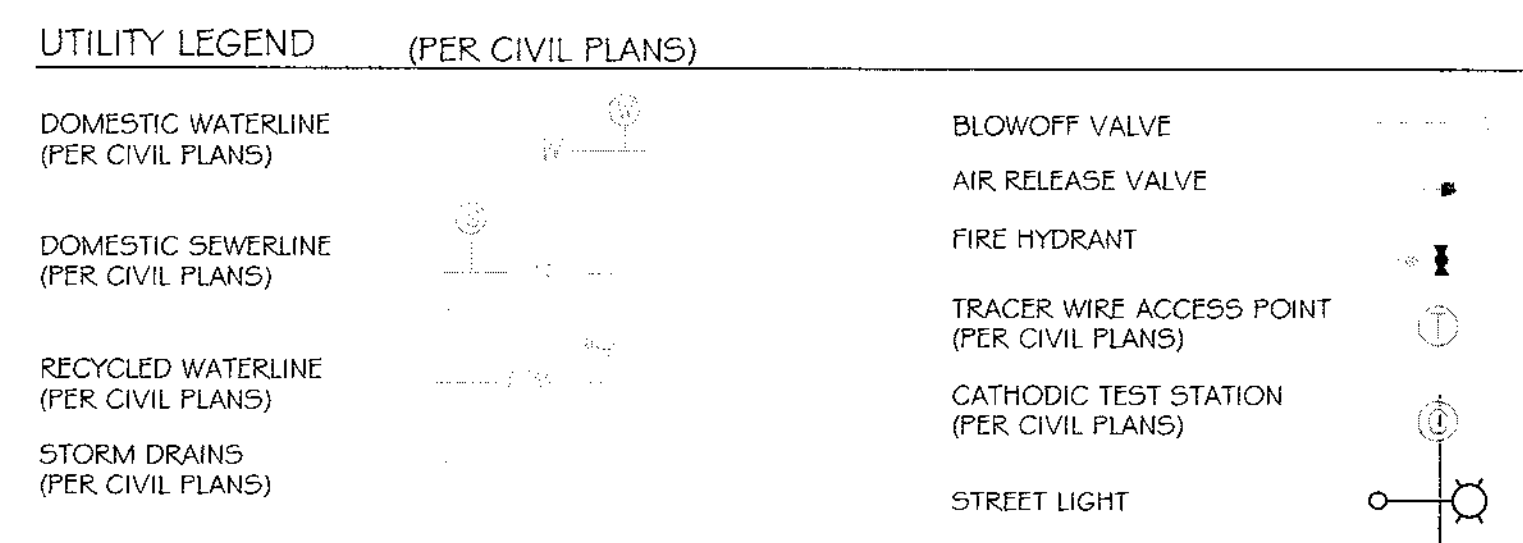
13) System BB is a Master Home Owner maintained irrigation system, servicing the water quality basins

- 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

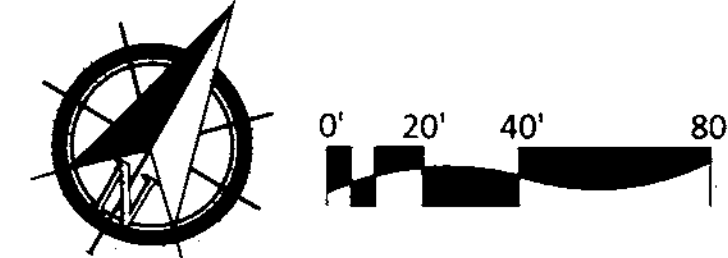
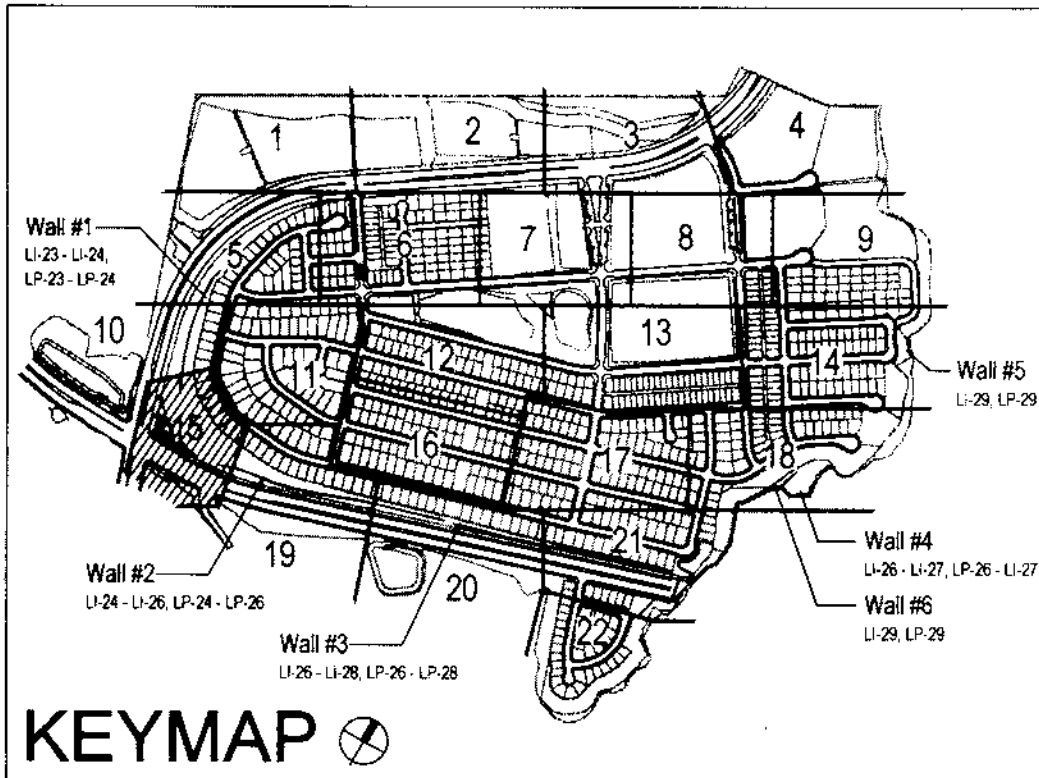
14) Prior to the initiation of the Main Street parkway landscape improvements:

- 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.



- CONSTRUCTION NOTES:**
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 - 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-32.
 - 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.
 - 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-32. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING ORDINANCE AND/OR LOCAL CODE.
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 - 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 OVERSPRAY ONTO HARDSCAPE SURFACES OR, OTHERWISE OUTSIDE THE INTENDED AREA OF COVERAGE.
 - SPRINKLERS LOCATED WITHIN 3 FT. OF CURBS, SIDEWALKS, MON 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, MON CURBS, UTILITY PEDESTALS, MID SLOPE, HOMEOWNER MAINTAINED PRIVATELY OWNED BACKYARD SLOPES OR ANY OTHER PAVING SURFACE, SHALL USE A SHRUB TREE BODY AS LISTED IN THE IRRIGATION LEGEND AND INSTALLED ON A PVC 80R 80 RISER WITH SPRING CHECK VALVE AS DETAILD.
 - 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.
 - HUNTER PROS-00-PR530 WITH HUNTER 5-FULL SPRAY NOZZLE ON RISER FOR THE SUPPLEMENTAL IRRIGATION OF NEW TREES.
 - LATERAL LINE DRAINAGE IS TO BE PREVENTED IN ALL CASES. SPRING AND/OR SWING CHECK VALVES SHALL BE INSTALLED UNDER ALL IRRIGATION HEADS AND IN LATERAL LINE RUNS OF ALL IRRIGATION SYSTEMS WHERE TOPOGRAPHY CAUSES AN ELEVATION DIFFERENCE OF 7 FEET OR GREATER.



OTAY WATER DISTRICT
Project No. 00944-060189
P.Z. 624711 R.P.Z. 680

REVIEWED BY: *[Signature]* DATE: 10-27-19
NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE

"AS-BUILT"

SIGNED: _____ DATE: _____

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

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/19

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.

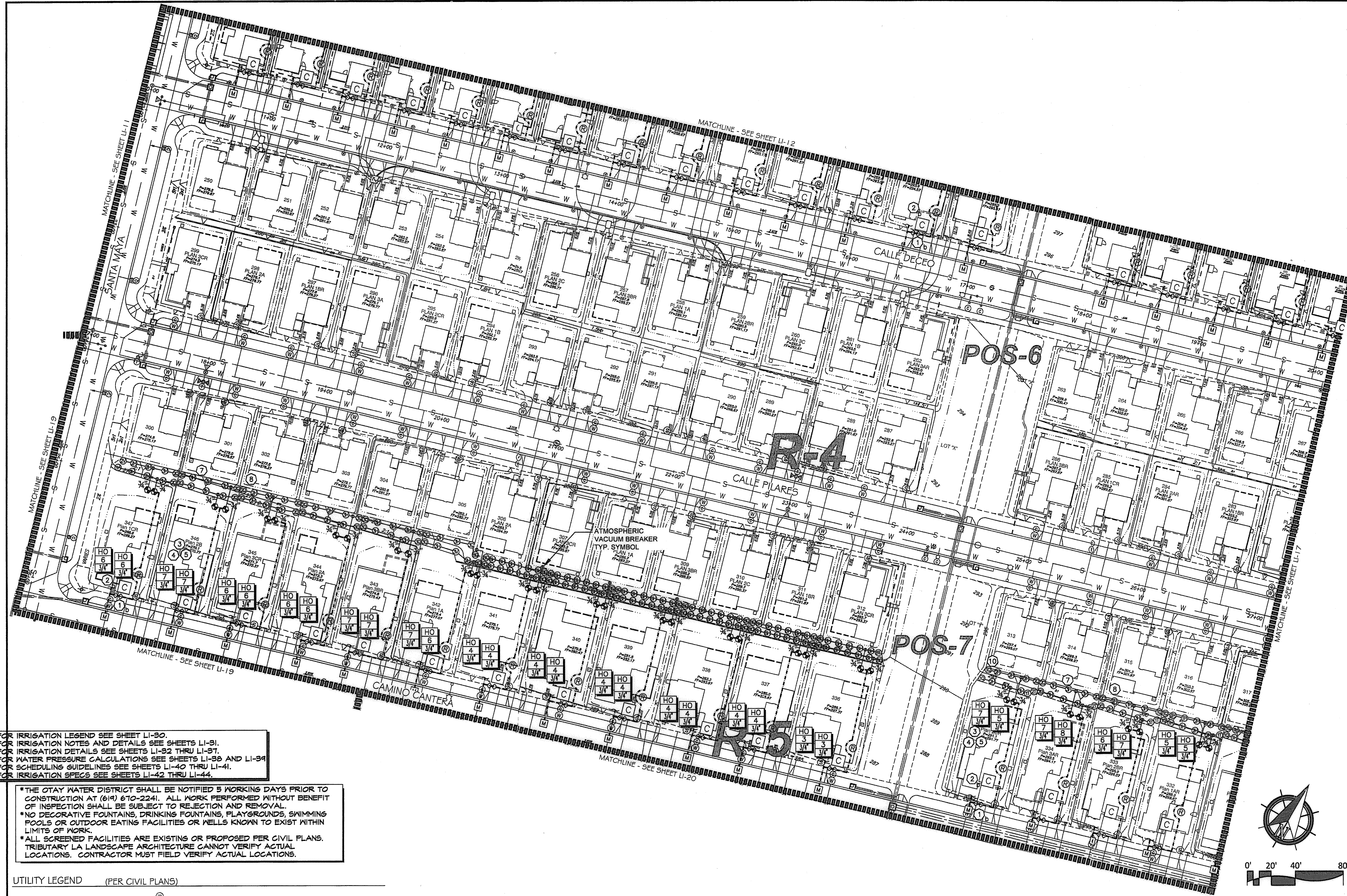
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.434.9300 office
760.434.9303 fax

DATE: 27 AUG '19
SCALE: 1" = 40'
JOB NO. 15024
DRAWN BY: T.P./T.G.
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	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUTOFF VALVES	7/14/16	[Signature]	BRASS DISK MARKED "30 CITY ENGR" IN 3/4"	Horizontal		Thomas A. Picard	Thomas A. Picard	Thomas A. Picard	Approved: <i>[Signature]</i> Date: 10-30-19		OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	16050 - 23
Inspector			VERIFY LOCATION OF FOUNTAINS	8/21/19	[Signature]	LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN LOT EASTWARD OF PROMINENT 12" HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY (1614 1359 PER R.O.S. 4484) ELEV: 629.316' (NAD 83)	Vertical		Supervised By: Kelly Broughton			Director of Development Services or designee.		CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Sheet 23 of 88
Date Completed			REVISIONS FOR OVERHEAD SPRAY AT PROPOSED SIGNAGE LOCATIONS	02/24/20	[Signature]		N/A		THOMAS A. PICARD				REPLACEMENT SHEET	OWD WO# D0944-060189	OWD PERMIT# PLR-16-014

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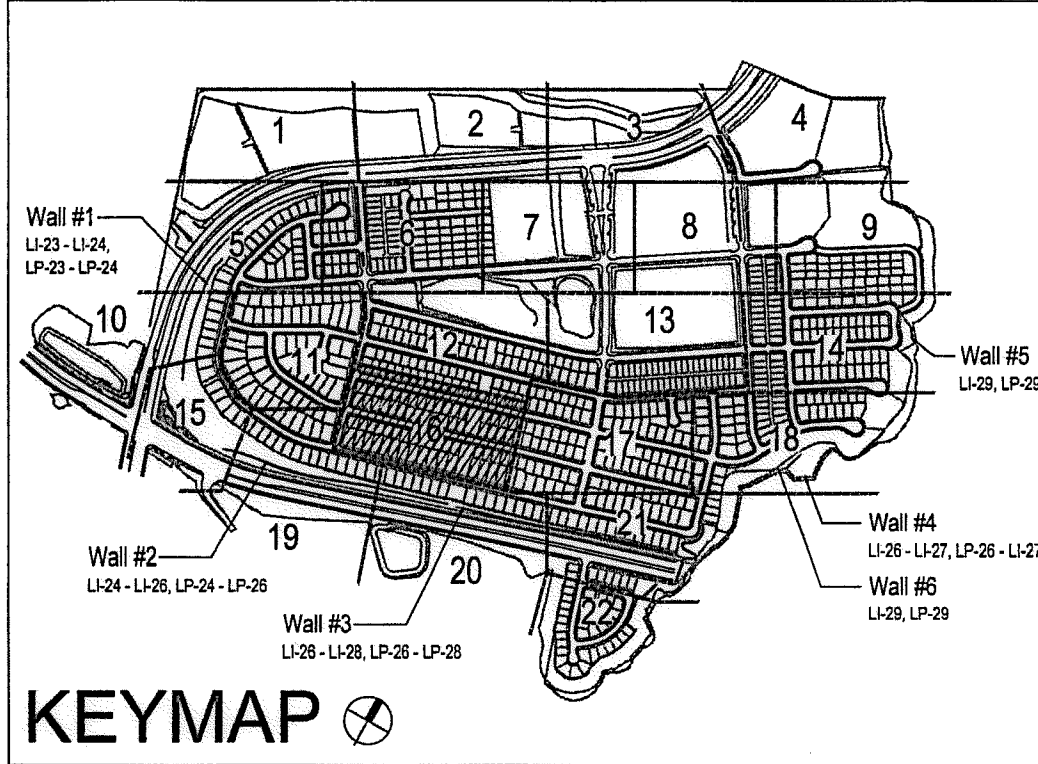
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UTILITY LEGEND (PER CIVIL PLANS)

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	⊕
STORM DRAINS (PER CIVIL PLANS)	SD	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	⊕
		CATHODIC TEST STATION (PER CIVIL PLANS)	⊕
		STREET LIGHT	○

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OTAY WATER DISTRICT
 PROJECT NO. D0944-060189
 67 624, 711 RPZ 680
 REVIEWED BY: *[Signature]* DATE: 5/10/17
 SIGNATURE EXPIRES AFTER 1 YEAR

IT'S THE LAW! DIAL BEFORE YOU DIG!
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 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

"AS-BUILT"
 SIGNED: _____ DATE: _____
 PRINT NAME: _____ R.L.A. # _____
 DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



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

DATE: 10 APR 17
 SCALE: 1" = 40'
 JOB NO. 15024
 DRAWN BY: T.P./T.G.
 W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" HIGH PIPES LOCATION: 1/2 MILES EAST OF INTX OF MAIN ST. & HERITAGE BLVD ON ROCK MOUNTAIN 100' EASTERLY OF "ROMANIAN" 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY (P# 1359 PER R.O.S. 4841) ELEV=229.319' (NVD/93)

SCALE	Office	Designed By	Drawn By	Checked By
Horizontal 1" = 40' Vertical N/A		Plans Prepared Under Supervision Of		
		Date		
	THOMAS A. PICARD	R.L.A. No. 4001		

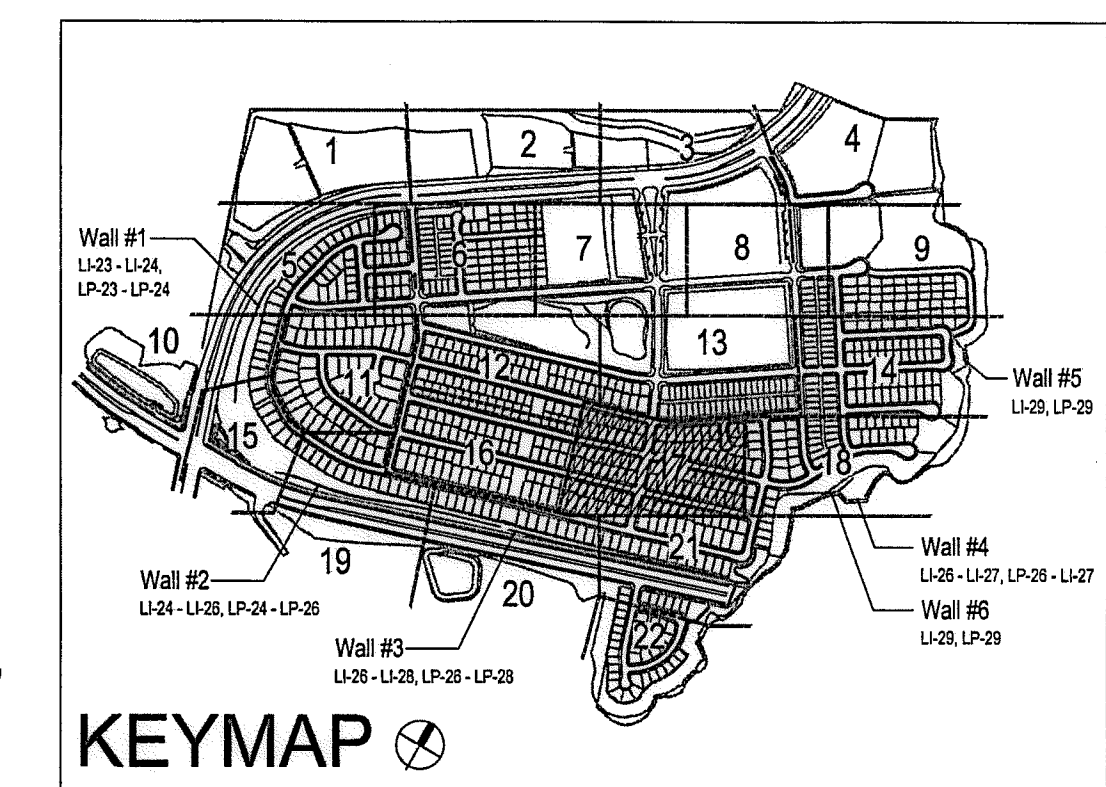
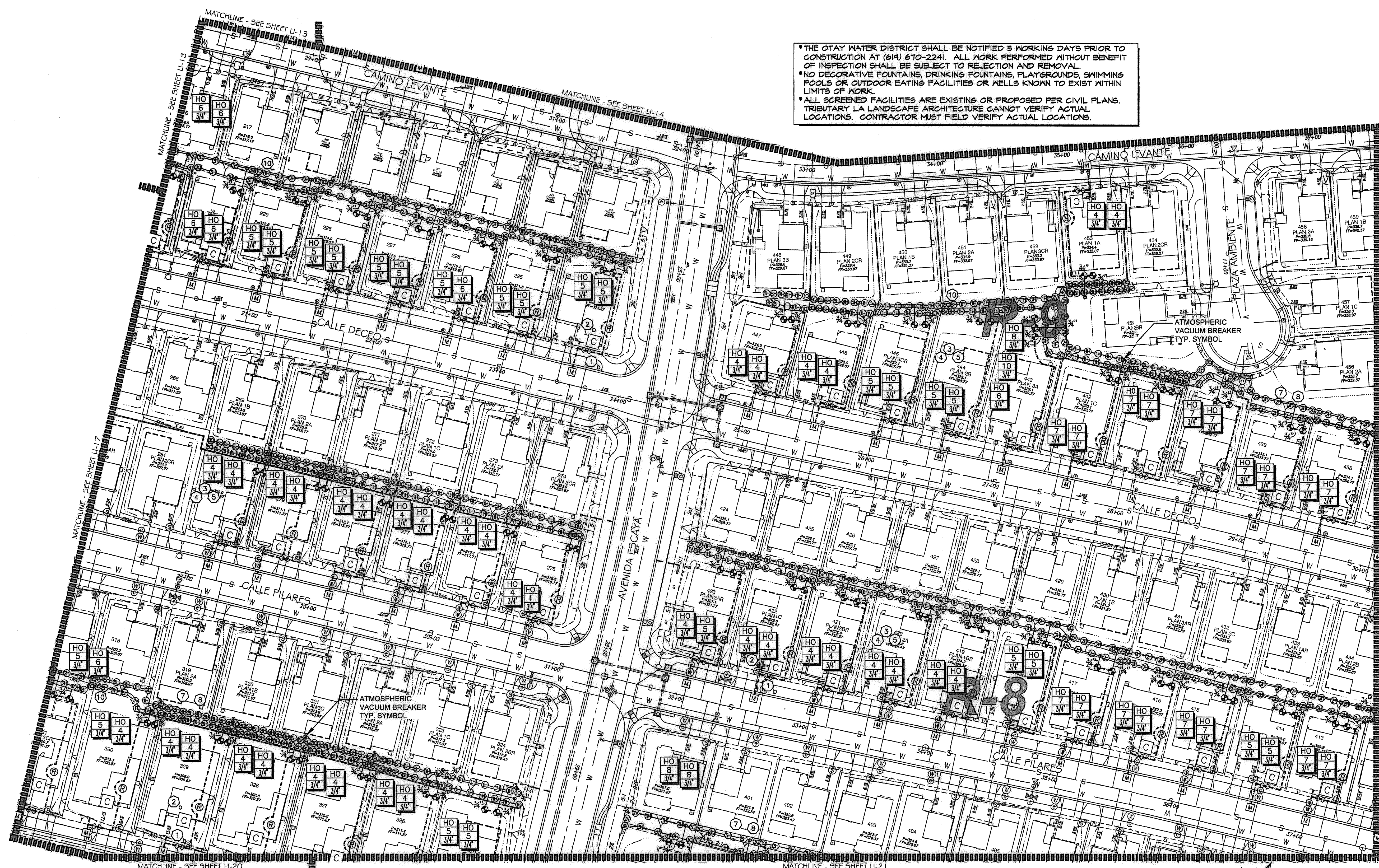
Approved: *[Signature]* Date: 5-15-17
 Kelly Broughton
 Director of Development Services or designee.

CITY OF CHULA VISTA
 LANDSCAPE IRRIGATION PLAN FOR:
OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL
 CHULA VISTA TENTATIVE TRACT MAP NO. 13-02
 Drawing No. 16050 - 24
 Sheet 24 of 88

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.
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- 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 MAINLINE 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/FULL BOX- CONTROL WIRE SLEEVES UNDER ALL PAVING TO INCLUDE FULL 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, NON 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.
- 9. SPRINKLERS LOCATED GREATER THAN THREE FEET FROM CURBS, SIDEWALKS, NON 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 THROW. NOZZLES AT THESE HEADS IS ALSO REDUCED IN AN EFFORT TO MAINTAIN A TARGETED APPLICATION RATE OF .4IN/HR.
- 11. HUNTER PROS-00-PR350 WITH HUNTER 5-FULL SPRAY NOZZLE ON RISER FOR THE SUPPLEMENTAL IRRIGATION OF NEW TREES.
- 12. LATERAL LINE DRAINAGE IS TO BE PREVENTED IN ALL CASES. SPRING AND/OR SWING CHECK VALVES SHALL BE INSTALLED UNDER ALL IRRIGATION HEADS AND IN LATERAL LINE RUNS OF ALL IRRIGATION SYSTEMS WHERE TOPOGRAPHY CAUSES AN ELEVATION DIFFERENCE OF 7 FEET OR GREATER.

*THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 610-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.
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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	⊕
STORM DRAINS (PER CIVIL PLANS)	≡≡≡	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	⊕
		CATHODIC TEST STATION (PER CIVIL PLANS)	⊕
		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 SEE SHEET LI-30.
 FOR IRRIGATION NOTES AND DETAILS SEE SHEETS LI-31.
 FOR IRRIGATION DETAILS SEE SHEETS LI-32 THRU LI-37.
 FOR WATER PRESSURE CALCULATIONS SEE SHEETS LI-38 AND LI-39.
 FOR SCHEDULING GUIDELINES SEE SHEETS LI-40 THRU LI-41.
 FOR IRRIGATION SPECS SEE SHEETS LI-42 THRU LI-44.

OTAY WATER DISTRICT
 PROJECT NO. D0944-060189
 PZ 624, 711 RPZ 680
 REVIEWED BY: *[Signature]* DATE: 5/10/17
 SIGNATURE EXPIRES AFTER 1 YEAR

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

"AS-BUILT"
 SIGNED: _____ DATE: _____
 PRINT NAME: _____ R.L.A. # _____
 DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP.

REGISTERED LANDSCAPE ARCHITECT
 THOMAS A. PICARD
 4447
 CALIFORNIA

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

DATE: 10 APR '17
 SCALE: 1" = 40'
 JOB NO. 15024
 DRAWN BY: T.P./T.G.
 W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	APPROVED	CITY OF CHULA VISTA	Drawing No.
Contractor _____ Inspector _____ Date Completed _____	16026-01 - 16026-93	HUNSAKER & ASSOC.				DESCRIPTION: BENCH MARK MARKED "50 CITY ENGR." IN 3/4" 1.5 MILES EAST OF MIX OF MAIN ST. & HERITAGE RE. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT TO HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. UTM 1359 PER R.O.S. (641) ELEV=623.319' (NAVD83)	Horizontal 1" = 40' Vertical N/A	Field	Plans Prepared Under Supervision Of THOMAS A. PICARD	Date 5-15-17	Kelly Broughton Director of Development Services or designee.	Approved: <i>[Signature]</i>	LANDSCAPE IRRIGATION PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050-25 Sheet 25 of 88

CONSTRUCTION NOTES:

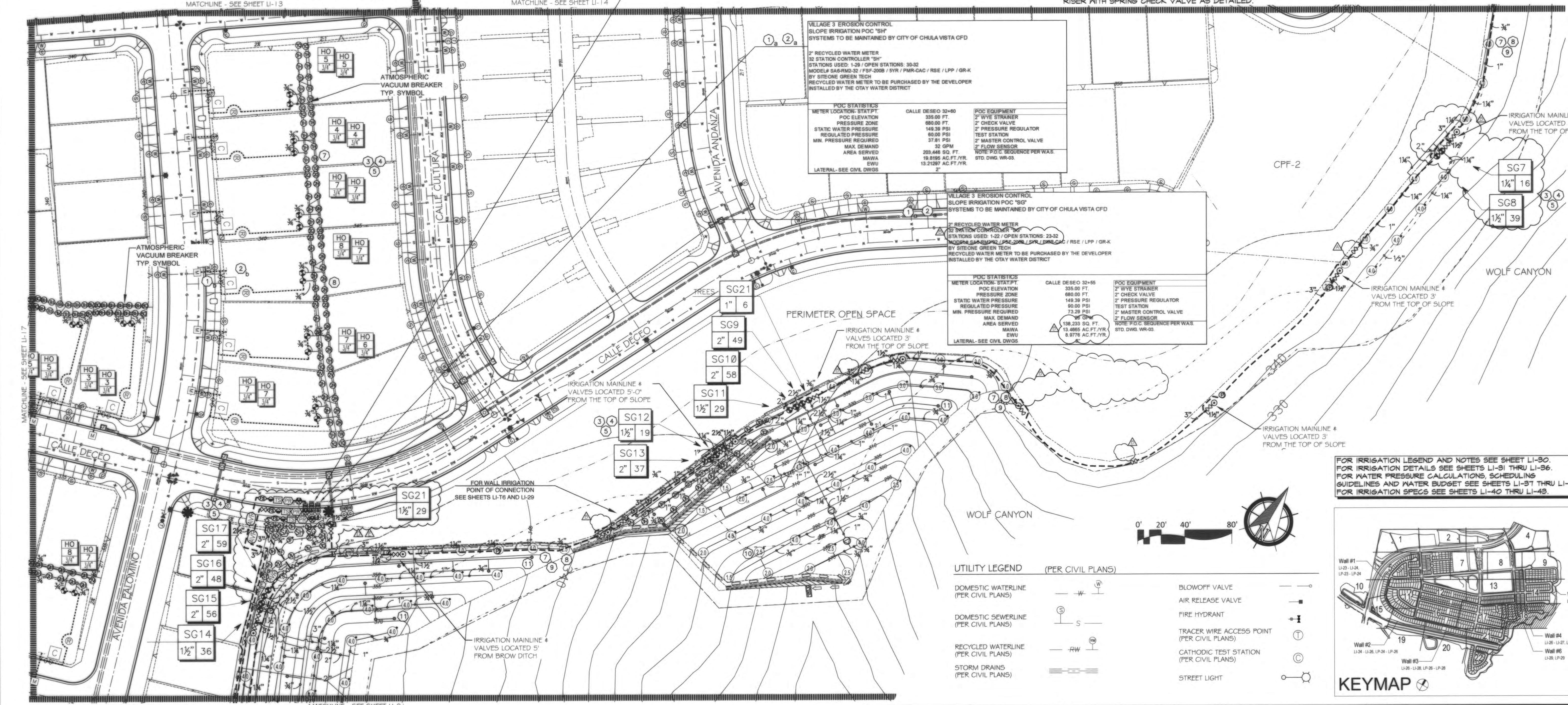
- IRRIGATION P.O.C. LOCATION SHOWN HAS BEEN COORDINATED WITH THE ARCHITECT. THE CONTRACTOR SHALL CONNECT DOWNSTREAM OF THIS SERVICE. INSTALL BACKFLOW PREVENTION DEVICE, FLOW CONTROL AND MONITORING EQUIPMENT AND EXTEND SYSTEM AS SHOWN.
- IRRIGATION P.O.C. FOR PRIVATE SYSTEMS - CONTRACTOR SHALL INSTALL 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-34.
- 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.
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- 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.
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VILLAGE 3 EROSION CONTROL SLOPE IRRIGATION POC 'S1' SYSTEMS TO BE MAINTAINED BY CITY OF CHULA VISTA CFD

1-1/2" RECYCLED WATER METER
24 STATION CONTROLLER 'S1'
STATIONS USED: 1-17 / OPEN STATIONS: 18-24
MODEL# S48-RM24 / FSP-200B / SVR / 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.	335.00 FT.	1-1/2" WYE STRAINER	
POC ELEVATION	680.00 FT.	1-1/2" CHECK VALVE	
PRESSURE ZONE	149.39 PSI	1-1/2" PRESSURE REGULATOR	
STATIC WATER PRESSURE	90.00 PSI	TEST STATION	
REGULATED PRESSURE	37.81 PSI	1-1/2" MASTER CONTROL VALVE	
MIN. PRESSURE REQUIRED	32 GPM	1-1/2" FLOW SENSOR	
MAX DEMAND	42,889 SQ. FT.	NOTE: P.O.C. SEQUENCE PER W.A.S.	
AREA SERVED	4,1587 AC.FT./YR.	STD. DWG. WR-03.	
MAWA	2,7726 AC.FT./YR.		
EWU	2		
LATERAL-SEE CIVIL DWGS			

- DRIVENWAY 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.)
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 - RAINBIRD 50-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.



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"AS-BUILT"

OTAY WATER DISTRICT
 Project No. D0944-060189 LRWS No. 2019-00134
 P.Z. 624, 711 R.P.Z. 580

SIGNED: *THP* DATE: 10/25/21
 PRINT NAME: THOMAS PICARD R.L.A. # 4001
 DISCIPLINE: LANDSCAPE ARCHITECT EXP. 9/30/23

REVIEWED BY: *JA* DATE: 5/10/19
 NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE

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
 1/25/23
 1/17/22
 CALIFORNIA

Tributary LA, Inc.
 Landscape Architecture and Planning

DATE: 7 APR '22
 SCALE: 1" = 40'
 JOB NO. 15024
 DRAWN BY: T.P./T.G.M.
 W.O. NO. OR-3001G

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

CONTRACTOR	REFERENCES	BY	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.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUT OFF VALVES.	7/14/21	<i>THP</i>	BRUSH BOX MARKED TO CITY DGR. IN 3/4" IRON PIPE	Horizontal 1" = 40'	Field	THOMAS A. PICARD	THOMAS A. PICARD	THOMAS A. PICARD	Plans Prepared Under Supervision Of Date 4/7/22 R.L.A. No. 4001	Approved: Tiffany Allen Director of Development Services or designee.	LANDSCAPE IRRIGATION PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 26
Inspector			ADJUST IRRIGATION FOR FUEL MOD AREAS.	8-10-21	<i>THP</i>	1.5 MILES EAST OF INT. OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (78' 1359 PER R.O.S. 14841) ELEV=629.319' (NAVD83)	Vertical N/A	Traffic						OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	Sheet 26 of 88
Date Completed			CHNG. DRIF 2 SPRAY @ CALLE DESEO 32+50	4-20-22	<i>THP</i>									REPLACEMENT SHEET	

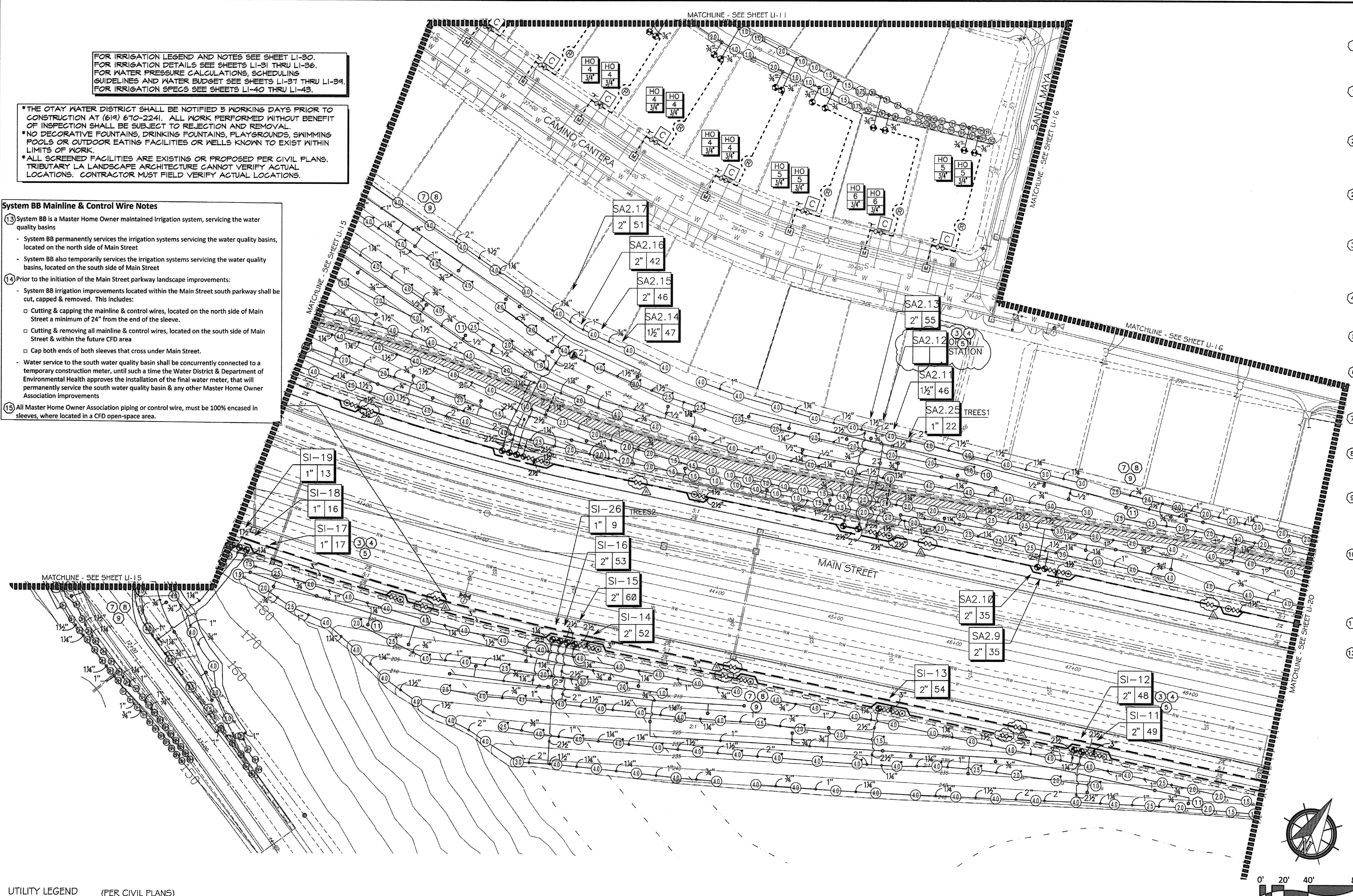
Print Date: 7 APR '22 OWD WO# D0944-060189 Otay Ranch, Village 3 - Slope & Erosion Control

FOR IRRIGATION LEGEND AND NOTES SEE SHEET LI-90.
 FOR IRRIGATION DETAILS SEE SHEETS LI-91 THRU LI-96.
 FOR WATER PRESSURE CALCULATIONS, SCHEDULING
 GUIDELINES AND WATER BUDGET SEE SHEETS LI-97 THRU LI-94.
 FOR IRRIGATION SPECS SEE SHEETS LI-40 THRU LI-43.

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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.



CONSTRUCTION NOTES:

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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 RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUTOFF VALVES & INDUSTRIAL PAD SLOPES	7/3/18		IRON PIPE
Inspector						
Date Completed						

OTAY WATER DISTRICT
 PROJECT NO. D0944-060189
 P2 624, 711 RFP 680
 REVIEWED BY: *[Signature]* DATE: 08/24/18
 SIGNATURE ENTRIES AFTER 1 YEAR

IT'S THE LAW!
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"AS-BUILT"
 SIGNED: _____ DATE: _____
 PRINT NAME: _____ R.L.A. # _____
 DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



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

DATE: 15 FEB '18
 SCALE: 1" = 40'
 JOB NO.: 15024
 DRAWN BY: T.P. / T.G.
 W.O. NO. OR-3001G

CITY OF CHULA VISTA
 LANDSCAPE IRRIGATION PLAN FOR:
OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL
 CHULA VISTA TENTATIVE TRACT MAP NO. 13-02
 REPLACEMENT SHEET OWD WO# D0944-060189 OWD PERMIT# PLR-16-014 LI-19

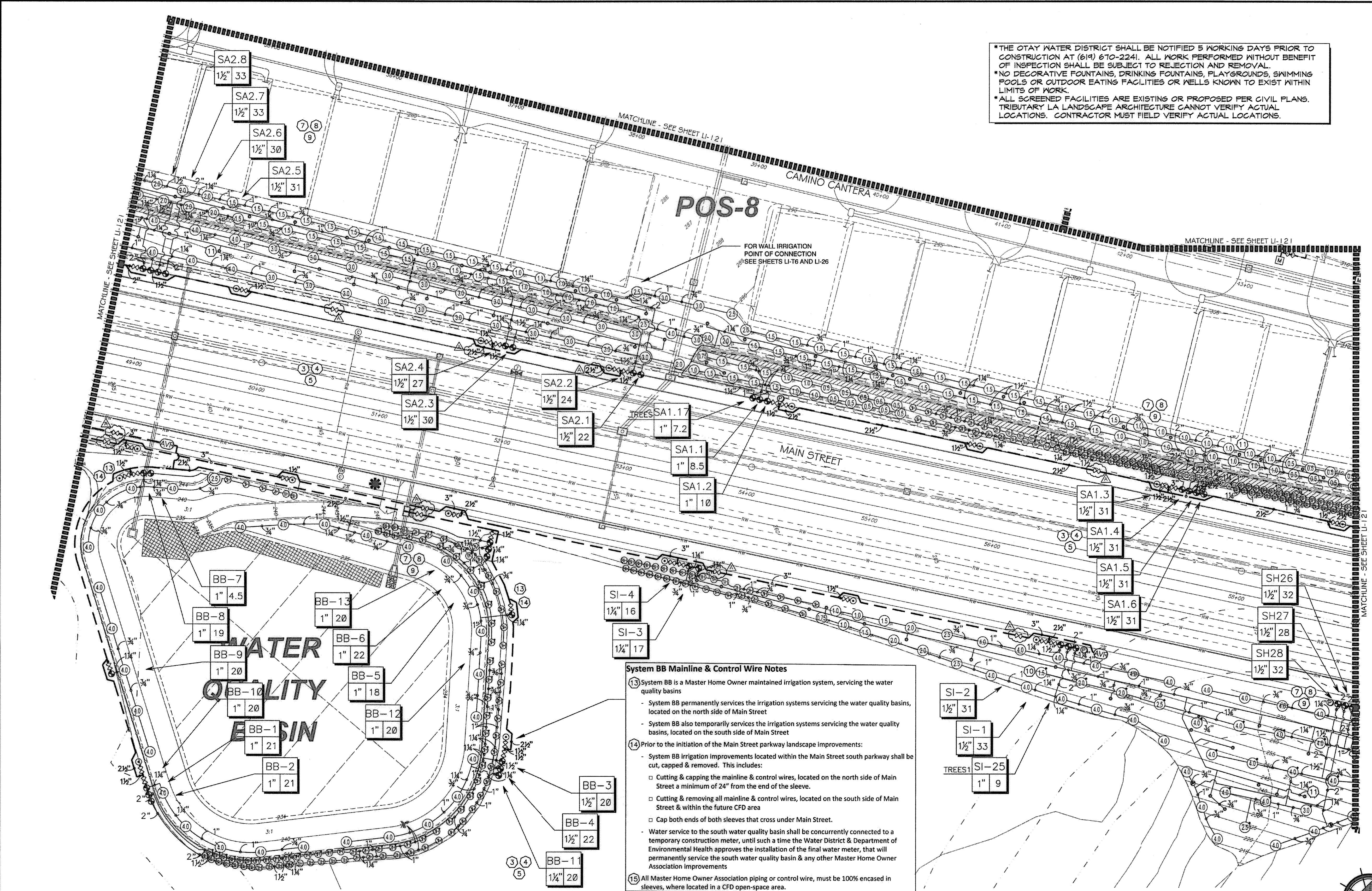
Drawing No. **16050-27**
 Sheet 27 of 68

Print Date: 15 FEB '18 OWD WO# D0944-060189 Otay Ranch, Village 3 - Slope & Erosion Control

CONSTRUCTION NOTES:

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- 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 HEATED 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 SLOPE 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.
- HUNTER PROS-00-PR330 WITH HUNTER 5-FULL SPRAY NOZZLE ON RISER FOR THE SUPPLEMENTAL IRRIGATION OF NEW TREES.
- LATERAL LINE DRAINAGE IS TO BE PREVENTED IN ALL CASES. SPRING AND/OR SWING CHECK VALVES SHALL BE INSTALLED UNDER ALL IRRIGATION HEADS AND IN LATERAL LINE RUNS OF ALL IRRIGATION SYSTEMS WHERE TOPOGRAPHY CAUSES AN ELEVATION DIFFERENCE OF 7 FEET OR GREATER.

*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.
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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:
 - o Cutting & capping the mainline & control wires, located on the north side of Main Street a minimum of 24" from the end of the sleeve.
 - o Cutting & removing all mainline & control wires, located on the south side of Main Street & within the future CFD area
 - o 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.

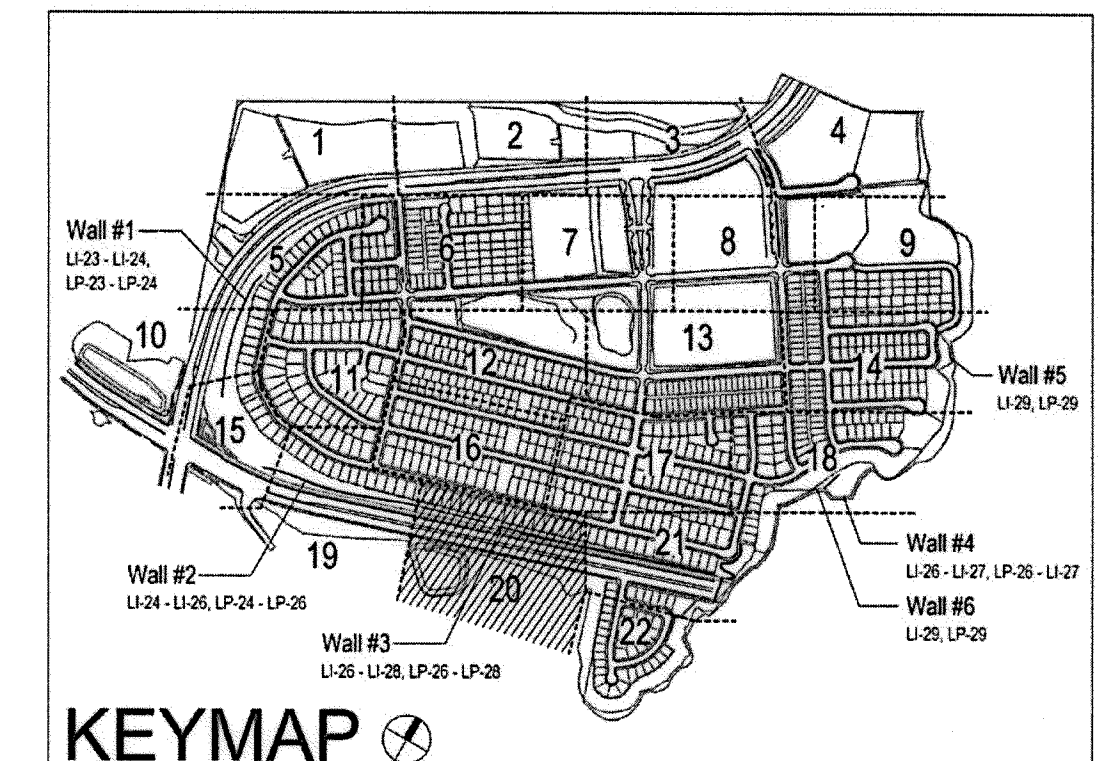
15 All Master Home Owner Association piping or control wire, must be 100% encased in sleeves, where located in a CFD open-space area.

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	⊕
STORM DRAINS (PER CIVIL PLANS)	SD	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	⊙
		CATHODIC TEST STATION (PER CIVIL PLANS)	⊕
		STREET LIGHT	⊙

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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.

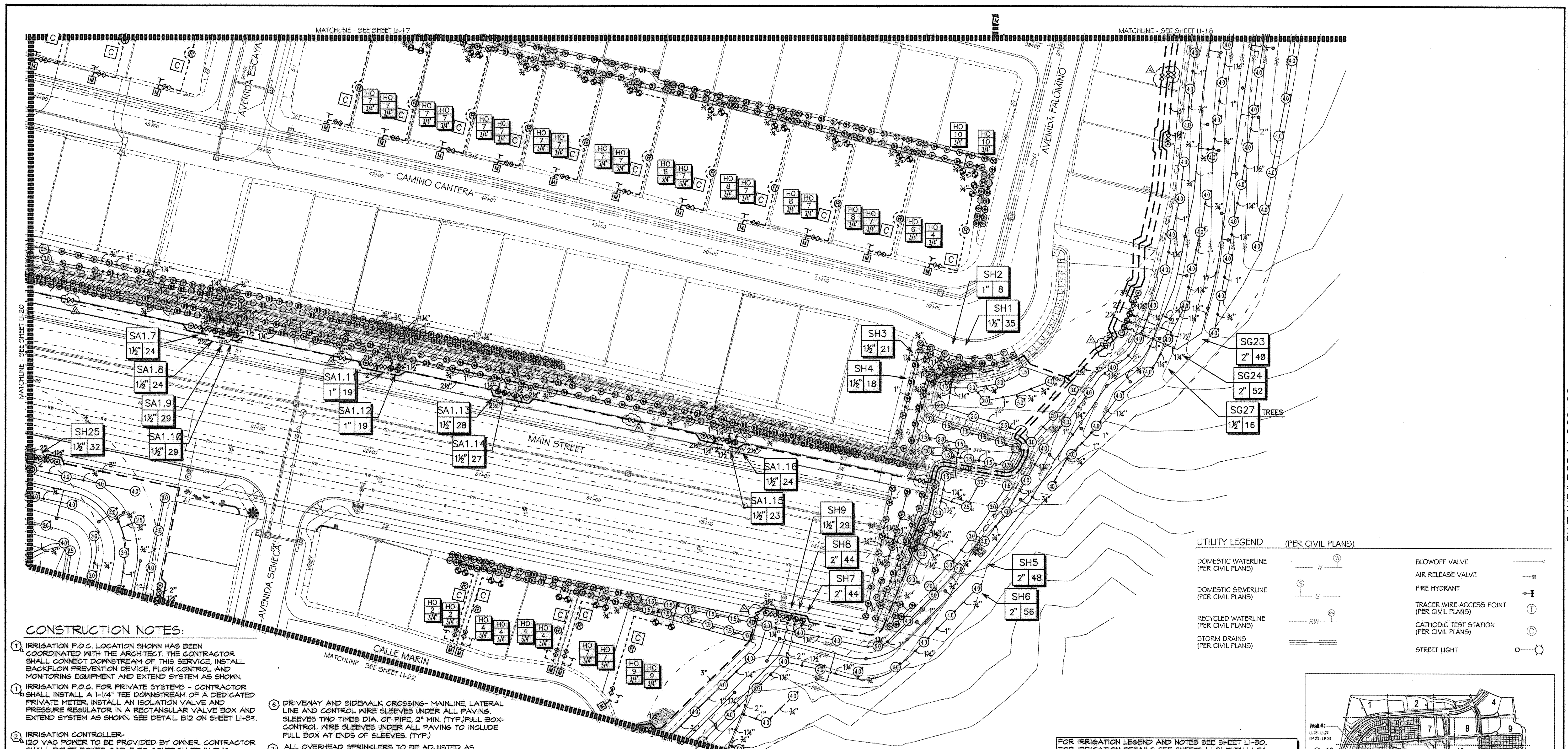


CONSTRUCTION RECORD		REFERENCES		BY		REVISIONS		Date		App'd		BENCH MARK		SCALE		Office		Designed By		Drawn By		Checked By		Approved:		CITY OF CHULA VISTA		Drawing No.			
Contractor		16026-01 - 16026-93		HUNSAKER & ASSOC.		ADD SHUTOFF VALVES & INDUSTRIAL PAD SLOPES		7/7/15		[Signature]		BENCH MARK: BRGS DISK MARKED "SD CITY ENGR." IN 3/4" HD. ON ROCK WORKING 100' EAST/SE OF PERMANENT TO HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (619) 1359 PER R.O.S. (1481) ELEV=829.319' (NAD83)		Horizontal 1" = 40'		Field		Plans Prepared Under Supervision Of		[Signature]		Date: 2-21-18		KELLY BROUGHTON		Director of Development Services or designee.		REPLACEMENT SHEET		16050 - 28	
Inspector														Traffic		THOMAS A. PICARD		R.L.A. No. 4001		Date: 2-21-18		[Signature]		CITY OF CHULA VISTA		Sheet 28 of 88					
Date Completed																								OWD WO# D0944-060189		OWD PERMIT# PLR-16-014					



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

DATE: 15 FEB '18
 SCALE: 1" = 40'
 JOB NO.: 15024
 DRAWN BY: T.P./T.G.
 W.O. NO. OR-3001G

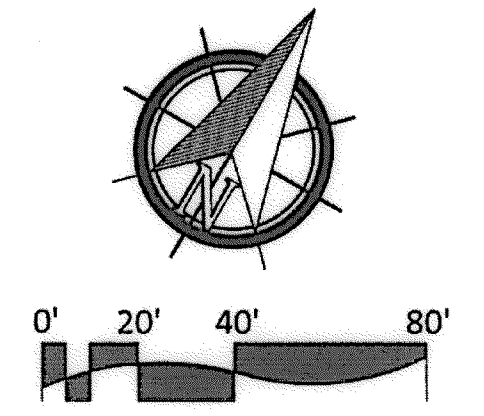


CONSTRUCTION NOTES:

- 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.
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- 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.
- 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-34. 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)
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- RAINBIRD SQ-F SERIES MICRO SPRAY NOZZLE ON RISER FOR THE SUPPLEMENTAL IRRIGATION OF NEW TREES.

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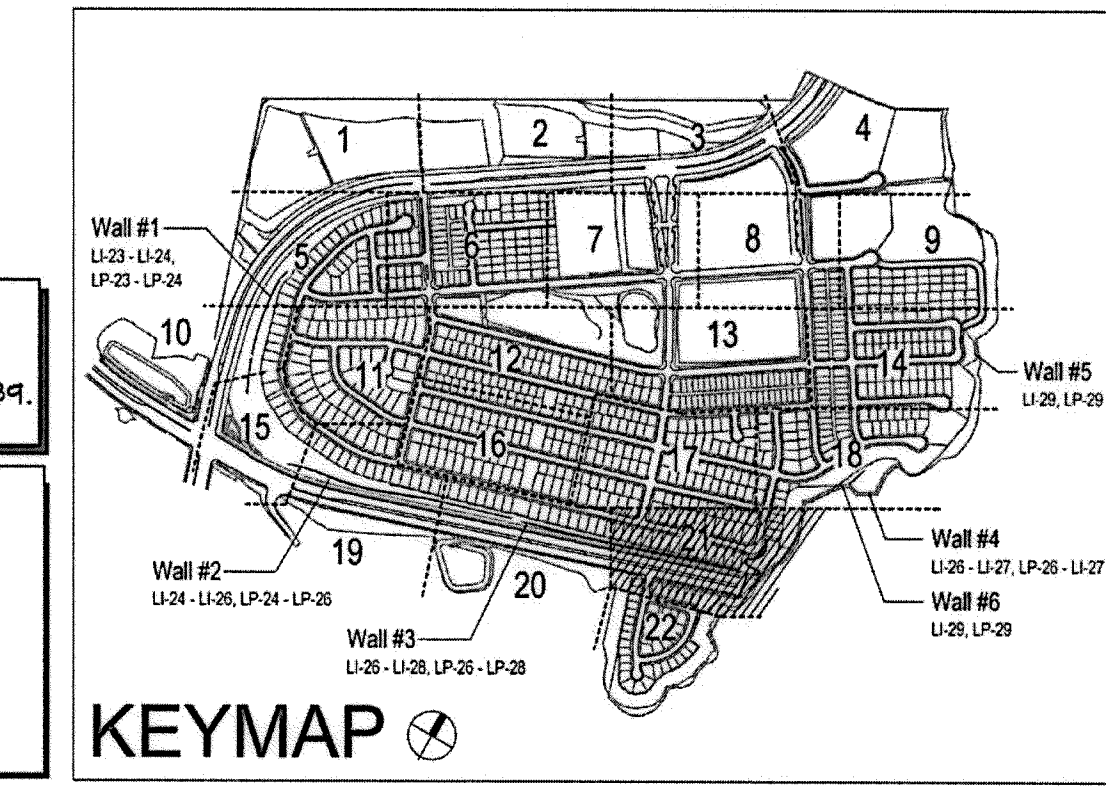


UTILITY LEGEND (PER CIVIL PLANS)

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

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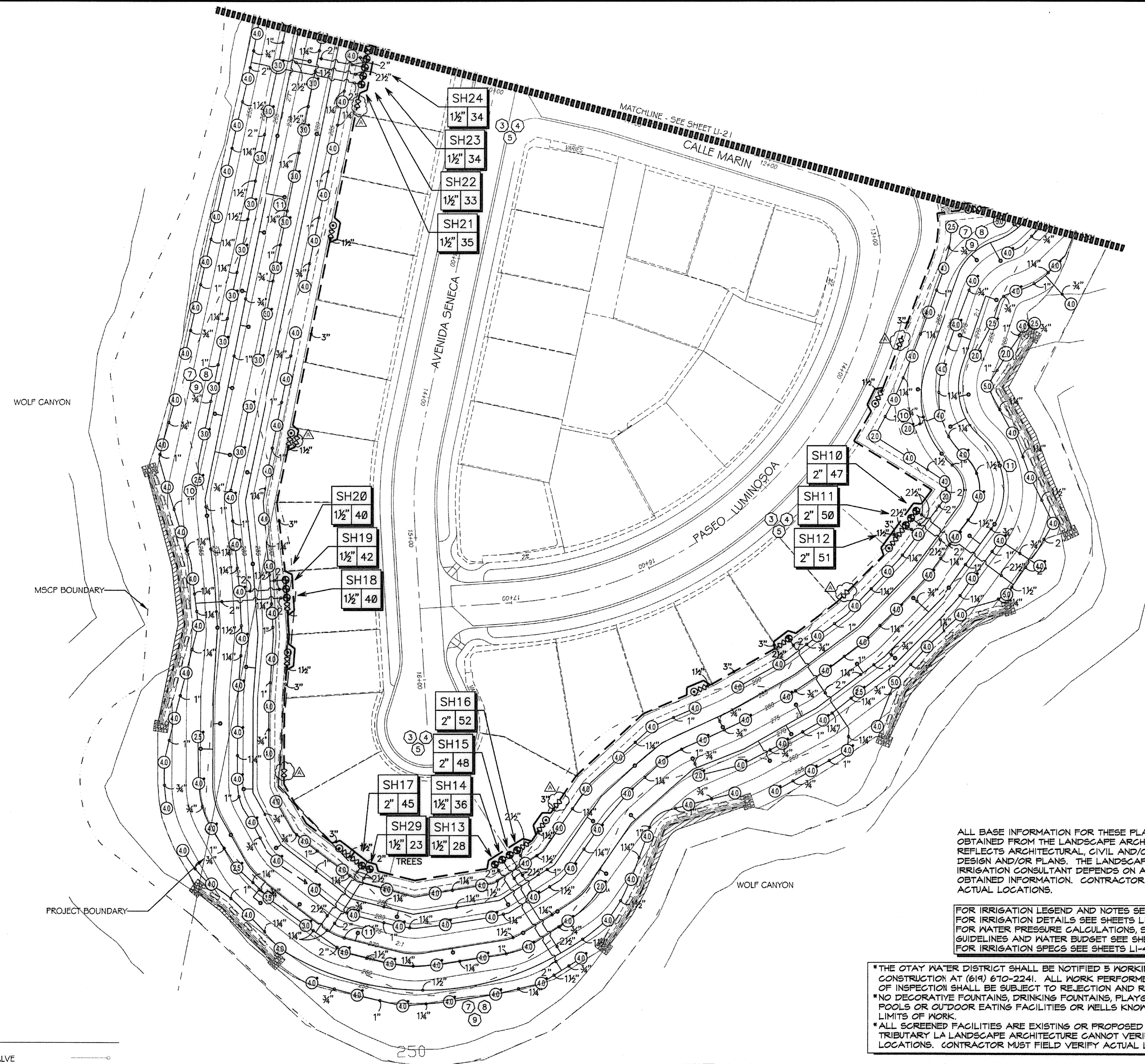
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CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved:	Date:	CITY OF CHULA VISTA	Drawing No.
Contractor		16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUTOFF VALVES & INDUSTRIAL PAD SLOPES	7/2/18	[Signature]	BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE	Horizontal 1" = 40'	Field	THOMAS A. PICARD	THOMAS A. PICARD	THOMAS A. PICARD	[Signature]	8-21-18	LANDSCAPE IRRIGATION PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	16050 - 29
Inspector							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. (74 1359 PER R.O.S. 1484) ELEV=829.319' (NAVD) 83'	Vertical N/A	Traffic					9-20-18	CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Sheet 29 of 88
Date Completed															REPLACEMENT SHEET	OWD WO# D0944-060189

CONSTRUCTION NOTES:

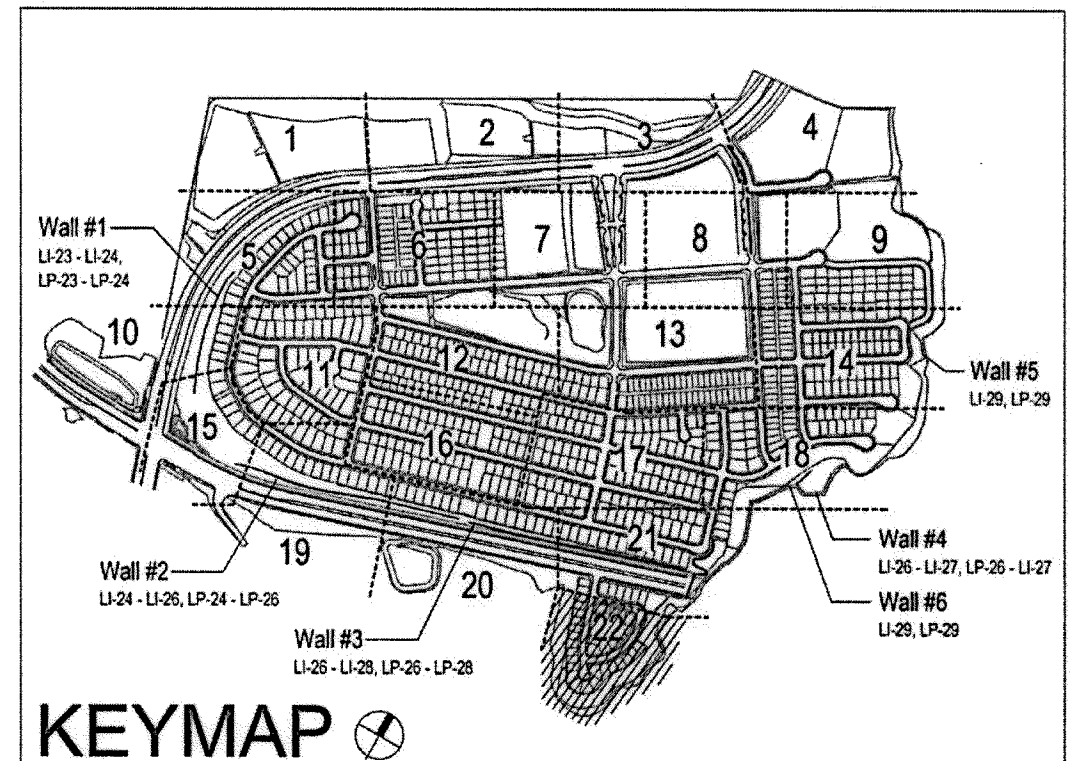
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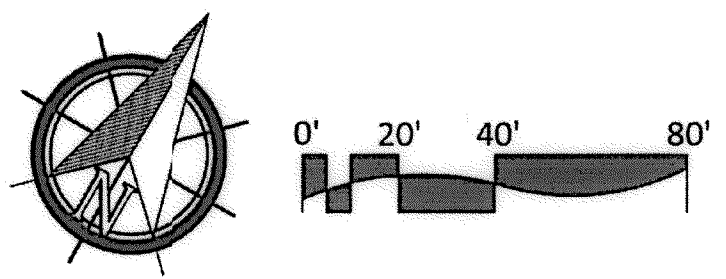
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UTILITY LEGEND (PER CIVIL PLANS)

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	



OTAY WATER DISTRICT
 PROJECT NO: D0944-060189
 PZ 624, 711 RFP 680
 REVIEWED BY: [Signature] DATE: 4/1/18
 SIGNATURE EXPIRES AFTER 1 YEAR

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

"AS-BUILT"
 SIGNED: _____ DATE: _____
 PRINT NAME: _____ R.L.A. # _____
 DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

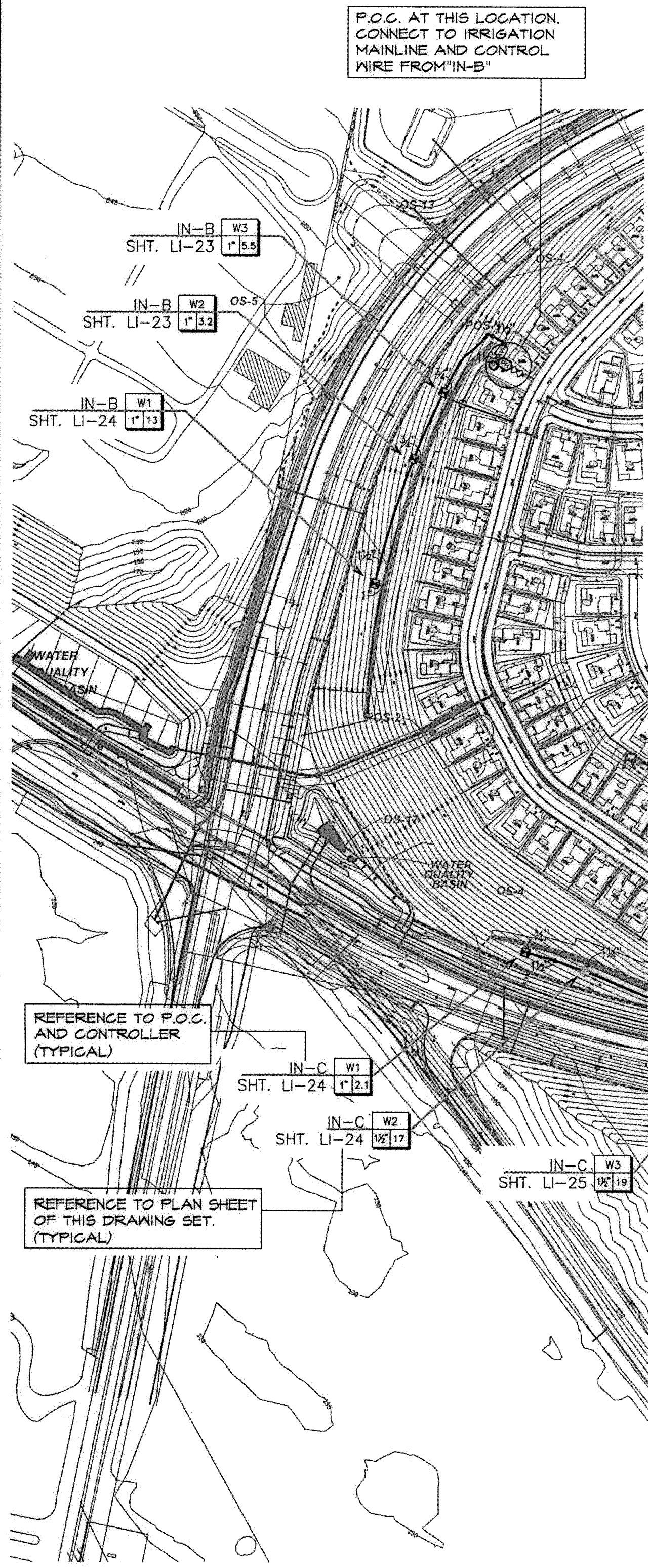
Tributary LA, Inc.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 760.434.9300 office
 760.434.9303 fax
 DATE: 15 FEB 18
 SCALE: 1" = 40'
 JOB NO. 15024
 DRAWN BY: T.P./T.G.
 W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved: [Signature] Date: 2-15-18	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUTOFF VALVES & INDUSTRIAL PAD SLOPES	7/3/18	[Signature]	DESCRIPTION: BIRDS DISK MARKED "50 CITY ENGR." IN 3/4" IRON ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT TO HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. TOP 1359 PER R.O.S. (18%) ELEV=925.315' (NAD83)	Horizontal 1" = 40' Vertical N/A	Field	THOMAS A. PICARD	[Signature]	[Signature]	Kelly Broughton Director of Development Services or designee.	LANDSCAPE IRRIGATION PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050-30 Sheet 30 of 88

DRIP IRRIGATION EQUIPMENT LEGEND FOR SYSTEMS ASSOCIATED WITH THE MSE WALLS.

□	CONNECTION (SECONDARY P.O.C.)	CONTRACTOR FABRICATED	SOURCE WATER FOR ALL SYSTEMS PERTAINING TO IRRIGATION FOR PLANTINGS OF THE MSE WALLS OF THIS PROJECT WILL BE P.O.C.'S OF THE IN-TRACT STREETSCAPE/HOA MAINTAINED SYSTEMS. THESE P.O.C.'S ARE OUTSIDE THE LIMITS OF THIS PROJECT AND NOT A PART OF THIS WORK. COORDINATE WITH APPROPRIATE ON-SITE PERSONNEL.	NO DETAIL
⊕	FULL BOX	CONTROL WIRES FROM IN-TRACT STREETSCAPE PHASE	INSTALL IN SHRUB PLANTER AREAS WITHIN STANDARD RECTANGULAR VALVE BOX. NUMBER OF PILOT WIRES FOR STATIONS PLUS 4 SPARE AND COMMON WIRE. PROTECT WIRE ENDS WITH 3M-DRY CONNECTORS AND INCLUDE STATION LABELING FOR ALL WIRES.	D8, E LI-34
∞	GATE VALVE (MAINLINE ISOLATION)	NIBCO T-113-BHM	FOR ISOLATION OF THE MSE WALL SYSTEMS, UNLESS NOTED ON THE PLANS, SIZED EQUAL TO PIPE SIZE. INSTALL IN GROUND COVER OR SHRUB PLANTER AREAS WITHIN STANDARD RECTANGULAR VALVE BOX AS DETAILED. INCLUDE CONTROLLER ID AND R/W MARKING TAGS.	B10/ LI-32 E/ LI-34
⊖	PRESSURE REDUCING/REGULATING VALVE	WILKINS 500 SERIES	SIZED EQUAL TO PIPE SIZE. INSTALL IN GROUND COVER OR SHRUB PLANTER AREAS WITHIN STANDARD RECTANGULAR VALVE BOX AS DETAILED. INCLUDE CONTROLLER ID AND R/W MARKING TAGS.	B-SERIES LI-31
⊕	AIR VACUUM RELIEF VALVE	1" BURMAD MODEL Q2-ARC AND SPEARS 2121 SERIES PVC BALL VALVE	LOCATE AT HIGH POINT OF MAINLINE PIPE RUN. INSTALL IN GROUND COVER OR SHRUB PLANTER AREAS WITHIN STANDARD RECTANGULAR VALVE BOX AS DETAILED. INCLUDE CONTROLLER ID AND R/W MARKING TAGS.	D8, E LI-34
—	PVC MAINLINE	PACIFIC PLASTICS CYCLE FLOW RECYCLED WATER PVC	1" - 1.5" = PVC SCH 40, 2" AND 2.5" = PVC CLASS B15 W/ PVC SCH 80 DEEP BELL FITTINGS (PURPLE PVC PIPE FOR USE WITH RECYCLED WATER)	D8, E LI-34
—	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-SERIES LI-32
—	PVC LATERAL LINE (ON MSE WALL)	PACIFIC PLASTICS-SQAR PROOF W/R PVC	SIZED PER PLAN - .75" MINIMUM. PVC SCH 40, IDENTIFIED FOR USE WITH RECYCLED WATER. PIPE IDENTIFICATION SHALL BE INSTALLED ON THE PIPE AT A MIN. EVERY 10 FT.	K1 LI-36
⊕	REMOTE CONTROL VALVE ASSEMBLY - DRIP IRRIGATION RCV WITH SCREEN FILTER AND PRESSURE REGULATING VALVE	HUNTER INDUSTRIES-ICV-XXX6 WITH RAINBIRD GKCHK-100 AND SENNINGER PRESET REG.	ASSEMBLE WITH EQUIPMENT AND SIZED ACCORDING TO FLOW AS SHOWN IN THE DETAIL DRAWINGS. INSTALL WITHIN RECTANGULAR VALVE BOX AS DETAILED.	J1, J2 LI-36
⊕	SPRING CHECK VALVE	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 AS DETAILED.	F1, F2/ LI-35 K1-36
⊕	SPRING CHECK VALVE	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 AS DETAILED.	F1, F2/ LI-35 K1-36
NO SYMBOL	DRIP START CONNECTION	CONTRACTOR FABRICATED AS DETAILED	TRANSITION FROM PVC OR PE MANIFOLD TO DRIPPER LINES. SEE DETAIL DRAWINGS FOR THE VARIOUS SITUATIONS IE. SUB-SURFACE, OR ON MSE WALL.	K-SERIES LI-35
⊕	AIR / VACUUM RELIEF VALVE	NETAFIM TLAVRY AND TLOTFEE AND 5X.75 TT BUSHING	SEE DETAIL DRAWINGS FOR THE VARIOUS SITUATIONS IE. SUB-SURFACE, OR ON MSE WALL.	K-SERIES LI-35
⊕	DRIP LINE FLUSH VALVE	NETAFIM TL50V	SEE DETAIL DRAWINGS FOR THE VARIOUS SITUATIONS IE. SUB-SURFACE, OR ON MSE WALL.	K-SERIES LI-35
.....	POLYETHYLENE DRIPPER LINE WITH PREINSERTED EMITTERS. (FOR USE ON MSE WALLS. SEE PLAN SHEETS SPECIFIC TO THE MSE WALLS)	NETAFIM TLHCVXR-RWS-1210 (BROWN COLORED TUBING W/ PURPLE STRIPE FOR RECYCLED WATER)	DRIPPER LINE W/ PRE-INSERTED 0.4 GPH PRESSURE COMPENSATING EMITTERS @ 12" O.C. DRIPPER LINES PLACED IN NOTCH OF MSE BLOCK ALONG PLANTED COURSE AND SECURED AT EVERY OPEN BLOCK CELL WITH NETAFIM TL566 STAPLES.	K-SERIES LI-35
.....	POLYETHYLENE DRIPPER LINE WITH PREINSERTED EMITTERS. (SUB-SURFACE APPLICATIONS AT BASE OF MSE WALLS)	NETAFIM TLHCVXR-RWS-1210 (PURPLE COLORED TUBING FOR RECYCLED WATER)	DRIPPER LINE W/ PRE-INSERTED 0.4 GPH PRESSURE COMPENSATING EMITTERS @ 12" O.C. DRIPPER LINES PLACED IMMEDIATELY ADJACENT TO ROOTBALL OF PLANTED SHRUBBERY AND LOCATED UPHILL ON THE WALL SIDE.	K-SERIES LI-35
NO SYMBOL	ALL DRIPPER LINES	ALL DRIPPER LINES TO BE SECURED INTO IRRIGATION NOTCH OF MSE BLOCK WITH NETAFIM TL566 STAPLES AT EVERY OTHER CELL. TUBING SHALL NOT BE SINKED. ALL DRIP LINE CONNECTIONS TO BE WITH NETAFIM T1M1 INSERT FITTINGS. ALL DRIPPER LINE CONNECTIONS ON THE WALL SHALL BE SECURED WITH OTHER STAINLESS STEEL BAND.		NO DETAIL

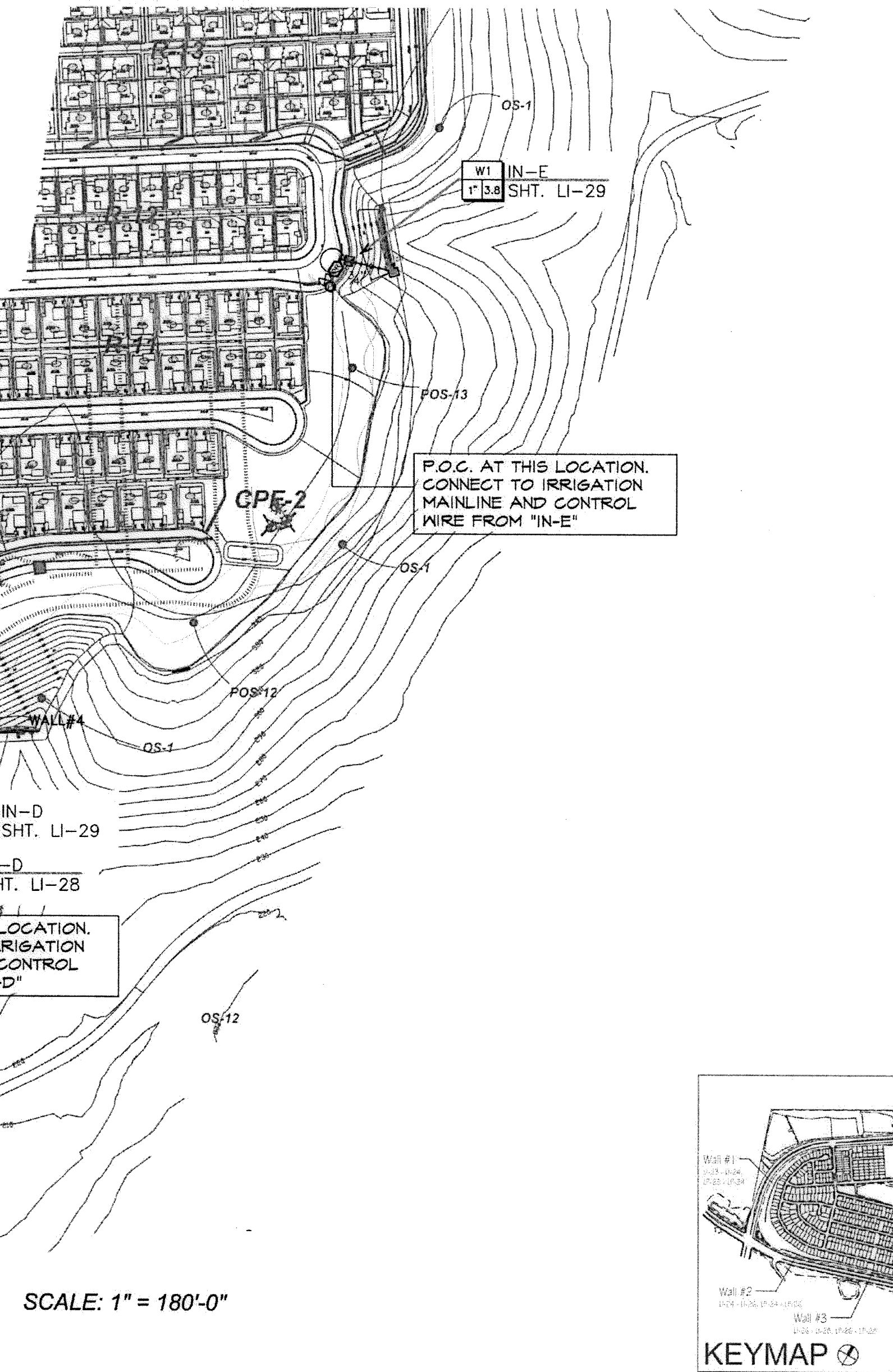
NOTE:
DIFFERENT LINE TYPE FOR ON WALL SYSTEMS INDICATES CONTROL ZONE SEPARATION.



THE PROJECT - MECHANICALLY STABILIZED EARTH (MSE) WALLS
 1. IRRIGATION SYSTEMS DESCRIBED BY THESE PLANS ARE PRIMARILY FOR THE SUPPORT OF EROSION CONTROL PLANTINGS ASSOCIATED WITH THE MECHANICALLY STABILIZED EARTH (MSE) WALLS.
 2A. ALL IRRIGATION SYSTEMS AND WORK ON THESE HOME OWNER ASSOCIATION MAINTAINED STRUCTURES 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 AND ACCORDING TO RULES AND REGULATIONS OF THE SERVING WATER DISTRICT AND ALL OTHER CODES AND ORDINANCES AFFECTING CONSTRUCTION WITH OR USE OF RECYCLED WATER.
 2B. IRRIGATION OF THE PLANTINGS ON THESE STRUCTURES WILL INCLUDE FERTILIZER INJECTION EQUIPMENT TO AID IN MANAGEMENT OF THESE DIFFICULT TO ACCESS AREAS. ALL IRRIGATION SYSTEMS INTENDING TO EMPLOY FERTILIZER INJECTION SHALL BE DOWNSTREAM OF AN APPROVED REDUCED PRESSURE TYPE BACKFLOW PREVENTION DEVICE WITH SECURITY ENCLOSURE. THESE BACKFLOW PREVENTION DEVICES WILL BE INSTALLED AT THE PERMANENT P.O.C. LOCATIONS OF IN-TRACT STREETSCAPE SYSTEMS OUTSIDE THE LIMITS OF THIS PROJECT. THE CONTRACTOR SHALL COORDINATE WITH APPROPRIATE ON-SITE PERSONNEL REGARDING THIS ISSUE.
 2C. ALL BACKFLOW PREVENTION DEVICES SHALL BE TESTED BY A CERTIFIED TECHNICIAN AT THE EXPENSE OF THE CONTRACTOR. TEST CERTIFICATION SHALL BE DOCUMENTED WITH THE LANDSCAPE ARCHITECT OR OTHER DESIGNATED OWNER'S REPRESENTATIVE.

WATER SOURCE
 1. STATIC WATER PRESSURE FOR THIS PROJECT IS CALCULATED FROM HYDRAULIC GRADIENT INFORMATION TAKEN FROM THE VILLAGE 3 SUB-AREA MASTER PLAN (SAMP), DATED SEP. 16 OBTAINED FROM OTAY WATER DISTRICT. HYDRAULIC INFORMATION AS FOLLOWS:
 RECYCLED WATER HGL = 680 FT. POTABLE WATER HGL = 624 FT.
 WATER PRESSURE AT THE POINT OF CONNECTION SHALL BE APPROXIMATELY AS SHOWN BY THE PRESSURE CALCULATIONS.

CONTINUED ON SHEET LI-T-7

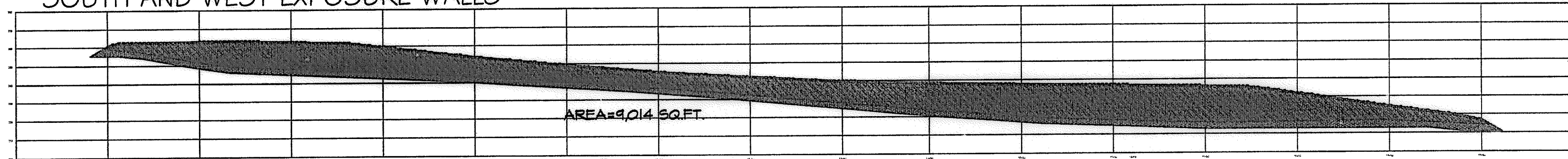


SCALE: 1" = 180'-0"

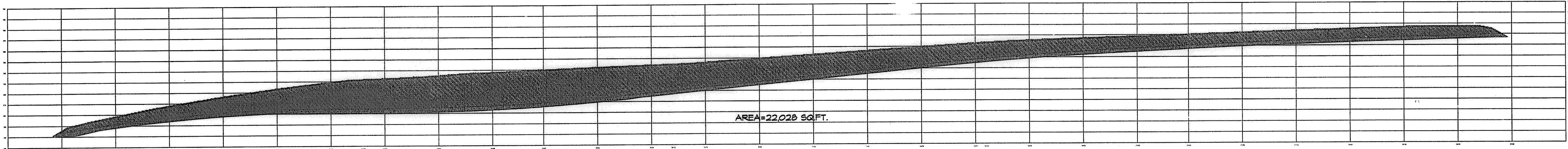
- Notes:
 1) See sheets LI-23 - LP-29 for wall specific irrigation plans.
 2) Wall elevations correspond to station points reference on sheets LP-1 - LP-22.
 3) All MSE walls shown on the plan will be approved by separate permit

OTAY WATER DISTRICT PROJECT NO. D0944-060189 PZ 624, 711 R/PZ 688 REVIEWED BY: [Signature] DATE: [Date] SIGNATURE EXPIRES AFTER 1 YEAR		IT'S THE LAW! CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA		"AS-BUILT" SIGNED: [Signature] DATE: [Date] PRINT NAME: [Name] R.L.A. # [Number] DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP.		REGISTERED LANDSCAPE ARCHITECT THOMAS A. PICARD 9/30/19 CALIFORNIA		Tributary LA, Inc. 2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax		DATE: 15 FEB '18 SCALE: 1" = 180' JOB NO. 15024 DRAWN BY: T.P./T.G. W.O. NO. OR-3001G				
CONSTRUCTION RECORD Contractor: [Name] 16026-01 - 16026-93 BY: HUNSAKER & ASSOC. Inspector: [Name] REFERENCES: 16026-01 - 16026-93 Date Completed: [Date]			REVISIONS Date App'd. Description 7/2/18 [Signature] ADD SHUTOFF VALVES & INDUSTRIAL PAD SLOPES			BENCH MARK DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR" IN 3/4" IRON PIPE LOCATION: 1.5 MILES EAST OF INTER. OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 180' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (P# 1359 PER R.O.S. 14611, E.L.S. # 626.317, (NAD 83))			SCALE: Office: [Scale] Field: [Scale] Traffic: [Scale] Designed By: THOMAS A. PICARD Drawn By: [Name] Date: 6/2/18 Checked By: [Name] R.L.A. No. 4001			CITY OF CHULA VISTA MSE WALL PLANTING PLANS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02 Approved: [Signature] Date: 8-21-18 Kelly Braughton Director of Development Services or designee.		

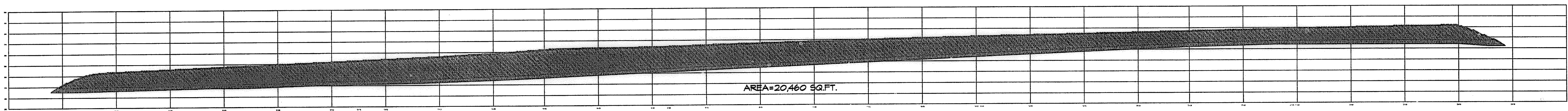
SOUTH AND WEST EXPOSURE WALLS



A WALL #1 PROFILE WEST EXPOSURE
STA. 10+00 to 17+51.75 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)



B WALL #2 PROFILE SOUTH EXPOSURE
STA. 10+00 to 23+37.09 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)



C WALL #3 PROFILE SOUTH EXPOSURE
STA. 10+00 to 23+50 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

THE PROJECT - MECHANICALLY STABILIZED EARTH (MSE) WALLS
CONTINUED FROM SHEET LI-T-6

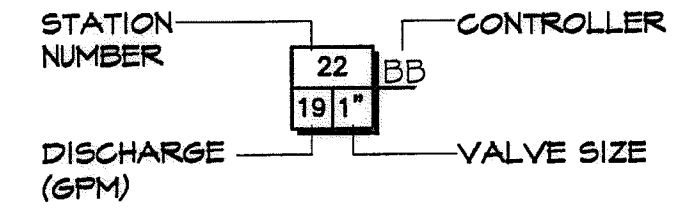
WATER SOURCE
CONTRACTOR SHALL INSTALL AND MONITOR A PRESSURE READING RECORDER AT AN EXISTING RECYCLED IRRIGATION METER, NEARBY THE PROJECT LOCATION, AS DIRECTED BY THE CITY'S LANDSCAPE INSPECTOR. THE RECORDER SHALL MEASURE A CONSTANT PRESSURE READING FOR A PERIOD FOR NO LESS THAN 72 CONTINUOUS HRS. IF THE READINGS ARE FOUND TO CONSISTENTLY CONTAIN SIGNIFICANTLY LOWER PRESSURE THEN THE DESIGN PRESSURE STATED ON THE PLANS (AS DETERMINED BY THE CITY'S LANDSCAPE INSPECTOR), AN IRRIGATION BOOSTER PUMP SHALL BE INSTALLED AT NO COST TO THE CITY. BOOSTER PUMP SHALL BE INCLUDED AS AN ADDITIVE ALTERNATE BID ITEM. IRRIGATION BOOSTER PUMP ASSEMBLY TO BE AS ASSEMBLED BY AND PURCHASED FROM BARRKETT ENGINEERED PUMPS. CONTACT GREEN PRODUCT SALES (444) 595-7811. 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 THE CONTRACTOR WALL. 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 AND PRESSURE CONTROL EQUIPMENT. PVC PIPE AND FITTINGS SHALL BE INSTALLED DOWNSTREAM OF THE P.O.C. ASSEMBLY.

FOR OTHER IRRIGATION NOTES SEE SHEETS LI-30 AND LI-31.

VALVE CALL-OUT SYMBOL FOR C.F.D. AND/OR HOA AREAS



- *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.

SOUTH AND WEST EXPOSURE WALLS

WALL #1
WATER SOURCE - POC "N-B" WEST SIDE OF SANTA MAYA AT RD.ST. 1640 SEE PLANS FOR "R1" AND "R2" IN-TRACT PARKWAYS. IRRIGATION OF PLANTED AREA AT THIS WALL WILL BE ADDED TO THE ABOVE REFERENCED WATER SOURCE.
FACTORS FOR WATER REQUIREMENT CALCULATIONS:
1,014 SQ.FT. IRRIGATED AREA
0.81 IRRIGATION EFFICIENCY
0.291 Lc- LANDSCAPE COEFFICIENT
Ks- SPECIES FACTOR=3
Kms- MICROCLIMATE FACTOR=1.15
Kd- DENSITY FACTOR=75
MAYAs= 51.2 X 1.0 X 9.04 X 0.62 = 249,871 GPY
EPA= (51.2 X 291) X 1,014 X 0.62 = 78,342 GPY 31.8% MAYA

WALL #2
WATER SOURCE - POC "N-C" WEST SIDE OF SANTA MAYA AT RD.ST. 1640 SEE PLANS FOR "R1", "R2" AND "R3" IN-TRACT PARKWAYS. IRRIGATION OF PLANTED AREA AT THIS WALL WILL BE ADDED TO THE ABOVE REFERENCED WATER SOURCE.
FACTORS FOR WATER REQUIREMENT CALCULATIONS:
22,028 SQ.FT. IRRIGATED AREA
0.81 IRRIGATION EFFICIENCY
0.291 Lc- LANDSCAPE COEFFICIENT
Ks- SPECIES FACTOR=3
Kms- MICROCLIMATE FACTOR=1.15
Kd- DENSITY FACTOR=75
MAYAs= 51.2 X 1.0 X 22,028 X 0.62 = 606,886 GPY
EPA= (51.2 X 2291) X 10,208 X 0.62 = 149,844 GPY 31.8% MAYA

WALL #3
WATER SOURCE - POC "N-C" WEST SIDE OF SANTA MAYA AT RD.ST. 1640 SEE PLANS FOR "R1", "R2" AND "R3" IN-TRACT PARKWAYS. IRRIGATION OF PLANTED AREA AT THIS WALL WILL BE ADDED TO THE ABOVE REFERENCED WATER SOURCE.
FACTORS FOR WATER REQUIREMENT CALCULATIONS:
20,460 SQ.FT. IRRIGATED AREA
0.81 IRRIGATION EFFICIENCY
0.291 Lc- LANDSCAPE COEFFICIENT
Ks- SPECIES FACTOR=3
Kms- MICROCLIMATE FACTOR=1.15
Kd- DENSITY FACTOR=75
MAYAs= 51.2 X 1.0 X 20,460 X 0.62 = 565,222 GPY
EPA= (51.2 X 2291) X 10,460 X 0.62 = 180,091 GPY 31.8% MAYA

EAST EXPOSURE WALLS

WALL #4
WATER SOURCE - POC "N-D" SOUTH SIDE OF CALLE DESEO AT RD.ST. 5240 SEE PLANS FOR "R1" THROUGH "R4" IN-TRACT PARKWAYS. IRRIGATION OF PLANTED AREA AT THIS WALL WILL BE ADDED TO THE ABOVE REFERENCED WATER SOURCE.
FACTORS FOR WATER REQUIREMENT CALCULATIONS:
544 SQ.FT. IRRIGATED AREA
0.81 IRRIGATION EFFICIENCY
0.191 Lc- LANDSCAPE COEFFICIENT
Ks- SPECIES FACTOR=3
Kms- MICROCLIMATE FACTOR=0.85
Kd- DENSITY FACTOR=75
MAYAs= 51.2 X 1.0 X 544 X 0.62 = 16,882 GPY
EPA= (51.2 X 191) X 544 X 0.62 = 5,556 GPY 29.6% MAYA

WALL #5
WATER SOURCE - POC "N-E" NORTH SIDE OF CALLE DESEO AT RD.ST. 5240 SEE PLANS FOR "R1" THROUGH "R3" IN-TRACT PARKWAYS. IRRIGATION OF PLANTED AREA AT THIS WALL WILL BE ADDED TO THE ABOVE REFERENCED WATER SOURCE.
FACTORS FOR WATER REQUIREMENT CALCULATIONS:
1,554 SQ.FT. IRRIGATED AREA
0.81 IRRIGATION EFFICIENCY
0.191 Lc- LANDSCAPE COEFFICIENT
Ks- SPECIES FACTOR=3
Kms- MICROCLIMATE FACTOR=0.85
Kd- DENSITY FACTOR=75
MAYAs= 51.2 X 1.0 X 1,554 X 0.62 = 42,866 GPY
EPA= (51.2 X 191) X 1,554 X 0.62 = 14,910 GPY 29.6% MAYA

WALL #6
WATER SOURCE - POC "N-D" SOUTH SIDE OF CALLE DESEO AT RD.ST. 5240 SEE PLANS FOR "R1" THROUGH "R4" IN-TRACT PARKWAYS. IRRIGATION OF PLANTED AREA AT THIS WALL WILL BE ADDED TO THE ABOVE REFERENCED WATER SOURCE.
FACTORS FOR WATER REQUIREMENT CALCULATIONS:
1,858 SQ.FT. IRRIGATED AREA
0.81 IRRIGATION EFFICIENCY
0.191 Lc- LANDSCAPE COEFFICIENT
Ks- SPECIES FACTOR=3
Kms- MICROCLIMATE FACTOR=0.85
Kd- DENSITY FACTOR=75
MAYAs= 51.2 X 1.0 X 1,858 X 0.62 = 42,866 GPY
EPA= (51.2 X 191) X 1,858 X 0.62 = 14,910 GPY 29.6% MAYA

WATER USE CALCULATIONS FOR OTAY RANCH V3 MSE WALLS
DESCRIPTION FACTORS USED IN THE WATER REQUIREMENT CALCULATIONS:

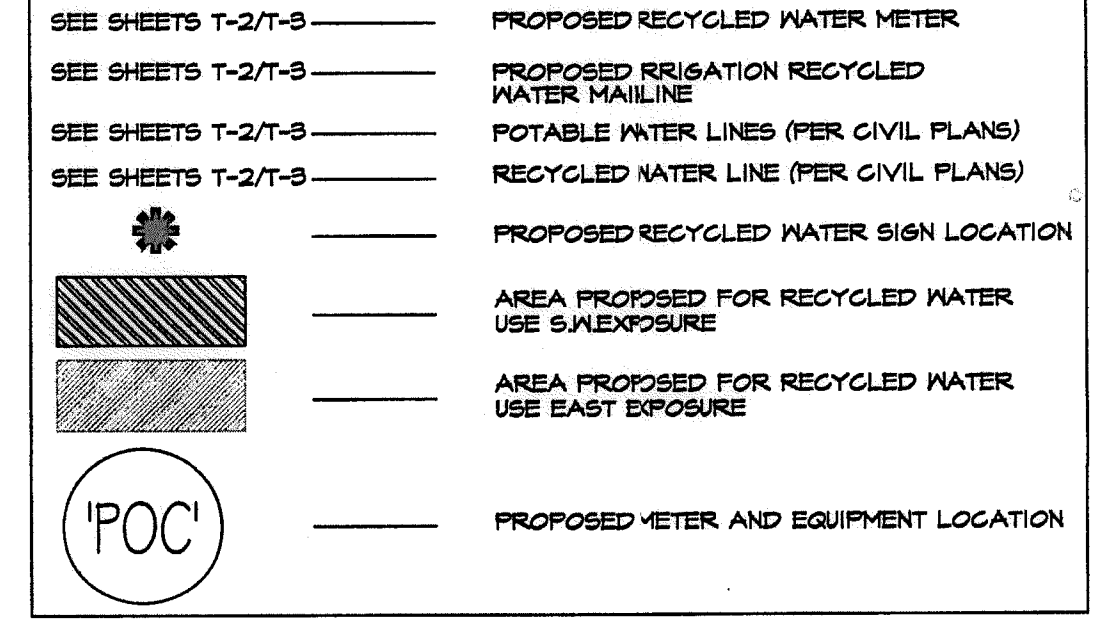
MICROCLIMATE FACTOR
SUN: EAST EXPOSURE Kmc=1.15 - WALL PLANTINGS FACING THE SOUTH AND WEST.
PART SUN: EAST EXPOSURE Kmc=0.85 - WALL PLANTINGS FACING EAST

SPECIES FACTOR
HIGH OF THE LOW RANGE WATER CONSUMPTIVE PLANTINGS; Ks=0.5

DENSITY FACTOR
MEDIUM SPARSE PLANTING; Kd=0.75 75% OF WALL FACE COVERED.

IRRIGATION EFFICIENCY:
DRIP IRRIGATION; IEA=0.81. (MVELO)

LEGEND



FINAL EQUIPMENT LOCATION

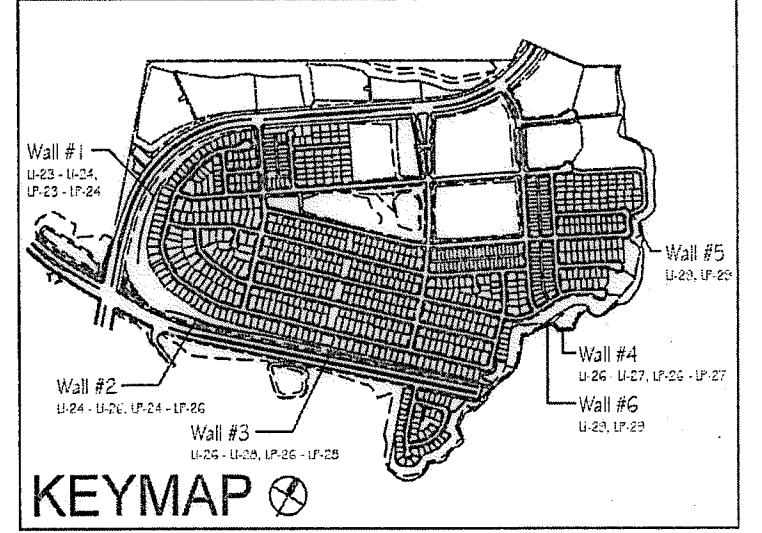
1. MAJOR IRRIGATION EQUIPMENT IN PLANTER BEDS SHALL BE HIDDEN FROM CASUAL VIEW.
2. THE FINAL LOCATION OF ALL VALVES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE CITY OF CHULA VISTA LANDSCAPE INSPECTOR IN THE FIELD PRIOR TO INSTALLATION. SEE PLANS FOR PARTICULAR INFORMATION ON VALVE PLACEMENT.
3. THE CONTRACTOR SHALL STAKE LOCATIONS FOR REVIEW AND ADJUSTMENT BY THE LANDSCAPE ARCHITECT AND THE CITY OF CHULA VISTA 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.

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 FOR 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 CONSULTANTS 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 RESPONSIBILITY FOR THE RESULTS OF ANY LACK OF MAINTENANCE OR IMPROPER MAINTENANCE.



- Notes:
1) See sheets LP-22 - LP-24 for wall specific plant palettes.
2) Wall elevations correspond to station points reference on sheets LP-1 - LP-22.
3) All MSE walls shown on the plan will be approved by separate permit

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.

OTAY WATER DISTRICT
PROJECT NO. D0944-060189
PZ 624, 711 RPZ 680
REVIEWED BY: [Signature] DATE: 5/10/17
SIGNATURE EXPIRES AFTER 1 YEAR

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

"AS-BUILT"
SIGNED: _____ DATE: _____
PRINT NAME: _____ R.L.A. # _____
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

REGISTERED LANDSCAPE ARCHITECT
THOMAS A. PICARD
1977
CALIFORNIA

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

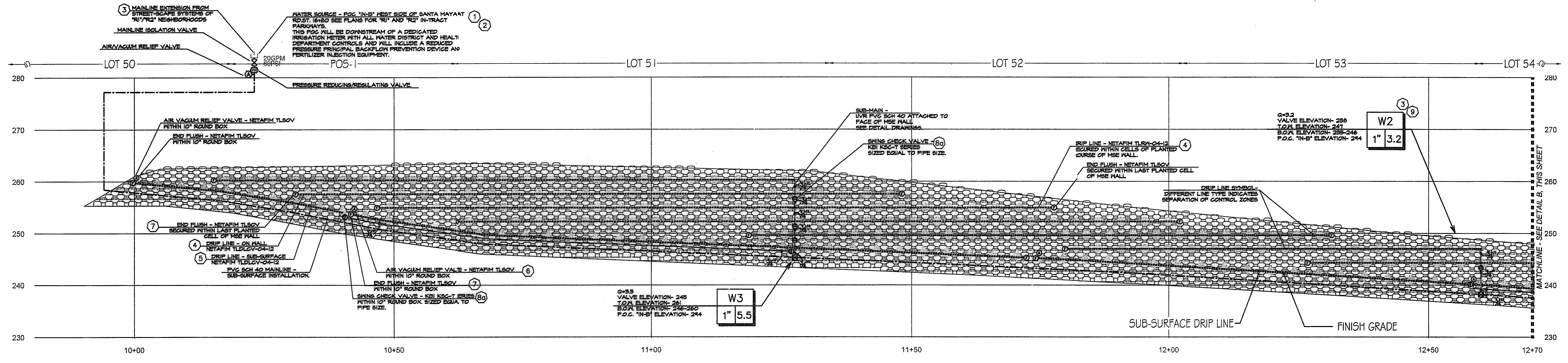
DATE: 10 APR '17
SCALE: 1" = 40'
JOB NO. 15024
DRAWN BY: T.P./T.G.
W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor _____	16026-01 - 16026-93	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "50 CITY ENGR." IN 3/4"
Inspector _____						LOCATION: 1.5 MILES EAST OF MIX OF MAIN ST. & HERITAGE RD. ON ROAD MOUNTAIN 100' EAST OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY, 677 1359 PER R.O.S. (4643) SEDV-025316 (06/03)
Date Completed _____						

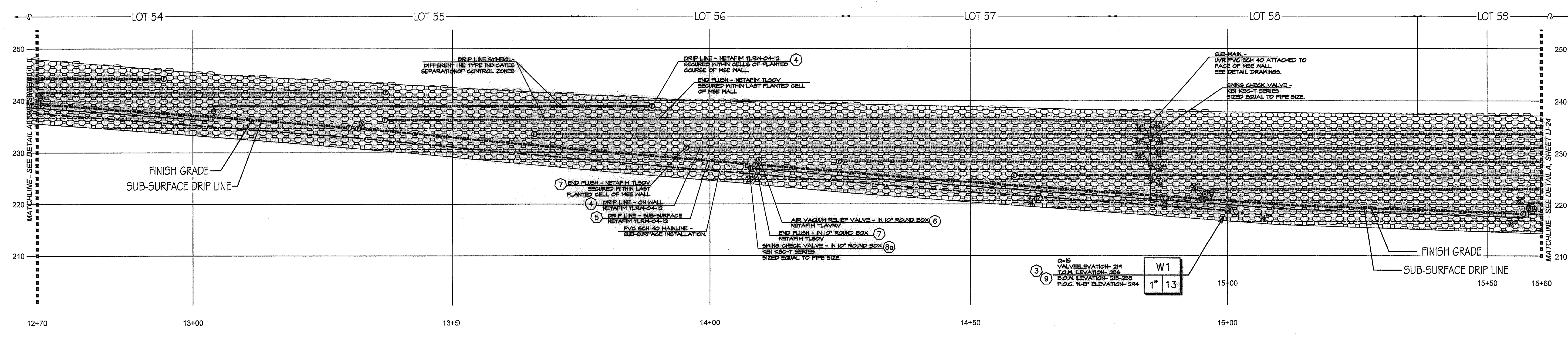
SCALE	Office	Designed By	Drawn By	Checked By
Horizontal 1" = 40' Vertical N/A	Field _____ Traffic _____	Plans Prepared Under Supervision Of _____ Date _____ THOMAS A. PICARD	_____	_____

Approved: [Signature] Date: 5-15-17
Kelly Broughton
Director of Development Services or designee.

CITY OF CHULA VISTA
MSE WALL PLANTING PLANS FOR:
OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL
CHULA VISTA TENTATIVE TRACT MAP NO. 13-02
Drawing No. 16050 - 32
Sheet 32 of 88



(A) WALL #1 PROFILE - IRRIGATION (SEGMENT 1)
 STA. 10+00 to 12+70 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)
 SCALE: 1" = 10'-0"



(B) WALL #1 PROFILE - IRRIGATION (SEGMENT 2)
 STA. 12+70 to 15+60 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)
 SCALE: 1" = 10'-0"

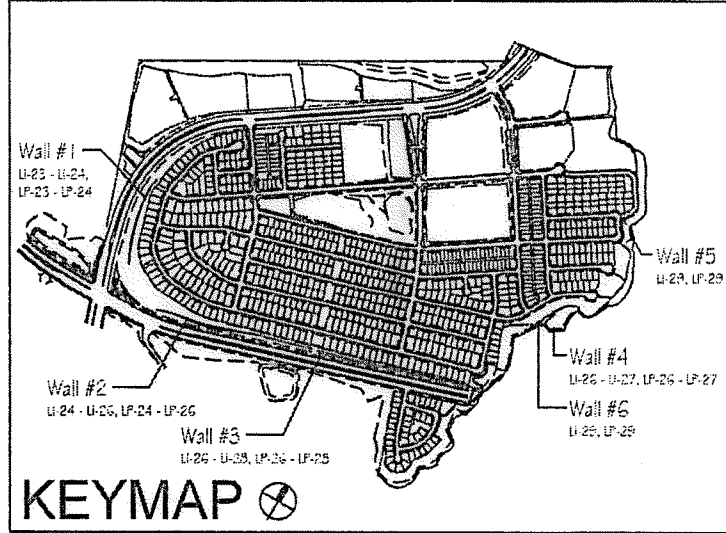
- CONSTRUCTION NOTES:**
- IRRIGATION POINT OF CONNECTION (P.O.C.) THE WATER SOURCE, PRIMARILY FOR THE PARKWAYS OF THE MASTER HOA, IS FROM AN R/W WATER METER AND ALL REQUIRED BACKFLOW PREVENTION EQUIPMENT OUTSIDE THE LIMITS OF THIS PROJECT. THESE PLANS CALL FOR THE INSTALLATION OF A MAINLINE STUB-OUT FROM THIS SOURCE TO THE LOCATION SHOWN. THE CONTRACTOR SHALL CONNECT TO THE MAINLINE STUB-OUT AT THIS APPROXIMATE LOCATION AND EXTEND AS SHOWN.
 - IRRIGATION CONTROLLER- THE CONTROLLER, INTENDED PRIMARILY FOR THE PARKWAYS OF THE MASTER HOA, IS OUTSIDE THE LIMITS OF THIS PROJECT. THESE PLANS CALL FOR THE INSTALLATION OF CONTROL WIRE FROM THIS CONTROLLER TO THE LOCATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONNECT TO CONTROL WIRES AT THIS APPROXIMATE LOCATION AND EXTEND AS NEEDED.
 - LOCATIONS SHOWN DIAGRAMMATICALLY. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OTHER AUTHORIZED REPRESENTATIVE. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE APPROXIMATELY AS SHOWN.

- DRIP IRRIGATION FOR SHRUB AND VINE PLANTINGS OF THE MSE WALL. DRIP TUBING WITH PRE-INSERTED, 40 GPH PRESSURE COMPENSATING EMITTERS AT 12" O.C. TUBING TO BE ROUTED THROUGH MANUFACTURED NOTCH OF THE MSE BLOCK AND SECURE WITH STAPLES AT EVERY OPEN CELL. ALL TUBING TO FITTING CONNECTIONS INSTALLED ON THE MSE WALL SHALL BE SECURED WITH OETIKER STAINLESS STEEL CLAMPS-PART 121055- AS RECOMMENDED BY NETAfim. (AVG. APPLICATION RATE = .642 in/hr. ASSUMING A 12" NETTED WIDTH)
- DRIP IRRIGATION FOR SHRUB AND VINE PLANTINGS AT BASE OF MSE WALL. DRIP TUBING WITH PRE-INSERTED, 40 GPH PRESSURE COMPENSATING EMITTERS AT 12" O.C. TUBING TO BE ROUTED ON THE UP-HILL SIDE OF THE PLANTED ROW. DRIP LINE TO BE LOCATED AS TO PLACE THE TUBING ADJACENT TO THE ORIGINAL ROOT BALL. THIS IS A SUB-SURFACE INSTALLATION- TUBING WITH 4" TOPSOIL COVER AND SECURES WITH STAPLES 4" O.C. (AVG. APPLICATION RATE = .642 in/hr. ASSUMING A 12" NETTED WIDTH)

- AIR/VACUUM RELIEF VALVE. REQUIRED FOR ALL SUBSURFACE DRIP TUBING. LOCATION SHOWN DIAGRAMMATICALLY; VALVE TO BE INSTALLED AT HIGHEST LOCAL ELEVATION (TYP. THROUGHOUT).
- FLUSH VALVES INSTALLED AT LATERAL ENDS OR ON FLUSH MANIFOLDS OF ALL DRIP SYSTEMS (TYP.)
- CHECK VALVES FOR REDUCTION OF LATERAL LINE DRAINAGE ARE PLACED TO DIVIDE SYSTEMS INTO CHECKED ZONES. ALL CHECKED ZONES MUST BE SEPARATED AT THE LATERAL ENDS. THERE CAN BE NO FLUSH MANIFOLD CROSSING FROM ONE CHECKED ZONE TO ANOTHER.
- SWING TYPE. FOR USE WHEN OPERATIONAL FLOW IS FROM LOW TO HIGH
- SPRING TYPE. FOR USE WHEN OPERATIONAL FLOW IS FROM HIGH TO LOW ELEVATION.

- 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)

Notes:
 1) See sheets LP-22 - LP-24 for wall specific plant palettes.
 2) Wall elevations correspond to station points reference on sheets LP-1 - LP-22.
 3) All MSE walls shown on the plan will be approved by separate permit



OTAY WATER DISTRICT
 PROJECT NO. D0944-060189
 PZ 624, 711 RPZ 680
 REVIEWED BY: _____ DATE: _____
 SIGNATURE EXPIRES AFTER 1 YEAR

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

"AS-BUILT"
 SIGNED: _____ DATE: _____
 PRINT NAME: _____ R.L.A. # _____
 DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



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

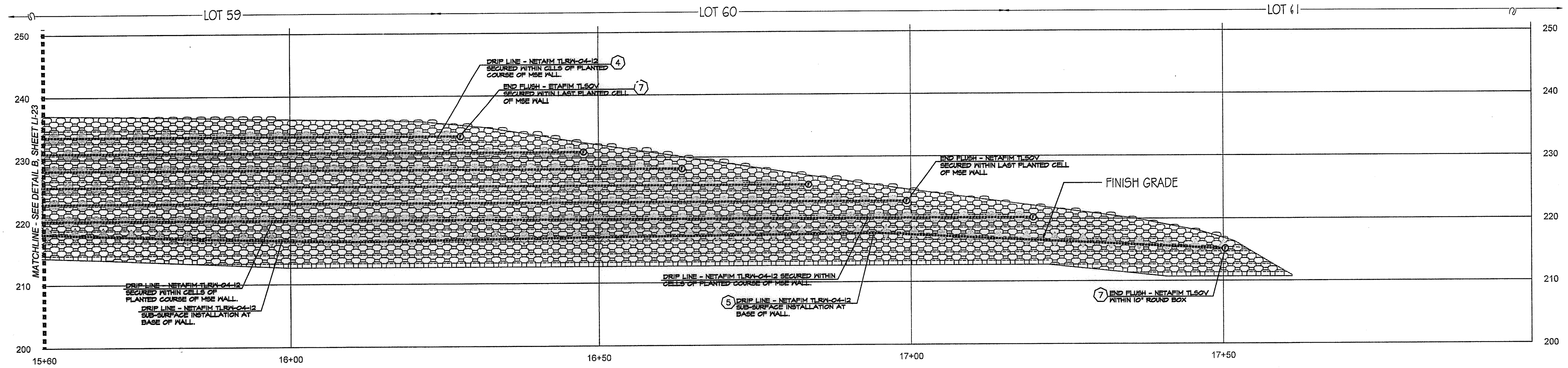
DATE: 10 APR '17
 SCALE: 1" = 40'
 JOB NO. 15024
 DRAWN BY: T.P./J.T.G.
 W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor _____	16026-01 - 16026-93	HUNSAKER & ASSOC.				DESCRIPTION: BASS DECK MARKED "SO CITY ENGR." IN 3/4" R/W PIPE LOCATION: 3/4 MILES EAST OF INTY. OF MAIN ST. & HERITAGE DR. ON ROCK MOUNTAIN 100' EASTERLY OF "ROUNDING" 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (781 1339 FOR R.O.S. 484) ELEV=829.319' (NAVD'83)

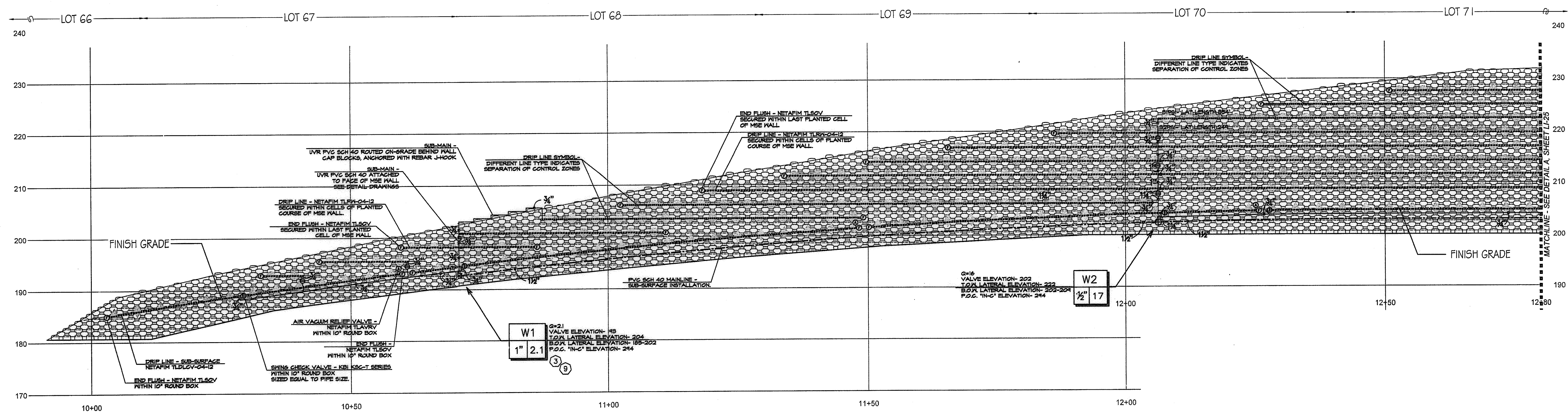
SCALE	Office	Designed By	Drawn By	Checked By
Horizontal 1" = 40' Vertical N/A				

Approved: *Mary Hadley* Date: 5-15-17
 Kelly Broughton
 Director of Development Services or designee.

CITY OF CHULA VISTA
 MSE WALL PLANTING PLANS FOR:
OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL
 CHULA VISTA TENTATIVE TRACT MAP NO. 13-02
 Drawing No. 16050 - 33
 Sheet 33 of 88



A WALL #1 PROFILE - IRRIGATION (SEGMENT 3)
 STA. 15+60 TO 17+51.75 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.) SCALE: 1" = 10'-0"



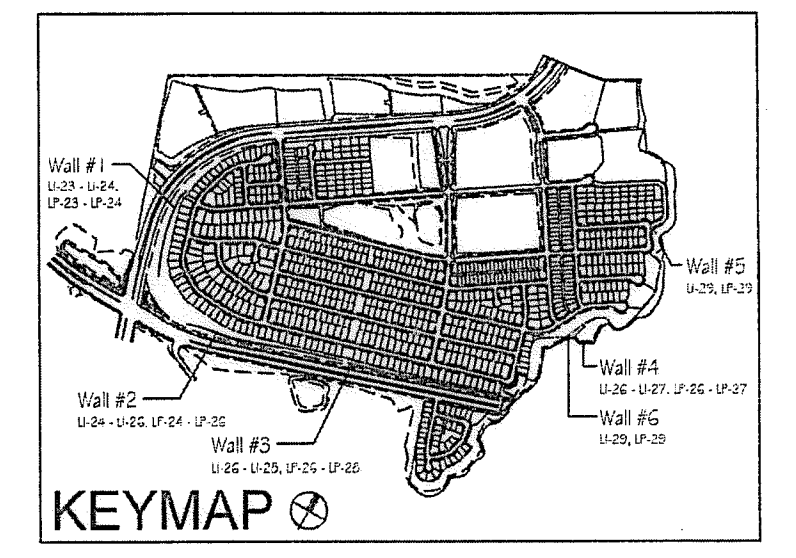
B WALL #2 PROFILE - IRRIGATION (SEGMENT 1)
 STA. 10+00 TO 12+80 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.) SCALE: 1" = 10'-0"

CONSTRUCTION NOTES:

- 1) IRRIGATION POINT OF CONNECTION (P.O.C.) THE WATER SOURCE, PRIMARILY FOR THE PARKWAYS OF THE MASTER HOA, IS FROM AN R/W WATER METER AND ALL REQUIRED BACKFLOW PREVENTION EQUIPMENT OUTSIDE THE LIMITS OF THIS PROJECT. THESE PLANS CALL FOR THE INSTALLATION OF A MAINLINE STUB-OUT FROM THIS SOURCE TO THE MAINLINE STUB-OUT AT THIS APPROXIMATE LOCATION AND EXTEND AS SHOWN.
- 2) IRRIGATION CONTROLLER- THE CONTROLLER, INTENDED PRIMARILY FOR THE PARKWAYS OF THE MASTER HOA, IS OUTSIDE THE LIMITS OF THIS PROJECT. THESE PLANS CALL FOR THE INSTALLATION OF CONTROL WIRE FROM THIS CONTROLLER TO THE LOCATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONNECT TO CONTROL WIRES AT THIS APPROXIMATE LOCATION AND EXTEND AS NEEDED.
- 3) LOCATIONS SHOWN DIAGRAMMATICALLY. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OTHER AUTHORIZED REPRESENTATIVE. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE APPROXIMATELY AS SHOWN.
- 4) DRIP IRRIGATION FOR SHRUB AND VINE PLANTINGS OF THE MSE WALL. DRIP TUBING WITH PRE-INSERTED, 40 GPH PRESSURE COMPENSATING EMITTERS AT 12" O.C. TUBING TO BE ROUTED THROUGH MANUFACTURED NOTCH OF THE MSE BLOCK AND SECURE WITH STAPLES AT EVERY OPEN CELL. ALL TUBING TO FITTING CONNECTIONS INSTALLED ON THE MSE WALL SHALL BE SECURED WITH CETIKER STAINLESS STEEL CLAMPS-PART #21055- AS RECOMMENDED BY NETAFIM. (AVG. APPLICATION RATE = .642 in/hr. ASSUMING A 12" NETTED WIDTH)
- 5) DRIP IRRIGATION FOR SHRUB AND VINE PLANTINGS AT BASE OF MSE WALL. DRIP TUBING WITH PRE-INSERTED, 40 GPH PRESSURE COMPENSATING EMITTERS AT 12" O.C. TUBING TO BE ROUTED ON THE UP-HILL SIDE OF THE PLANTED ROW. DRIP LINE TO BE LOCATED AS TO PLACE THE TUBING ADJACENT TO THE ORIGINAL ROOT BALL. THIS IS A SUB-SURFACE INSTALLATION- TUBING WITH 4" TOPSOIL COVER AND SECURED WITH STAPLES 4" (AVG APPLICATION RATE = .642 in/hr. ASSUMING A 12" NETTED WIDTH)
- 6) AIR/VACUUM RELIEF VALVE. REQUIRED FOR ALL SUBSURFACE DRIP TUBING. LOCATION SHOWN DIAGRAMMATICALLY; VALVE TO BE INSTALLED AT HIGHEST LOCAL ELEVATION (TYP. THROUGHOUT).
- 7) FLUSH VALVES INSTALLED AT LATERAL ENDS OR ON FLUSH MANIFOLDS OF ALL DRIP SYSTEMS (TYP.)
- 8) CHECK VALVES FOR REDUCTION OF LATERAL LINE DRAINAGE ARE PLACED TO DIVIDE SYSTEMS INTO CHECKED ZONES. ALL CHECKED ZONES MUST BE SEPARATED AT THE LATERAL ENDS. THERE CAN BE NO FLUSH MANIFOLD CROSSING FROM ONE CHECKED ZONE TO ANOTHER.
- 8a) SWING TYPE: FOR USE WHEN OPERATIONAL FLOW IS FROM LOW TO HIGH ELEVATION.
- 8b) SPRING TYPE: FOR USE WHEN OPERATIONAL FLOW IS FROM HIGH TO LOW ELEVATION.
- 9) 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)

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.

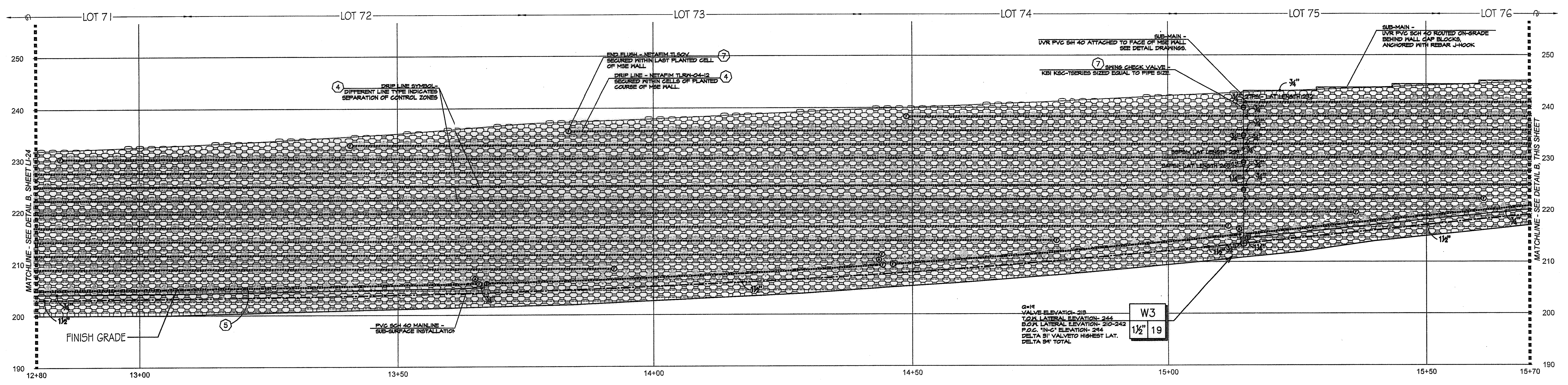
Notes:
 1) See sheets LP-22 - LP-24 for wall specific plant palettes.
 2) Wall elevations correspond to station points reference on sheets LI-1 - LI-22.
 3) All MSE walls shown on the plan will be approved by separate permit



<p align="center">OTAY WATER DISTRICT PROJECT NO. <u>D0944-060189</u></p> <p>PZ 624, 711 RPZ 680</p> <p>REVIEWED BY: <i>[Signature]</i> DATE: <u>5/10/17</u> SIGNATURE EXPIRES AFTER 1 YEAR</p>	<p>IT'S THE LAW! DIAL BEFORE YOU DIG!</p>	<p>CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 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>"AS-BUILT"</p> <p>SIGNED: _____ DATE: _____</p> <p>PRINT NAME: _____ R.L.A. # _____</p> <p>DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____</p>		<p>Tributary LA, Inc.</p> <p>2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax</p> <p>DATE: 10 APR '17 SCALE: 1" = 40' JOB NO. 15024 DRAWN BY: T.P./T.G. W.O. NO. OR-3001G</p>
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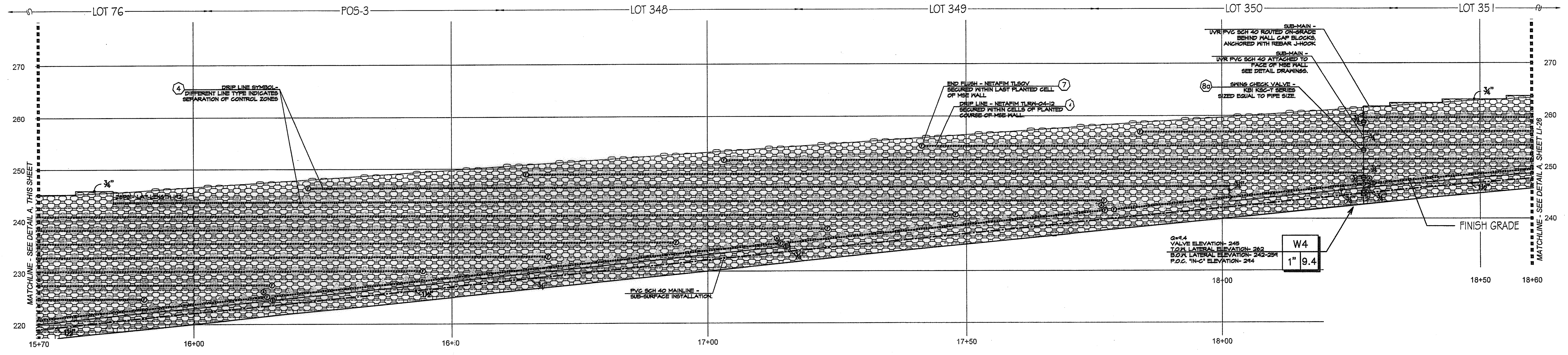
CONSTRUCTION RECORD	REFERENCES 16026-01 - 16026-93	BY HUNSAKER & ASSOC.	REVISIONS	Date	App'd	BENCH MARK DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH Boulders & 1700' SOUTHWESTERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 1484) ELEV=629.319' (NWD/85)	SCALE Horizontal 1" = 40' Vertical N/A	Office	Designed By	Drawn By	Checked By	Approved: <i>[Signature]</i> Date: <u>5-15-17</u> Kelly Broughton Director of Development services or designee.	CITY OF CHULA VISTA MSE WALL PLANTING PLANS FOR OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Drawing No. 16050 - 34 Sheet 34 of 88
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Print Date: 10 APR '17
OWD WO# D0944-060189
Otay Ranch, Village 3 - Slope & Erosion Control



(A) WALL #2 PROFILE - IRRIGATION (SEGMENT 2)
 STA. 12+80 TO 15+70 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

SCALE: 1" = 10'-0"



(B) WALL #2 PROFILE - IRRIGATION (SEGMENT 3)
 STA. 15+70 TO 18+60 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

SCALE: 1" = 10'-0"

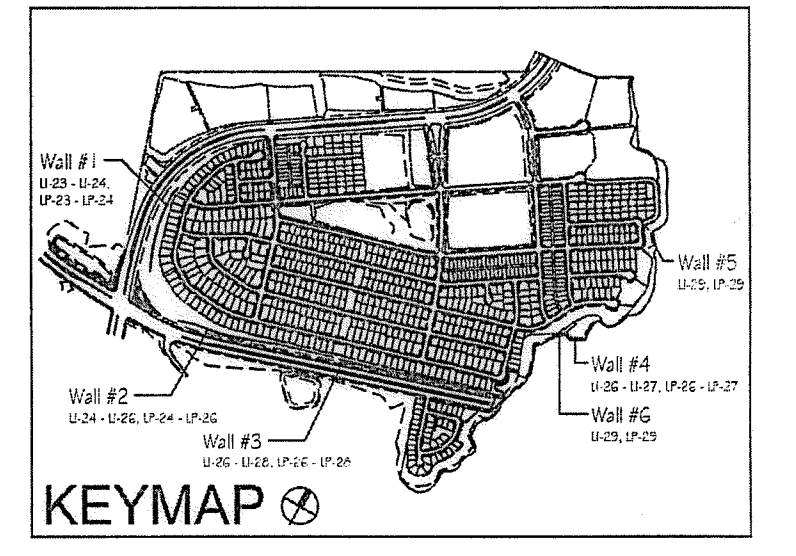
CONSTRUCTION NOTES:

- IRRIGATION POINT OF CONNECTION (P.O.C.) THE WATER SOURCE, PRIMARILY FOR THE PARKWAYS OF THE MASTER HOA, IS FROM AN R/I WATER METER AND ALL REQUIRED BACKFLOW PREVENTION EQUIPMENT OUTSIDE THE LIMITS OF THIS PROJECT. THESE PLANS CALL FOR THE INSTALLATION OF A MAINLINE STUB-OUT FROM THIS SOURCE TO THE LOCATION SHOWN. THE CONTRACTOR SHALL CONNECT TO THE MAINLINE STUB-OUT AT THIS APPROXIMATE LOCATION AND EXTEND AS SHOWN.
- IRRIGATION CONTROLLER- THE CONTROLLER, INTENDED PRIMARILY FOR THE PARKWAYS OF THE MASTER HOA, IS OUTSIDE THE LIMITS OF THIS PROJECT. THESE PLANS CALL FOR THE INSTALLATION OF CONTROL WIRE FROM THIS CONTROLLER TO THE LOCATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONNECT TO CONTROL WIRES AT THIS APPROXIMATE LOCATION AND EXTEND AS NEEDED.
- LOCATIONS SHOWN DIAGRAMMATICALLY. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OTHER AUTHORIZED REPRESENTATIVE. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE APPROXIMATELY AS SHOWN.
- DRIP IRRIGATION FOR SHRUB AND VINE PLANTINGS OF THE MSE WALL. DRIP TUBING WITH PRE-INSERTED, .40 GPH PRESSURE COMPENSATING EMITTERS AT 12" O.C. TUBING TO BE ROUTED THROUGH MANUFACTURED NOTCH OF THE MSE BLOCK AND SECURE WITH STAPLES AT EVERY OPEN CELL. ALL TUBING TO FITTING CONNECTIONS INSTALLED ON THE MSE WALL SHALL BE SECURED WITH OETIKER STAINLESS STEEL CLAMPS-PART #21055- AS RECOMMENDED BY NETAFIM. (AVG. APPLICATION RATE = .642 in/hr. ASSUMING A 12" WETTED WIDTH)
- DRIP IRRIGATION FOR SHRUB AND VINE PLANTINGS AT BASE OF MSE WALL. DRIP TUBING WITH PRE-INSERTED, .40 GPH PRESSURE COMPENSATING EMITTERS AT 12" O.C. TUBING TO BE ROUTED ON THE UP-HILL SIDE OF THE PLANTED ROW. DRIP LINE TO BE LOCATED AS TO PLACE THE TUBING ADJACENT TO THE ORIGINAL ROOT BALL. THIS IS A SUB-SURFACE INSTALLATION- TUBING WITH 4" TOPSOIL COVER AND SECURED WITH STAPLES 4' O.C. (AVG. APPLICATION RATE = .642 in/hr. ASSUMING A 12" WETTED WIDTH)
- AIR/VACUUM RELIEF VALVE. REQUIRED FOR ALL SUBSURFACE DRIP TUBING. LOCATION SHOWN DIAGRAMMATICALLY VALVE TO BE INSTALLED AT HIGHEST LOCAL ELEVATION (TYF. THROUGHOUT).
- FLUSH VALVES INSTALLED AT LATERAL ENDS OR ON FLUSH MANIFOLDS OF ALL DRIP SYSTEMS (TYF.)
- CHECK VALVES FOR REDUCTION OF LATERAL LINE DRAINAGE ARE PLACED TO DIVIDE SYSTEMS INTO CHECKED ZONES. ALL CHECKED ZONES MUST BE SEPARATED AT THE LATERAL ENDS. THERE CAN BE NO FLUSH MANIFOLD CROSSING FROM ONE CHECKED ZONE TO ANOTHER.
- SPRING TYPE: FOR USE WHEN OPERATIONAL FLOW IS FROM LOW TO HIGH ELEVATION.
- DELTA 91 VALVE TYPE: FOR USE WHEN OPERATIONAL FLOW IS FROM HIGH TO LOW ELEVATION.
- 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)

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.

Notes:

- See sheets LP-22 - LP-24 for wall specific plant palettes.
- Wall elevations correspond to station points reference on sheets LP-1 - LP-22.
- All MSE walls shown on the plan will be approved by separate permit



OTAY WATER DISTRICT
 PROJECT NO. D0944-060189
 PZ 624, 711 RPZ 680
 REVIEWED BY: *[Signature]* DATE: 5/10/17
 SIGNATURE EXPIRES AFTER 1 YEAR

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

"AS-BUILT"
 SIGNED: _____ DATE: _____
 PRINT NAME: _____ R.L.A. # _____
 DISCIPLINE: LANDSCAPE ARCHITECT REG. EXP.



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

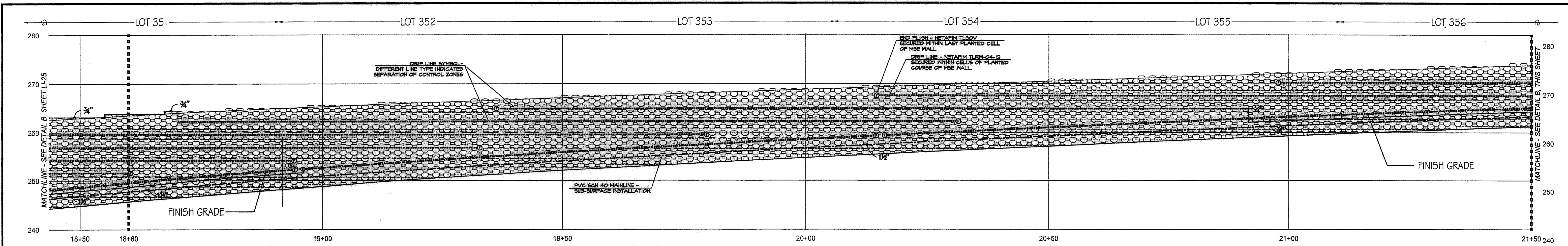
DATE: 10 APR '17
 SCALE: 1" = 40'
 JOB NO. 15024
 DRAWN BY: T.P./T.G.
 W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor _____	16026-01 - 16026-93	HUNSAKER & ASSOC.				DESCRIPTION: BENCH MARK MARKED "SD CITY ENGR." IN 3/4" 1/2" MILES EAST OF INTX OF MAIN ST. & HERITAGE BL. ON ROCK MOUNTAIN 150' EASTERLY OF "ROMAN" 10" HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (74 1359 PER R.O.S. (4841) ELEV=828.319' (NAD83)
Inspector _____						
Date Completed _____						

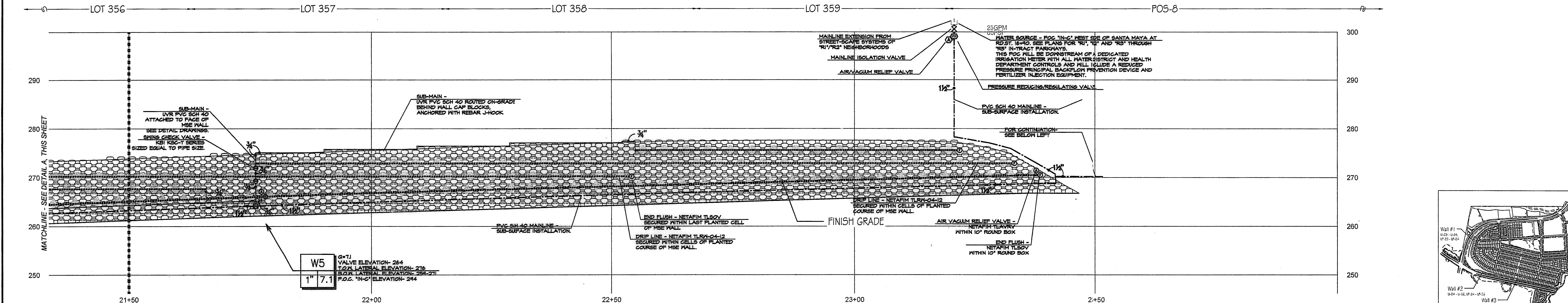
SCALE	Office	Designed By	Drawn By	Checked By
Horizontal 1" = 40'		Plans Prepared Under Supervision Of		
Vertical N/A		Date		
		THOMAS A. PICARD	R.L.A. No. 4001	

Approved: *[Signature]* Date: 5-15-17
 Kelly Broughton
 Director of Development Services or designee.

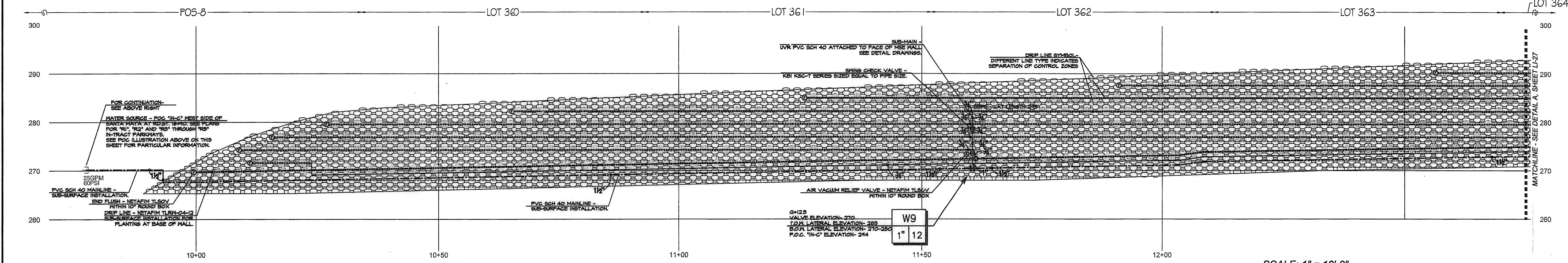
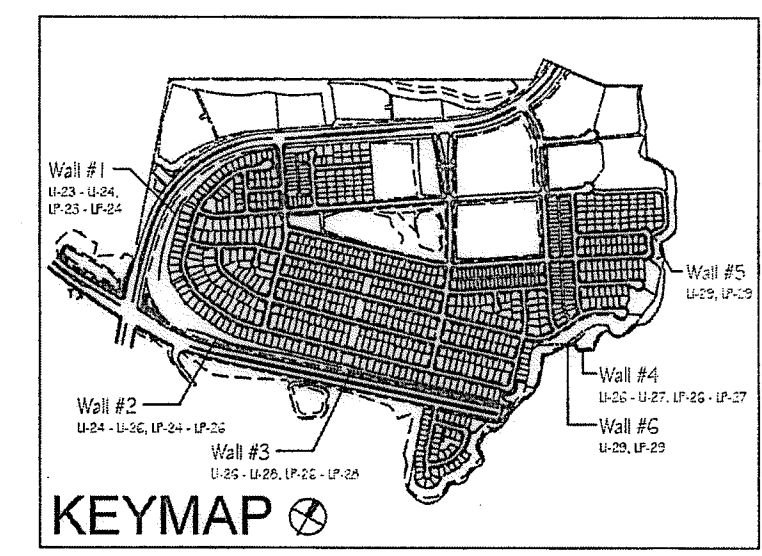
CITY OF CHULA VISTA
 MSE WALL PLACING PLANS FOR:
OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL
 CHULA VISTA TENTATIVE TRACT MAP NO. 13-02
 Drawing No. 16050 - 35
 Sheet 35 of 88



(A) WALL #2 PROFILE - IRRIGATION (SEGMENT 4)
 STA. 18+50 to 21+50 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)
 SCALE: 1" = 10'-0"



(B) WALL #2 PROFILE - IRRIGATION (SEGMENT 5)
 STA. 21+50 to 23+50.00 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)
 SCALE: 1" = 10'-0"



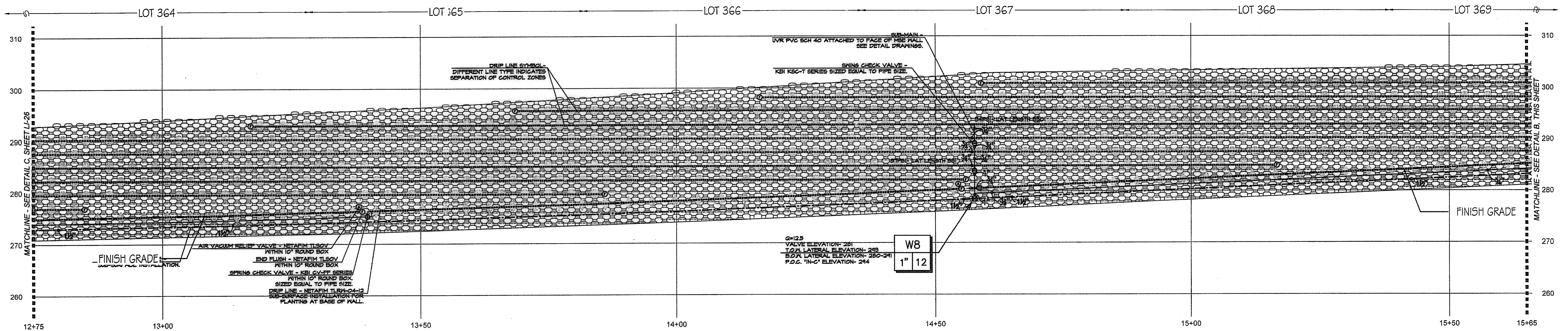
(C) WALL #3 PROFILE - IRRIGATION (SEGMENT 1)
 STA. 10+00 to 12+75 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)
 SCALE: 1" = 10'-0"

- Notes:
- See sheets LP-22 - LP-24 for wall specific plant palettes.
 - Wall elevations correspond to station points reference on sheets LP-1 - LP-22.
 - All MSE walls shown on the plan will be approved by separate permit

CONSTRUCTION NOTES:
 # FOR NOTIS SEE OTHER SHEETS.

OTAY WATER DISTRICT PROJECT NO. <u>D0944-060189</u> PR 624, 711 RPZ 680		IT'S THE LAW! DIAL BEFORE YOU DIG! 	CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALET OF SOUTHERN CALIFORNIA		"AS-BUILT" SIGNED: _____ DATE: _____ PRINT NAME: _____ R.L.A. # _____ DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____			Tributary LA, Inc. 2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax	DATE: 10 APR '17 SCALE: 1" = 40' JOB NO. 15024 DRAWN BY: T.P. / T.G. W.O. NO. OR-3001G
REVIEWED BY: DATE: 5/1/17 SIGNATURE EXPIRES AFTER 1 YEAR			BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALET AT 1-800-227-2600		APPROVED: DATE: 5-15-17 Kelly Broughton Director of Development Services or designee.				CITY OF CHULA VISTA MISE WALL PLANTING PLANS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02 OWD WO# D0944-060189 OWD PERMIT# PLR-16-014

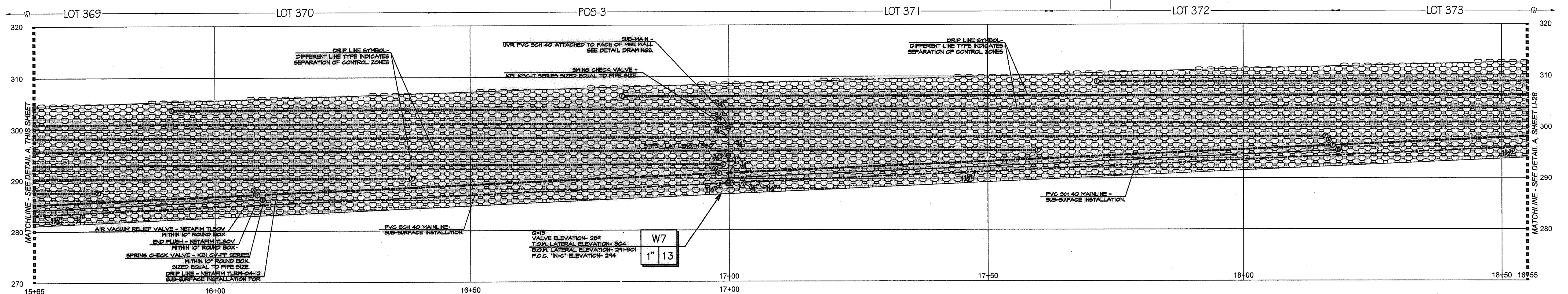
CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By
Contractor _____	16026-01 - 16026-93	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "50 CITY ENGR." IN 3/4" IRON PIPE. LOCATION: 1.5 MILES EAST OF INTX. OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH SHOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1309 PER R.O.S. 14841) ELEV=629.319' (NAD83)	Horizontal 1" = 40' Vertical N/A		Thomas A. Picard		



A WALL #3 PROFILE - IRRIGATION (SEGMENT 2)

STA. 12+75 to 15+65 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs Inc.)

SCALE: 1" = 10'-0"



B WALL #3 PROFILE - IRRIGATION (SEGMENT 3)

STA. 15+65 to 18+55 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs Inc.)

SCALE: 1" = 10'-0"

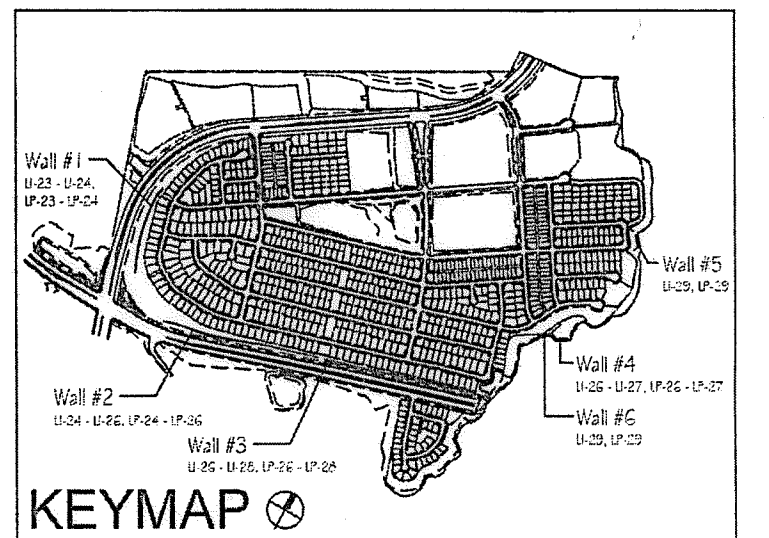
CONSTRUCTION NOTES:

- IRRIGATION POINT OF CONNECTION (P.O.C.) THE WATER SOURCE, PRIMARILY FOR THE PARKWAYS OF THE MASTER HOA, IS FROM AN R.M. WATER METER AND ALL REQUIRED BACKFLOW PREVENTION EQUIPMENT OUTSIDE THE LIMITS OF THIS PROJECT. THESE PLANS CALL FOR THE INSTALLATION OF A MAINLINE STUB-OUT FROM THIS SOURCE TO THE LOCATION SHOWN. THE CONTRACTOR SHALL CONNECT TO THE MAINLINE STUB-OUT AT THIS APPROXIMATE LOCATION AND EXTEND AS SHOWN.
- IRRIGATION CONTROLLER- THE CONTROLLER, INTENDED PRIMARILY FOR THE PARKWAYS OF THE MASTER HOA, IS OUTSIDE THE LIMITS OF THIS PROJECT. THESE PLANS CALL FOR THE INSTALLATION OF CONTROL WIRE FROM THIS CONTROLLER TO THE LOCATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONNECT TO CONTROL WIRES AT THIS APPROXIMATE LOCATION AND EXTEND AS NEEDED.
- LOCATIONS SHOWN DIAGRAMMATICALLY. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OTHER AUTHORIZED REPRESENTATIVE. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE APPROXIMATELY AS SHOWN.
- DRIP IRRIGATION FOR SHRUB AND VINE PLANTINGS OF THE MSE WALL. DRIP TUBING WITH PRE-INSERTED, .40 GPH PRESSURE COMPENSATING EMITTERS AT 12" O.C. TUBING TO BE ROUTED THROUGH MANUFACTURED NOTCH OF THE MSE BLOCK AND SECURE WITH STAPLES AT EVERY OPEN CELL. ALL TUBING TO FITTING CONNECTIONS INSTALLED ON THE MSE WALL SHALL BE SECURED WITH OTIKER STAINLESS STEEL CLAMPS-PAR #21055- AS RECOMMENDED BY NETAFIM. (AVG. APPLICATION RATE = .642 in/hr. ASSUMING A 12" NETTED WIDTH)
- DRIP IRRIGATION FOR SHRUB AND VINE PLANTINGS AT BASE OF MSE WALL. DRIP TUBING WITH PRE-INSERTED, .40 GPH PRESSURE COMPENSATING EMITTERS AT 12" O.C. TUBING TO BE ROUTED ON THE UP-HILL SIDE OF THE PLANTED ROW. DRIFLINE TO BE LOCATED AS TO PLACE THE TUBING ADJACENT TO THE ORIGINAL ROOT BALL. THIS IS A SUB-SURFACE INSTALLATION- TUBING WITH 4" TOPSOIL COVER AND SECURED WITH STAPLES 4' O.C. (AVG. APPLICATION RATE = .642 in/hr. ASSUMING A 12" NETTED WIDTH)
- AIR/VACUUM RELIEF VALVE. REQUIRED FOR ALL SUBSURFACE DRIP TUBING. LOCATION SHOWN DIAGRAMMATICALLY; VALVE TO BE INSTALLED AT HIGHEST LOCAL ELEVATION (TYP. THROUGHOUT).
- FLUSH VALVES INSTALLED AT LATERAL ENDS OR ON FLUSH MANIFOLDS OF ALL DRIP SYSTEMS (TYP)
- CHECK VALVES FOR REDUCTION OF LATERAL LINE DRAINAGE ARE PLACED TO DIVIDE SYSTEMS INTO CHECKED ZONES. ALL CHECKED ZONES MUST BE SEPARATED AT THE LATERAL ENDS. THERE CAN BE NO FLUSH MANIFOLD CROSSING FROM ONE CHECKED ZONE TO ANOTHER.
- SWING TYPE: FOR USE WHEN OPERATIONAL FLOW IS FROM LOW TO HIGH ELEVATION.
- SPRING TYPE: FOR USE WHEN OPERATIONAL FLOW IS FROM HIGH TO LOW ELEVATION.
- 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)

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.

Notes:

- See sheets LP-22 - LP-24 for wall specific plant palettes.
- Wall elevations correspond to station points reference on sheets LP-1 - LP-22.
- All MSE walls shown on the plan will be approved by separate permit



OTAY WATER DISTRICT
PROJECT NO. D0944-060189
RZ 624, 711 RPZ 680
REVIEWED BY: [Signature] DATE: 5/10/17
SIGNATURE EXPIRES AFTER 1 YEAR

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

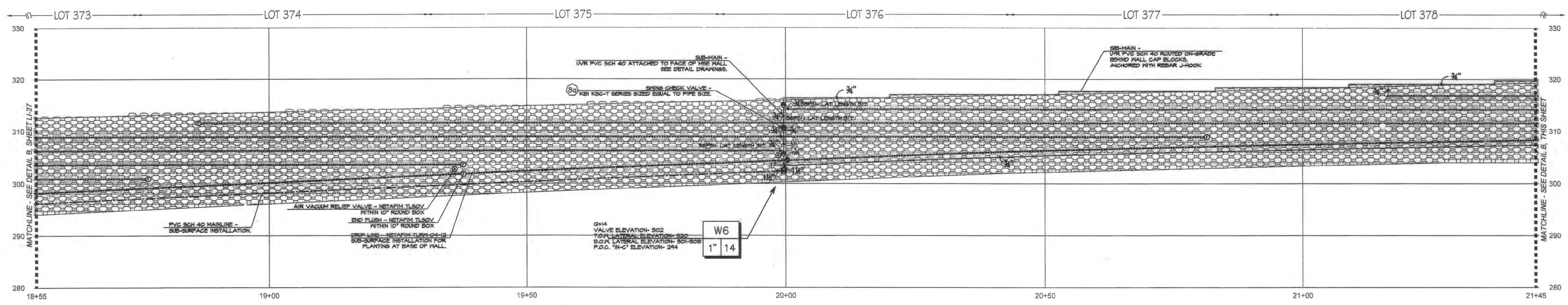
"AS-BUILT"
SIGNED: _____ DATE: _____
PRINT NAME: _____ R.L.A. # _____
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



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

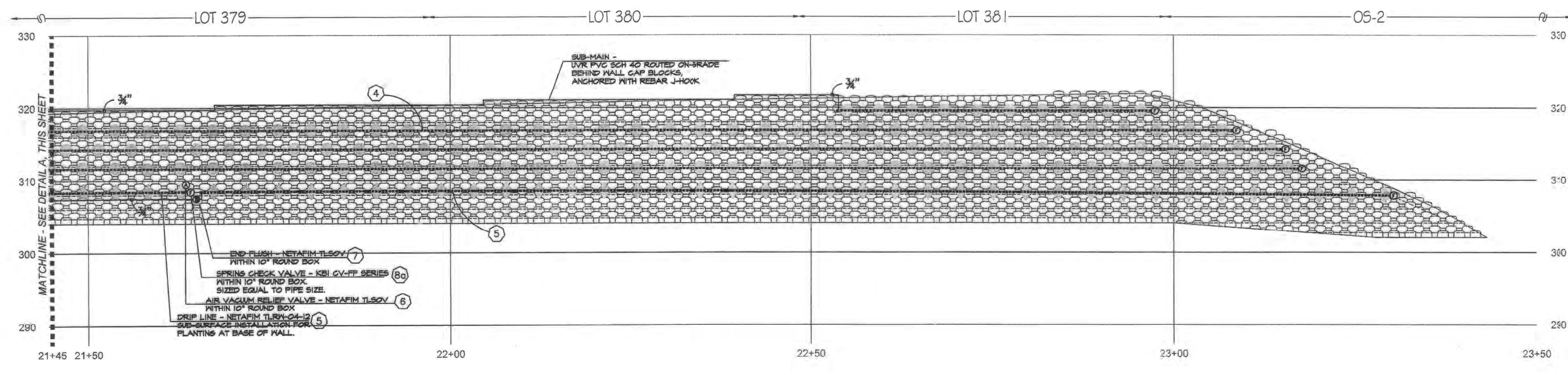
DATE: 10 APR '17
SCALE: 1" = 40'
JOB NO. 15024
DRAWN BY: T.P./T.G.
W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved:	Date:	CITY OF CHULA VISTA	Drawing No.
Contractor _____	16026-01 - 16026-93	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "50 CITY ENGR." IN 3/4" IRON PIPE LOCATION: 1.5 MILES EAST OF INTX. OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH Boulders & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 1464) ELEV=625.31' (NAD83)	Horizontal 1" = 40' Vertical N/A	Field	Plans Prepared Under Supervision Of	THOMAS A. PICARD	[Signature]	[Signature]	5-15-17	MSE WALL PLANTING PLANS FOR OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 37
Inspector _____															Sheet 37 of 88
Date Completed _____															



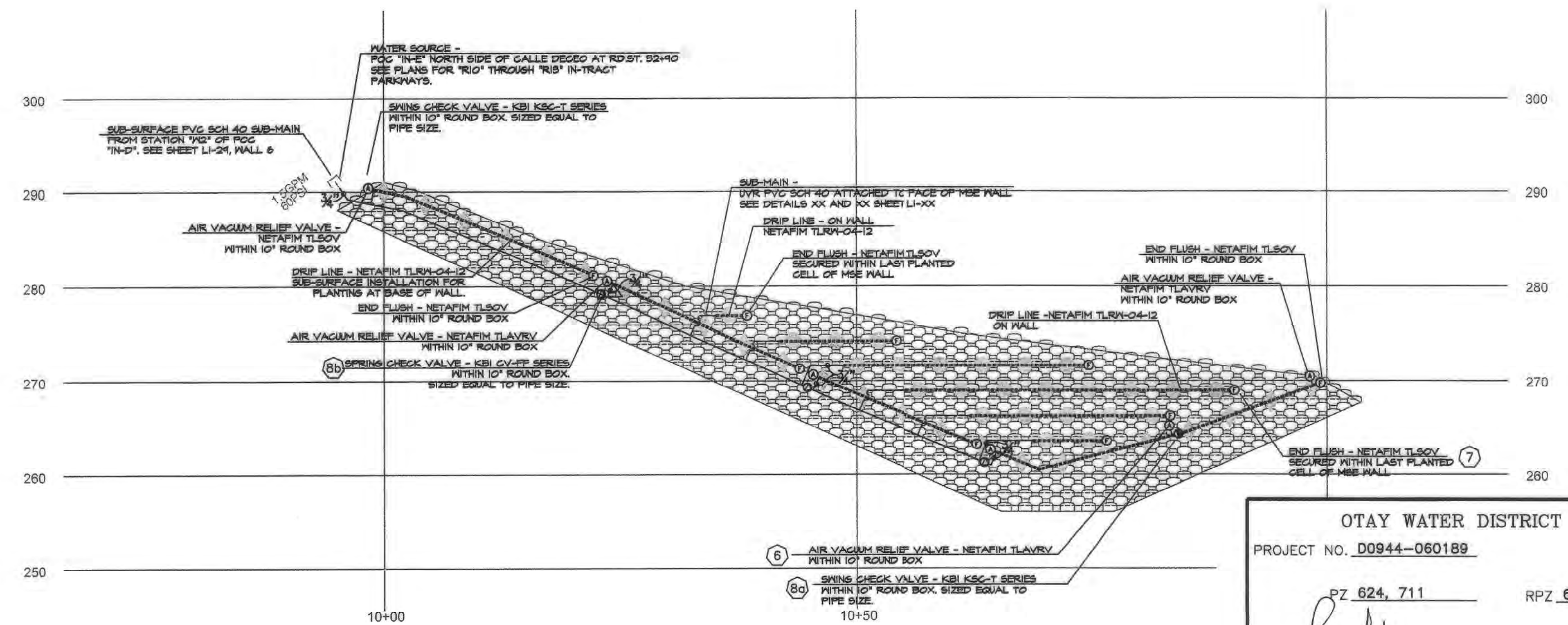
(A) WALL #3 PROFILE - IRRIGATION (SEGMENT 4)
 STA. 18+55 to 21+45 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

SCALE: 1" = 10'-0"



(B) WALL #3 PROFILE - IRRIGATION (SEGMENT 5)
 STA. 21+45 to 23+50 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

SCALE: 1" = 10'-0"



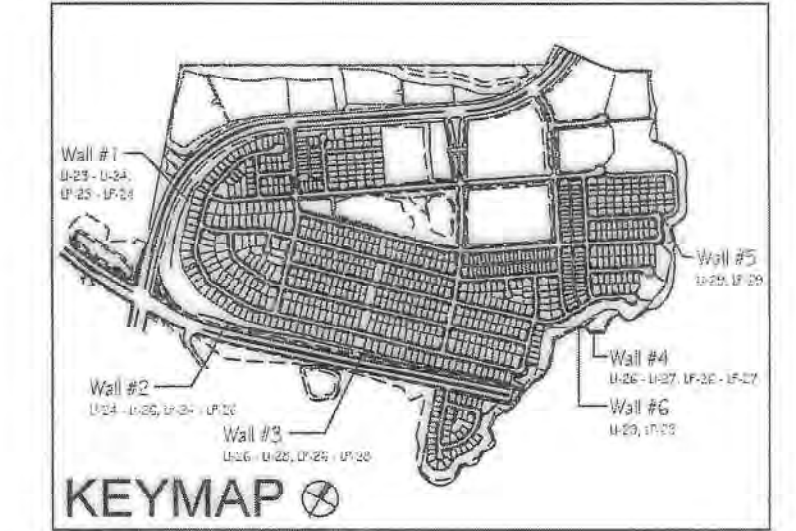
(C) WALL #4 PROFILE - IRRIGATION (SEGMENT 1)
 STA. 10+00 to 10+98.72 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

SCALE: 1" = 10'-0"

CONSTRUCTION NOTES:

- ① IRRIGATION POINT OF CONNECTION (P.O.C.) THE WATER SOURCE, PRIMARILY FOR THE PARKWAYS OF THE MASTER HOA, IS FROM AN R.I. WATER METER AND ALL REQUIRED BACKFLOW PREVENTION EQUIPMENT OUTSIDE THE LIMITS OF THIS PROJECT. THESE PLANS CALL FOR THE INSTALLATION OF A MAINLINE STUB-OUT FROM THIS SOURCE TO THE LOCATION SHOWN. THE CONTRACTOR SHALL CONNECT TO THE MAINLINE STUB-OUT AT THIS APPROXIMATE LOCATION AND EXTEND AS SHOWN.
- ② IRRIGATION CONTROLLER- THE CONTROLLER, INTENDED PRIMARILY FOR THE PARKWAYS OF THE MASTER HOA, IS OUTSIDE THE LIMITS OF THIS PROJECT. THESE PLANS CALL FOR THE INSTALLATION OF CONTROL WIRE FROM THIS CONTROLLER TO THE LOCATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONNECT TO CONTROL WIRES AT THIS APPROXIMATE LOCATION AND EXTEND AS NEEDED.
- ③ LOCATIONS SHOWN DIAGRAMMATICALLY. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OTHER AUTHORIZED REPRESENTATIVE. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE APPROXIMATELY AS SHOWN.
- ④ DRIP IRRIGATION FOR SHRUB AND VINE PLANTINGS OF THE MSE WALL. DRIP TUBING WITH PRE-INSERTED, 40 GPH PRESSURE COMPENSATING EMITTERS AT 12" O.C. TUBING TO BE ROUTED THROUGH MANUFACTURED NOTCH OF THE MSE BLOCK AND SECURE WITH STAPLES AT EVERY OPEN CELL. ALL TUBING TO FITTING CONNECTIONS INSTALLED ON THE MSE WALL SHALL BE SECURED WITH OETIKER STAINLESS STEEL CLAMPS-PART #21055- AS RECOMMENDED BY NETAFIM. (AVG. APPLICATION RATE = .642 in/hr. ASSUMING A 12" NETTED WIDTH)
- ⑤ DRIP IRRIGATION FOR SHRUB AND VINE PLANTINGS AT BASE OF MSE WALL. DRIP TUBING WITH PRE-INSERTED, 40 GPH PRESSURE COMPENSATING EMITTERS AT 12" O.C. TUBING TO BE ROUTED ON THE UP-HILL SIDE OF THE PLANTED ROW. DRIP LINE TO BE LOCATED AS TO PLACE THE TUBING ADJACENT TO THE ORIGINAL ROOT BALL. THIS IS A SUB-SURFACE INSTALLATION- TUBING WITH 4" TOPSOIL COVER AND SECURES WITH STAPLES 4' O.C. (AVG. APPLICATION RATE = .642 in/hr. ASSUMING A 12" NETTED WIDTH)
- ⑥ AIR/VACUUM RELIEF VALVE, REQUIRED FOR ALL SUBSURFACE DRIP TUBING. LOCATION SHOWN DIAGRAMMATICALLY; VALVE TO BE INSTALLED AT HIGHEST LOCAL ELEVATION (TYP. THROUGHOUT).
- ⑦ FLUSH VALVES INSTALLED AT LATERAL ENDS OR ON FLUSH MANIFOLDS OF ALL DRIP SYSTEMS (TYP.)
- ⑧ CHECK VALVES FOR REDUCTION OF LATERAL LINE DRAINAGE ARE PLACED TO DIVIDE SYSTEMS INTO CHECKED ZONES. ALL CHECKED ZONES MUST BE SEPARATED AT THE LATERAL ENDS. THERE CAN BE NO FLUSH MANIFOLD CROSSING FROM ONE CHECKED ZONE TO ANOTHER.
- ⑧a SWING TYPE. FOR USE WHEN OPERATIONAL FLOW IS FROM LOW TO HIGH ELEVATION.
- ⑧b SPRING TYPE. FOR USE WHEN OPERATIONAL FLOW IS FROM HIGH TO LOW ELEVATION.
- ⑨ 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)

Notes:
 1) See sheets LP-22 - LP-24 for wall specific plant palettes.
 2) Wall elevations correspond to station points reference on sheets LP-1 - LP-22.
 3) All MSE walls shown on the plan will be approved by separate permit



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.

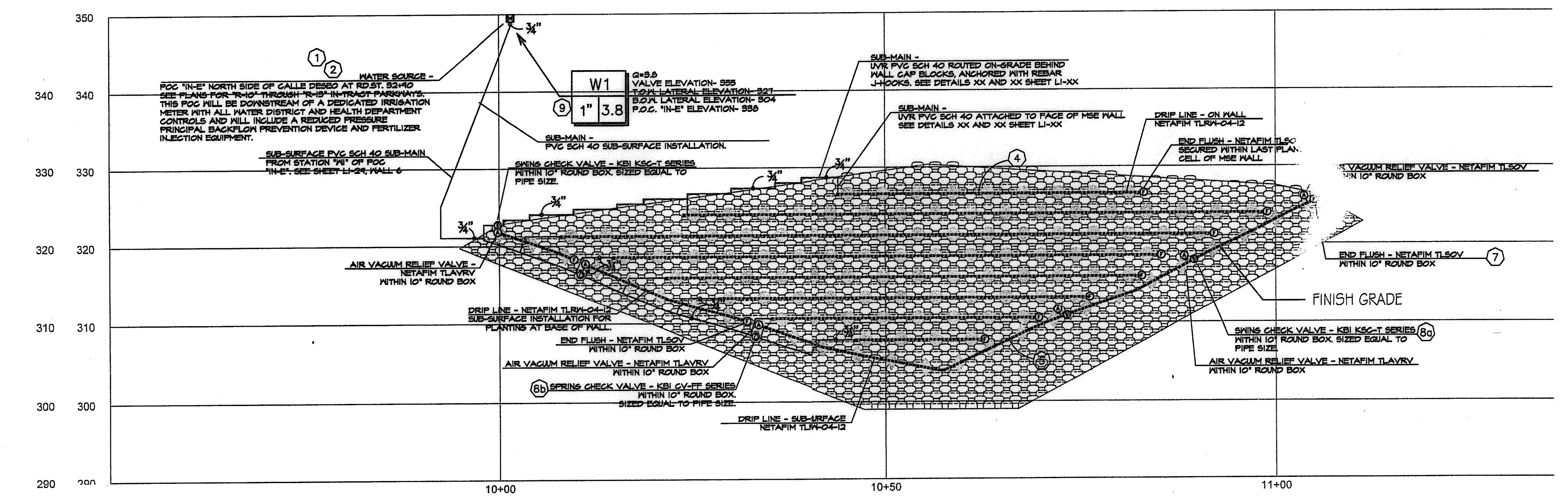
<p>OTAY WATER DISTRICT PROJECT NO. D0944-060189 PZ 824, 711 RPZ 680 REVIEWED BY: <i>[Signature]</i> DATE: 5/10/17 SIGNATURE EXPIRES AFTER 1 YEAR</p>	<p>IT'S THE LAW! DIAL BEFORE YOU DIG! CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p>	<p>"AS-BUILT" SIGNED: _____ DATE: _____ PRINT NAME: _____ R.L.A. # _____ DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____</p>		<p>Tributary LA, Inc. 2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax</p>	<p>DATE: 10 APR '17 SCALE: 1" = 40' JOB NO. 15024 DRAWN BY: T.P./T.G. W.O. NO. OR-3001G</p>
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CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved:	Date:	CITY OF CHULA VISTA	Drawing No.	
Contractor _____		16026-01 - 16026-93	HUNSAKER & ASSOC.				DESCRIPTION: BRASS BDK MARKED "SO CITY ENGR." IN 3/4" R.O. PIPE LOCATION: 1.5 MILES EAST OF INTX. OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERN OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 1684) ELEV=653.312 (MWD 93)	Horizontal 1" = 40' Vertical N/A	Field	Plans Prepared Under Supervision Of	THOMAS A. PICARD			<i>[Signature]</i>	5-15-17	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	16050 - 38
Inspector _____													Kelly Broughton		CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Sheet 38 of 88	
Date Completed _____													Director of Development Services or designee.		OWD WO# D0944-060189 OWD PERMIT# PLR-16-014	LI-28	

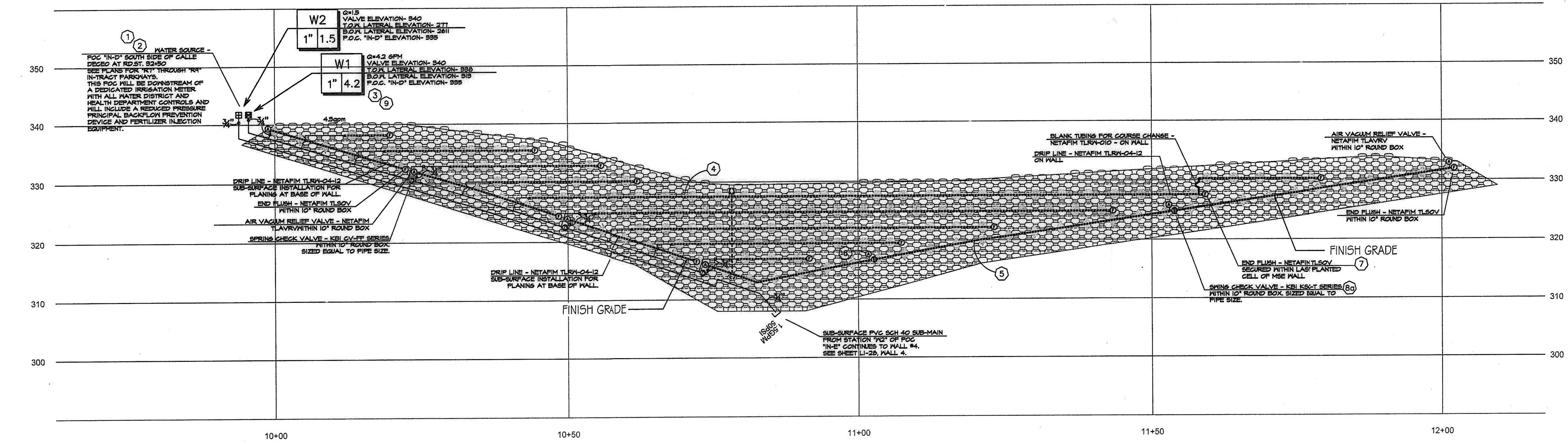
CONSTRUCTION NOTES:

- 1 IRRIGATION POINT OF CONNECTION (P.O.C.) THE WATER SOURCE, PRIMARILY FOR THE PARKWAYS OF THE MASTER HOA, IS FROM AN R/W WATER METER AND ALL REQUIRED BACKFLOW PREVENTION EQUIPMENT OUTSIDE THE LIMITS OF THIS PROJECT. THESE PLANS CALL FOR THE INSTALLATION OF A MAINLINE STUB-OUT FROM THIS SOURCE TO THE MAINLINE STUB-OUT AT THIS APPROXIMATE LOCATION AND EXTEND AS SHOWN.
- 2 IRRIGATION CONTROLLER- THE CONTROLLER, INTENDED PRIMARILY FOR THE PARKWAYS OF THE MASTER HOA, IS OUTSIDE THE LIMITS OF THIS PROJECT. THESE PLANS CALL FOR THE INSTALLATION OF CONTROL WIRE FROM THIS CONTROLLER TO THE LOCATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONNECT TO CONTROL WIRES AT THIS APPROXIMATE LOCATION AND EXTEND AS NEEDED.
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- 4 DRIP IRRIGATION FOR SHRUB AND VINE PLANTINGS OF THE MSE WALL. DRIP TUBING WITH PRE-INSERTED, 40 GPH PRESSURE COMPENSATING EMITTERS AT 12" O.C. TUBING TO BE ROUTED THROUGH MANUFACTURED NOTCH OF THE MSE BLOCK AND SECURE WITH STAPLES AT EVERY OPEN CELL. ALL TUBING TO FITTING CONNECTIONS ON THE MSE WALL SHALL BE SECURED WITH OETIKER STAINLESS STEEL CLAMPS-PART #210SS- AS RECOMMENDED BY NETAFIM. (AVG. APPLICATION RATE = .642 in/hr. ASSUMING A 12" NETTED WIDTH)
- 5 DRIP IRRIGATION FOR SHRUB AND VINE PLANTINGS AT BASE OF MSE WALL. DRIP TUBING WITH PRE-INSERTED, 40 GPH PRESSURE COMPENSATING EMITTERS AT 12" O.C. TUBING TO BE ROUTED ON THE UP-HILL SIDE OF THE PLANTED ROW. DRIP LINE TO BE LOCATED AS TO PLACE THE TUBING ADJACENT TO THE ORIGINAL ROOT BALL. THIS IS A SUB-SURFACE INSTALLATION- TUBING WITH 4" TOPSOIL COVER AND SECURES WITH STAPLES 4' O.C. (AVG. APPLICATION RATE = .642 in/hr. ASSUMING A 12" NETTED WIDTH)
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- 7 FLUSH VALVES INSTALLED AT LATERAL ENDS OR ON FLUSH MANIFOLDS OF ALL DRIP SYSTEMS (TYP.)
- 8 CHECK VALVES FOR REDUCTION OF LATERAL LINE DRAINAGE ARE PLACED TO DIVIDE SYSTEMS INTO CHECKED ZONES. ALL CHECKED ZONES MUST BE SEPARATED AT THE LATERAL ENDS. THERE CAN BE NO FLUSH MANIFOLD CROSSING FROM ONE CHECKED ZONE TO ANOTHER.
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- 8b SPRING TYPE: FOR USE WHEN OPERATIONAL FLOW IS FROM HIGH TO LOW ELEVATION.
- 9 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)

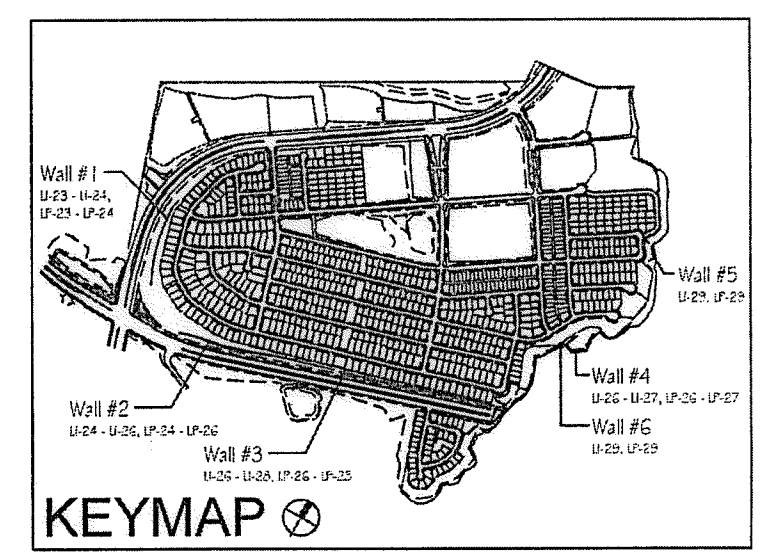
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A WALL #5 PROFILE - IRRIGATION (SEGMENT 1)
 STA. 10+00 to 11+04.86 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)
 SCALE: 1" = 10'-0"



B WALL #6 PROFILE - IRRIGATION (SEGMENT 1)
 STA. 10+00 to 12+02.67 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)
 SCALE: 1" = 10'-0"



Notes:
 1) See sheets LP-22 - LP-24 for wall specific plant palettes.
 2) Wall elevations correspond to station points reference on sheets LP-1 - LP-22.
 3) All MSE walls shown on the plan will be approved by separate permit

OTAY WATER DISTRICT PROJECT NO. <u>D0944-060189</u> PZ 624, 711 RPZ 680 REVIEWED BY: <i>[Signature]</i> DATE: <u>5/10/17</u> SIGNATURE EXPIRES AFTER 1 YEAR		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	"AS-BUILT" SIGNED: _____ DATE: _____ PRINT NAME: _____ R.L.A. # _____ DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____		Tributary LA, Inc. 2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax	DATE: 10 APR '17 SCALE: 1" = 40' JOB NO. 15024 DRAWN BY: T.P./T.G. W.O. NO. OR-3001G
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CONSTRUCTION RECORD Contractor: _____ Inspector: _____ Date Completed: _____		REFERENCES 16026-01 - 16026-93 HUNSAKER & ASSOC.	BY HUNSAKER & ASSOC.	REVISIONS Date App'd Description	BENCH MARK DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE. LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH ISLANDS & 1200' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 1484) ELEV=893.19' (NAVD83)	SCALE Horizontal: 1" = 40' Vertical: N/A	Office _____ Field _____ Traffic _____	Designed By: _____ Drawn By: _____ Checked By: _____	Approved: <i>[Signature]</i> Date: <u>5-15-17</u> Kelly Broughton Director of Development Services or designee.	CITY OF CHULA VISTA MSE WALL PLANTING PLANS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Drawing No. 16050 - 39 Sheet 39 of 88
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IRRIGATION CONTROL EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	REMARKS	DETAIL
	SATELLITE OR CONTROLLER FOR C.F.D. MAINTENANCE AREAS	RAINMASTER EAGLE PLUS I-CENTRAL AS ASSEMBLY WITHIN STAINLESS STEEL ENCLOSURE.	ALL CONTROLLER/SATELLITE ASSEMBLIES BY SITEONE GREEN TECH (800) 427-0779. TEXT WITHIN SYMBOL IDENTIFIES SATELLITE. SEE SHEETS T-2 / T-3 / T-4 FOR MODEL NUMBER AND STATION COUNT.	A1 / LI-31 SDRSD I-17
	CONTROLLER HOA MAINTENANCE AREAS	RAINMASTER EAGLE PLUS-I AS ASSEMBLY WITHIN STAINLESS STEEL ENCLOSURE.	ALL CONTROLLER ASSEMBLIES BY GREEN TECH DIVISION OF SITEONE LANDSCAPE (800) 427-0779. SHEETS T-2 AND T-3 AND FOR MODEL NUMBERS AND STATION COUNT. TEXT ON SYMBOL IDENTIFIES CONTROLLER.	A1 / LI-31 SDRSD I-17
	CONTROLLER PRIVATE LOTS	TORO EVOLUTION SERIES WITH STATION MODULES APPROPRIATE FOR THE REQUIRED STATION COUNT.	ALL CONTROLLER ASSEMBLIES FOR PRIVATE LOT SYSTEMS WILL BE BY THE LANDSCAPE CONTRACTOR, INSTALLED WITHIN GARAGE OF PRIVATE RESIDENCE. COORDINATE POWER, CONDUIT FOR CONTROL WIRE WITH APPROPRIATE ON-SITE PERSONNEL.	A2 / LI-31
	WEATHER / ET ₀ SENSOR	TORO WIRELESS ET SENSOR	INSTALL ON FACIA BOARD OR TOP RAIL OF FENCE. SENSOR TO HAVE CLEAR VIEW OF SKY. (FOR USE ON PRIVATE SYSTEMS)	A2 / LI-31

IRRIGATION EQUIPMENT LEGEND - RECYCLED WATER

SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	REMARKS	DETAIL
	WATER METER POINT OF CONNECTION	RECYCLED WATER IRRIGATION METER BY OWNER	SEE PLANS FOR DIAGRAMMATIC LOCATIONS OF ALL POINTS OF CONNECTION. SEE ALSO CIVIL DRAWINGS FOR EXACT SERVICE LINE LOCATIONS	B-SERIES LI-31
	FOG ASSEMBLY-Y-STRAINER CHECK VALVE	WILKINS 500 SERIES STRAINER WITH 30 MESH. WILKINS 40XL2 CHECK VALVE.	THIS EQUIPMENT IS FOR USE WITH RECYCLED WATER SERVICE THAT DO NOT INCLUDE A FERTILIZER INJECTOR ONLY. SEE DETAIL DRAWINGS FOR GENERAL ARRANGEMENT AND BOX SIZES. ASSEMBLIES TO BE WITHIN VALVE BOXES AS SHOWN IN WATER AGENCIES STANDARD DRAWINGS WR-03 AND WR-04 THIS SHEET.	B-SERIES LI-31
	PRESSURE REGULATOR	WILKINS 300XL HR PRESSURE REG.	FABRICATE AND INSTALL AS DETAILED AND TO THE SATISFACTION OF OMD AND/OR DEH INSPECTOR. SET PRESSURE AS SHOWN ON PRESSURE CALCULATIONS. TO BE PAINTED WITH OMD APPROVED PURPLE AND INCLUDE P.O.C. I.D. AND R.M. WARNING TAGS.	B-SERIES LI-31
	CROSS CONNECTION TEST STATION	CONTRACTOR FABRICATED	FABRICATE AND INSTALL AS REQUIRED BY OMD AND AS DETAILED BY M.A.S. DRAWINGS #WR-03. TO BE PAINTED WITH OMD APPROVED PURPLE AND INCLUDE P.O.C. I.D. AND R.M. WARNING TAGS.	B-SERIES LI-32
	MASTER CONTROL VALVE	HUNTER INDUSTRIES IBV-XXXG-F5 (XXX=VALVE SIZE)	VALVE SIZE EQUALS PIPE LINE SIZES AS SHOWN ON PLANS. NORMALLY CLOSED R.C.V. WITH CONTROLLER I.D. AND R.M. WARNING TAG FOR USE WITH "PSF" OPTION BY SITEONE GREENTECH. TO BE PAINTED WITH OMD APPROVED PURPLE AND INCLUDE P.O.C. I.D. AND R.M. WARNING TAGS.	B6 / LI-32 D8, D9 / LI-34
	FLOW SENSOR	RAINMASTER FS-B130 OR FS-B200	AS PROVIDED WITH CONTROLLER/SATELLITE ASSEMBLY BY SITEONE GREEN TECH - SIZE AS NOTED ON SHEET T-2. TO BE PAINTED WITH OMD APPROVED PURPLE AND INCLUDE P.O.C. I.D. AND R.M. WARNING TAGS.	B7 / LI-32 D8, D9 / LI-34
	PVC BALL VALVE 2" AND SMALLER	HAYWARD TB SERIES (SCH-80) PVC BALL VALVE WITH INTEGRAL UNIONS	SIZED EQUAL TO PIPE SIZE. FOR MAINLINE AND MANIFOLD ISOLATION ON LINES 3" AND SMALLER. INSTALL WITH UNIONS BOTH SIDES. TO BE PAINTED WITH OMD APPROVED PURPLE AND INCLUDE P.O.C. I.D. AND R.M. WARNING TAGS.	B10 / LI-32 D8, D9 / LI-34
	SPRING CHECK VALVE	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 12" ROUND VALVE BOX AS DETAILED.	F1, F2 / LI-35 D8, D9 / LI-34
	SWING CHECK VALVE	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 VALVE BOX AS DETAILED.	F1, F2 / LI-35 D8, D9 / LI-34
	AIR/VACUUM RELIEF VALVE	1" BURMAD MODEL O2-ARC AND SPEARS 2121 SERIES PVC BALL VALVE	INSTALL AT HIGHEST LOCAL ELEVATION OF MAINLINE DOWNSTREAM OF 1" ISOLATION BALL VALVE. TO BE PAINTED WITH OMD APPROVED PURPLE AND INCLUDE P.O.C. I.D. AND R.M. WARNING TAGS.	D2 / LI-34 D8, D9 / LI-34
	REMOTE CONTROL VALVE CPD MAINTAINED	HUNTER INDUSTRIES IBV-XXXG-F5-AS-ADJ (XXX=VALVE SIZE)	SIZE AS SHOWN. BRASS PRESSURE REGULATING REMOTE CONTROL VALVE FOR OVERHEAD SYSTEMS. TO BE PAINTED WITH OMD APPROVED PURPLE AND INCLUDE P.O.C. I.D. AND R.M. WARNING TAGS.	D-SERIES LI-33, LI-34
	REMOTE CONTROL VALVE PRIVATE/HOA MAINTAINED	HUNTER INDUSTRIES ICV-XXXG-F5-AS-ADJ (XXX=VALVE SIZE)	SIZE AS SHOWN. PLASTIC PRESSURE REGULATING REMOTE CONTROL VALVE FOR OVERHEAD SYSTEMS. TO BE PAINTED WITH OMD APPROVED PURPLE AND INCLUDE P.O.C. I.D. AND R.M. WARNING TAGS.	D-SERIES LI-33, LI-34
	QUICK COUPLER VALVE	HUNTER INDUSTRIES HQ-44RC-AW-R WITH HK-44A KEY AND H52 SWIVEL-1 KEY ASSEMBLY PER 10 GCV'S INSTALLED	INSTALL WHERE SHOWN (APPROX. 200' O.C. MAX) WITHIN 10" ROUND VALVE BOX. ACME THREADED WITH LOCKING PURPLE COVER. QUICK COUPLER TO BE FED BY A 1.5" LINE MIN. TO BE PAINTED WITH OMD APPROVED PURPLE AND INCLUDE P.O.C. I.D. AND R.M. WARNING TAGS.	D1 / LI-33 D9 / LI-34
NO SYMBOL	CONTROL WIRE AND CONDUIT	SEE SPECIFICATIONS	CONTROL WIRE WITHIN PVC SCH 40 CONDUIT WITH SNEEP FITTINGS. COMPLETE CONDUIT RUN CONTROLLER TO RCV TO FOLLOW IRRIGATION MAINLINE IN COMMON TRENCH WHENEVER POSSIBLE.	C-SERIES/LI-32 D-SERIES/LI-34
	FULL BOX	CONTRACTOR FABRICATED SEE DETAIL DRAWINGS AND SPECIFICATIONS	FULL BOXES TO BE INSTALLED IN CONDUIT RUNS IN EXCESS OF 200 FEET AND AT ROAD OR DRIVE CROSSINGS.	E-SERIES/LI-34 D8, D9 / LI-34
	PVC MAINLINE 3" AND SMALLER	PACIFIC PLASTICS CYCLE FLOW RECYCLED WATER PVC	1" - 1.5" = PVC SCH 40; 2" AND 3" = PVC CLASS 315 IV PVC SCH 80 DEEP BELL FITTINGS. (PURPLE PVC PIPE FOR USE WITH RECYCLED WATER)	C-SERIES LI-32, LI-33
	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-SERIES LI-32, LI-33
	PVC LATERAL LINE TRANSITION	PACIFIC PLASTICS CYCLE FLOW TO PACIFIC PLASTICS SOLAR PROOF	APPROXIMATE LOCATION OF SUB-GRADE TO ON-GRADE TRANSITION. (ON-GRADE SOLAR PROOF PIPE TO BE IDENTIFIED TO CONTAIN RECYCLED WATER)	C-SERIES LI-32, LI-33
	PVC LATERAL LINE (ON-GRADE)	PACIFIC PLASTICS SOLAR PROOF UVR PVC.	ALL PIPE SIZING IS BASED ON OPERATING WATER VELOCITIES NOT TO EXCEED 5 FEET PER SEC. CONTRACTOR TO PLACE R.M. WARNING LABELS EVERY 10 FEET ALONG THE LENGTH OF THE PIPE.	C-SERIES LI-32, LI-33
	SLEEVE MARKER	CONTRACTOR FABRICATED SEE DETAIL DRAWINGS AND SPECIFICATIONS	INSTALL OVER ENDS OF ALL PIPE SLEEVES AT ROAD OR DRIVE CROSSINGS AS DETAILED.	C-SERIES LI-32, LI-33
	PVC SLEEVE	PACIFIC PLASTICS CYCLE FLOW RECYCLED WATER PVC	PVC SCH 40; TWO TIMES DIA. OF PIPE OR WIRE BUNDLE. (3" MIN. - NON-VEHICULAR; 4" MIN. - VEHICULAR)	C-SERIES LI-32, LI-33
	RECYCLED WATER WARNING SIGN	T. CHRISTY ENTERPRISES MODEL# ID-SIGN-4 MOUNTED ON POST AS DETAILED.	SIGNS TO BE LOCATED APPROXIMATELY WHERE SHOWN ON PLANS. OR AS DIRECTED BY O.M.D. INSPECTOR.	R/M / T-2

POTABLE WATER IRRIGATION EQUIPMENT LEGEND (FOR PRIVATE SLOPES)

SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	REMARKS	DETAIL
	METER	POTABLE WATER METER BY OWNER OR BUILDER	SEE PLANS FOR DIAGRAMMATIC LOCATIONS OF ALL POINTS OF CONNECTION. SEE ALSO CIVIL DRAWINGS FOR EXACT SERVICE LINE LOCATIONS	B1 / LI-31 B12 / LI-32
	CONNECTION-PRIVATE LOT SYSTEMS	WILKINS 250 BALL VALVE AND WILKINS BR4 PRESSURE REGULATING VALVE	LOCATIONS SHOWN DIAGRAMMATICALLY. SEE CIVIL FOR SPECIFIC LOCATIONS. TO BE INSTALLED DOWNSTREAM OF SIDE OUTLET ON PRIVATE SERVICE LINE TO RESIDENCE AS DETAILED.	B1 / LI-31 B12 / LI-32
	REMOTE CONTROL VALVE PRIVATE LOT SYSTEMS	IRRITROL 2600TF	1" REMOTE CONTROL VALVE FOR PRIVATE LOT SLOPES INSTALLED UPSTREAM OF ATMOSPHERIC VACUUM BREAKER. INSTALL RCV ASSEMBLY WITH CONTROLLER I.D. TAG TO EQUAL LOT NUMBER.	G1, G2 LI-35
	ATMOSPHERIC VACUUM BREAKER	CHAMPION	INSTALL DOWNSTREAM OF CONTROL VALVE AT SUBMAIN TO LATERAL LINE CONNECTION. AVB TO BE INSTALLED ON RISERS SO THAT DEVICE IS 12" ABOVE HIGHEST DOWNSTREAM OUTLET.	G1, G2 LI-35
	PVC MAINLINE PIPE	PACIFIC PLASTICS SOLVENT WELD PIPE	PVC SCH 40; 1-1/4" MINIMUM (SEE PRODUCT SPECIFICATION SHEET LI-20 SECTION 2.15) (WHITE PVC PIPE FOR USE WITH POTABLE WATER)	C-SERIES LI-32, LI-33
	PVC LATERAL LINE PIPE	PACIFIC PLASTICS SOLVENT WELD PIPE	PVC SCH 40; 3/4" MINIMUM (SEE PRODUCT SPECIFICATION SHEET LI-20 SECTION 2.15) (WHITE PVC PIPE FOR USE WITH POTABLE WATER)	C-SERIES LI-32, LI-33
	PVC SLEEVE	PACIFIC PLASTICS SOLVENT WELD PIPE	PVC SCH 40; TWO TIMES DIA. OF PIPE OR WIRE BUNDLE. (3" MIN.) (WHITE PVC PIPE FOR USE WITH POTABLE WATER)	C-SERIES LI-32, LI-33

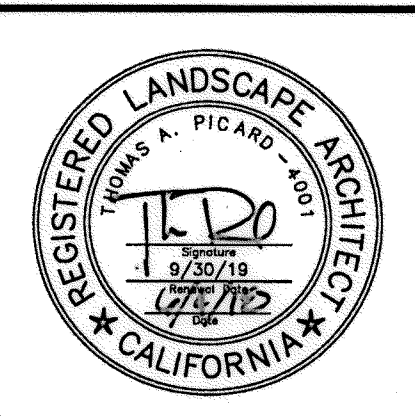
NOTE:
REFER TO ADDITIONAL SPECIFICATIONS SECTION 15152 OF WATER AGENCY STANDARDS. ALL SPRINKLERS, VALVE BOXES AND VALVES FOR THE DISTRIBUTION OF RECYCLED WATER WITH EXTERIOR EXPOSURE ARE TO BE PURPLE. SPRINKLERS, VALVE BOXES AND VALVES CONNECTED TO A POTABLE WATER SOURCE ARE TO BE GREEN OR WITHOUT PURPLE MARKINGS. DECALS AND/OR ADHESIVE LABELS ON RISERS ARE NOT ACCEPTABLE.

*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.

OTAY WATER DISTRICT
PROJECT NO. 20944-060189
PZ. 624, 711 RFPZ 620
REVIEWED BY: [Signature] DATE: 06/21/18
SIGNATURE EXPIRES AFTER 1 YEAR

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

"AS-BUILT"
SGNED: _____ DATE: _____
PRINT NAME: _____ R.L.A. # _____
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



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

DATE: 15 FEB 18
SCALE: NO SCALE
JOB NO. 15024
DRAWN BY: T.P./T.G.
W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	APPROVED	CITY OF CHULA VISTA	Drawing No.
Contractor _____ Inspector _____ Date Completed _____	16026-01 - 16026-93	HUNSAKER & ASSOC.	Add on-grade pipe and pipe labels to legend and details.	7/3/16	[Signature]	BENCH MARK: BENCH MARKED "SU CITY ENGR." IN 3/4" 1.5 MILES EAST OF MIX OF MAIN ST. & HERITAGE RD. OR ROCK MOUNTAIN DISTRICT OFFICE OF WATER STORAGE FACILITY 6714 135th Pkwy. R.O.S. 14841 ELEV: 623.319' (NAD 83)	Horizontal Vertical N/A	Field	Plans Prepared Under Supervision Of Date: 4/1/16 THOMAS A. PICARD	[Signature]	[Signature]	Approved: Kelly Broughton Director of Development Services or designee. Date: 8-31-18	LANDSCAPE IRRIGATION EQUIPMENT LEGEND AND NOTES FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 40 Sheet 40 of 88

Print Date: 15 FEB 18 OWD WO# D0944-060189 Otay Ranch, Village 3 - Slope & Erosion Control

IRRIGATION NOTES

1. IRRIGATION SYSTEMS DESCRIBED BY THESE PLANS ARE PRIMARILY FOR THE SUPPORT OF EROSION CONTROL PLANTINGS. ALL SLOPES EQUAL TO OR GREATER THAN 3' IN HEIGHT AS DETERMINED BY THE LANDSCAPE ARCHITECT ARE TO INCLUDE PERMANENT IRRIGATION.

2A. ALL IRRIGATION SYSTEMS AND WORK WITHIN THE CPD MAINTAINED AREAS, ASSOCIATION MAINTAINED PROPERTIES AND MULTIFAMILY DEVELOPMENTS 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.

2B. ALL IRRIGATION SYSTEMS OF PRIVATELY MAINTAINED, INDIVIDUAL LOTS SHALL BE CONNECTED TO A P.O.C. INTENDED FOR USE OF POTABLE WATER. ALL SYSTEMS INTENDED FOR POTABLE WATER DISTRIBUTION SHALL BE INSTALLED ACCORDING TO THE RULES AND REGULATIONS OF LOCAL GOVERNING AGENCIES. ALL ASSOCIATION MAINTAINED IRRIGATION SYSTEMS SHALL BE DOWNSTREAM OF AN APPROVED REDUCED PRESSURE TYPE BACKFLOW PREVENTION DEVICE WITH SECURITY ENCLOSURE. THE CONTRACTOR SHALL VERIFY THAT ALL CONNECTIONS ARE DOWNSTREAM OF A REDUCED PRESSURE TYPE BACKFLOW PREVENTION DEVICE. ALL BACKFLOW PREVENTION DEVICES SHALL BE TESTED BY A CERTIFIED TECHNICIAN AT THE EXPENSE OF THE CONTRACTOR. TEST CERTIFICATION SHALL BE DOCUMENTED WITH THE LANDSCAPE ARCHITECT OR OTHER DESIGNATED OWNER'S REPRESENTATIVE.

WATER SOURCE

1. STATIC WATER PRESSURE FOR THIS PROJECT IS CALCULATED FROM HYDRAULIC GRADIENT INFORMATION TAKEN FROM THE VILLAGE SUB-AREA MASTER PLAN (SAMP), DATED SEP. '16 OBTAINED FROM OTAY WATER DISTRICT. HYDRAULIC INFORMATION AS FOLLOWS: RECYCLED WATER HGL = 660 FT. POTABLE WATER HGL = 624 FT. WATER PRESSURE AT THE POINT OF CONNECTION SHALL BE APPROXIMATELY AS SHOWN BY THE PRESSURE CALCULATION R/P DEVICE AND ON SYSTEMS WITH FERTILIZER INJECTION AND SUBSEQUENT R/P DEVICE AND STATIC PRESSURE EXCEEDS 150 PSI, THE PRESSURE REGULATOR AND STRAINER WILL BE INSTALLED ON THE UPSTREAM RISER. SEE M.A.S. DIV. #WR-03, NOTE 4.

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 12 CONTINUOUS HRS. IF THE READINGS ARE FOUND TO CONSISTENTLY CONTAIN SIGNIFICANT LOWER PRESSURE THEN THE DESIGN PRESSURE STATED ON THE PLANS (AS DETERMINED BY THE CITY'S LANDSCAPE INSPECTOR), AN IRRIGATION BOOSTER PUMP SHALL BE INSTALLED AT NO COST TO THE CITY. BOOSTER PUMP SHALL BE INCLUDED AS AN ADDITIVE ALTERNATE BID ITEM.

IRRIGATION BOOSTER PUMP ASSEMBLY TO BE ASSEMBLED BY AND PURCHASED FROM BARRETT ENGINEERED PUMPS. CONTACT GREEN PRODUCT SALES (944) 585-7311. 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, OR IN THE CASE OF SYSTEMS USING FERTILIZER INJECTION, R/P DEVICE AND PRESSURE CONTROL EQUIPMENT. PVC PIPE AND FITTINGS SHALL BE INSTALLED DOWNSTREAM OF THE M.A.S. P.O.C. ASSEMBLY.

GENERAL

1. PLANS ARE DEVELOPED OVER BASE INFORMATION PROVIDED BY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER. DRAWINGS ARE DIAGNOSTIC. 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 DIAGNOSTICALLY, THEY ARE INTENDED TO BE INSTALLED OUT OF SIGHT. LOCATION OF ALL VALVE ASSEMBLIES AND 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.

3A. 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 1/2"
- * ALL PIPE SHALL BE DOWNSIZED IN DIRECTION OF FLOW ONLY.
- * 3/8" PIPE SIZING 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 INSTALLED IN 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" MIN. - NON-VEHICULAR; 4" MIN. - VEHICULAR) 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 IS NOT ACCEPTABLE. THE CONTRACTOR SHALL UTILIZE PRESSURE COMPENSATING SCREENS WHERE SPECIFIED OR WHERE NECESSARY AND ADJUST RADIUS OF CURVE TO PREVENT OVER-SPRAY BEYOND INTENDED AREAS OF COVERAGE, INCLUDING BUT NOT LIMITED TO THE V-DITCHES ON THE SLOPES AS WELL.

6. ALL EQUIPMENT SHALL BE INSTALLED AS DETAILED. USE TEFLON TAPE ON MALE THREADS OF ALL THREADED CONNECTIONS.

7. ALL SPRINKLER HEADS ADJACENT TO PEDESTRIAN WALKS, CURBS, ROADS, IN AND ADJACENT TO TURF AREAS SHALL BE POP/UP TYPE SPRINKLERS AS LISTED IN THE LEGEND AND AS INDICATED ON THE PLANS.

GENERAL NOTES continued

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. IN CASE OF POSSIBLE CONTROL WIRE FAILURE AND TO COMPLY WITH REQUIREMENTS SET BY THE CITY OF CHULA VISTA THE CONTRACTOR SHALL INSTALL IRRIGATION CONTROL WIRE FROM THE CONTROLLER TO ALL REMOTE CONTROL VALVES.

10. 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 FOR UTILITY LOCATIONS.

CONTROLS

1. SYSTEMS OF THIS PROJECT ARE CONTROLLED BY A SOLID STATE IRRIGATION CONTROLLER/SATELLITES AND WEB BASED CENTRAL CONTROL VIA GSM CELLULAR SIGNAL. THE CONTRACTOR SHALL EXERCISE STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR PROPER GROUNDING, INSTALLATION AND USE.

2. CONTROLLER LOCATIONS ARE SHOWN DIAGNOSTICALLY. FINAL LOCATION TO BE APPROVED BY THE OWNER'S REPRESENTATIVE. POWER FOR THE IRRIGATION CONTROLLERS SHALL BE PROVIDED BY THE OWNER LOCATED APPROXIMATELY WHERE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF THE IRRIGATION CONTROLLERS AND CONNECTION TO THE POWER SOURCE IN COMPLIANCE WITH ALL GOVERNING CODES.

3. AS REQUIRED BY THE MUNICIPALITY, ALL IRRIGATION CONTROLLER/SATELLITES SHALL INCLUDE A RAIN SENSING DEVICE. THIS DEVICE SHALL BE INCLUDED AS PART OF EACH CONTROL ASSEMBLY, MOUNTED ON THE ENCLOSURE.

4. FOR TECHNICAL ASSISTANCE, FOR OPERATION TESTING AND APPROVAL THE CONTRACTOR SHALL CONTACT THE CONTROL EQUIPMENT SUPPLIER: CONTROLLERS - SITEONE GREEN-TECH (800) 427-0774.

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.

MEANS AND METHODS

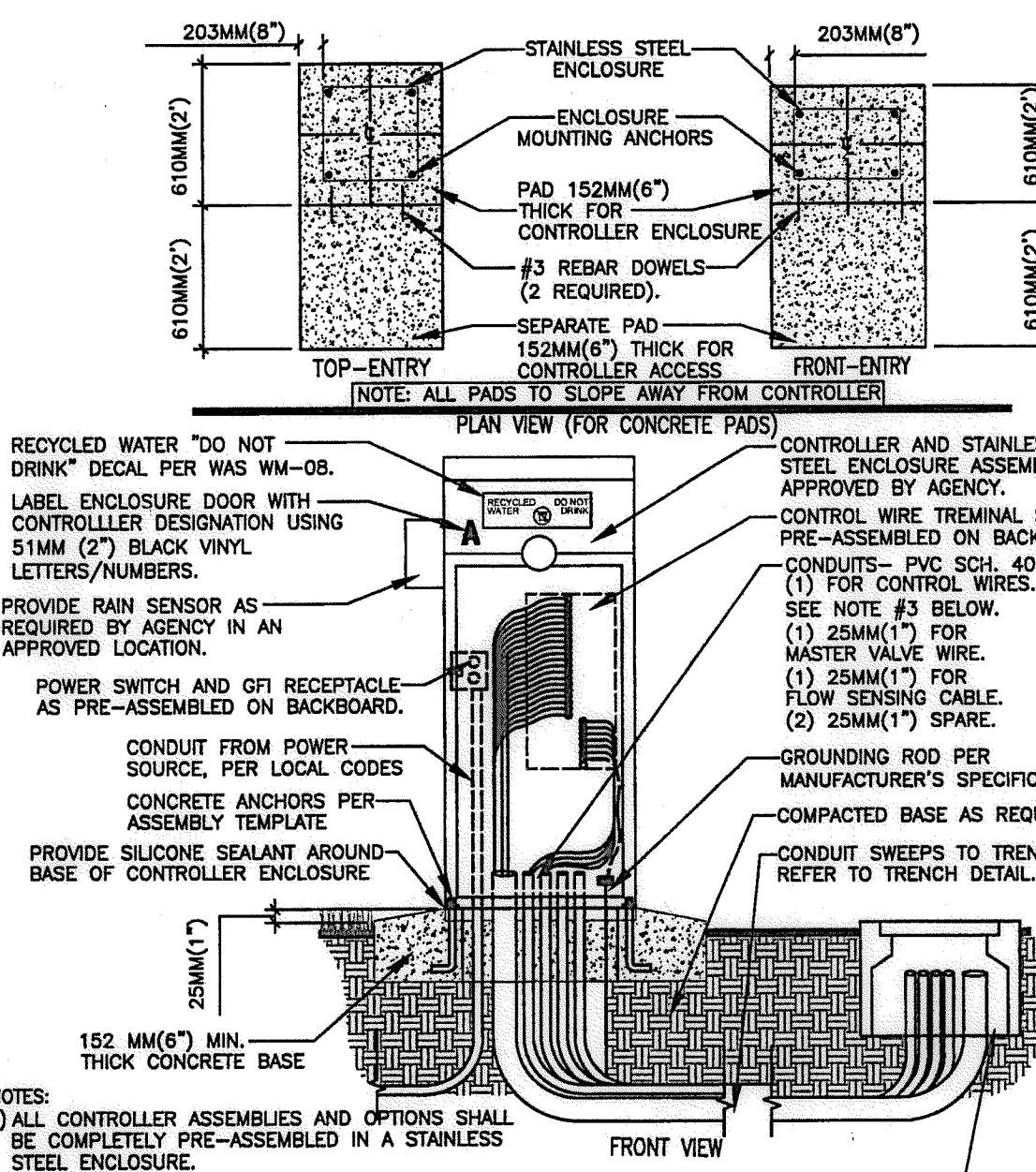
IRRESPECTIVE OF ANY OTHER TERM IN THESE CONSTRUCTION DOCUMENTS, THE IRRIGATION CONSULTANT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH IRRIGATION CONSULTANT'S DOCUMENTS.

PROJECT MAINTENANCE

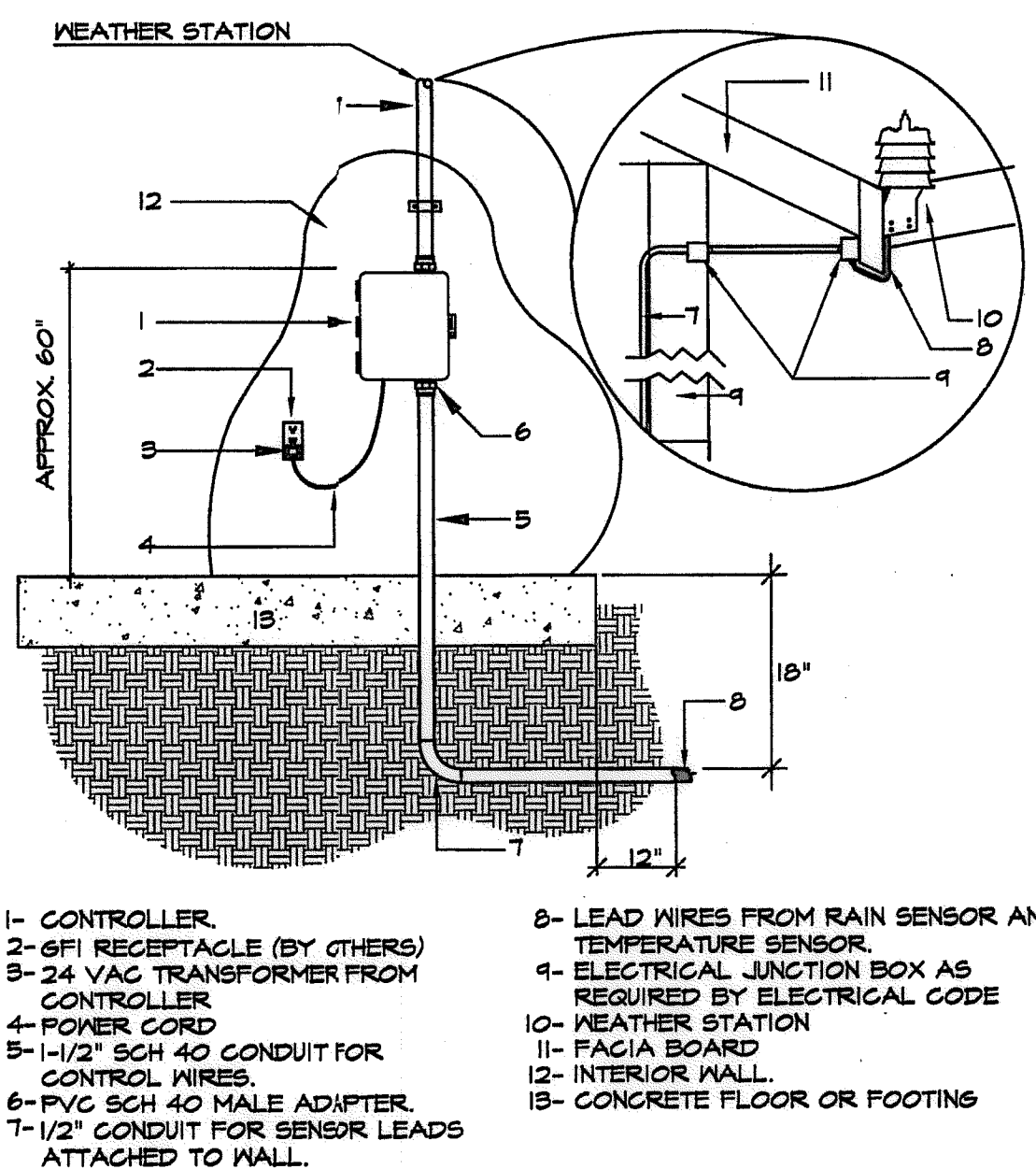
A LACK OF MAINTENANCE OR IMPROPER MAINTENANCE IN AREAS SUCH AS OR ASSOCIATED WITH, BUT NOT LIMITED TO, LANDSCAPE PLANTING, HARDSCAPE, LIGHTING, GRADING, DRAINAGE, WATER FEATURES, FURNISHINGS, AND IRRIGATION OR WATER MANAGEMENT WHETHER ASSOCIATED WITH THE PROJECT OR NOT MAY RESULT IN DAMAGE TO PROPERTY 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 RESPONSIBILITY FOR THE RESULTS OF ANY LACK OF MAINTENANCE OR IMPROPER MAINTENANCE.

NOTE:

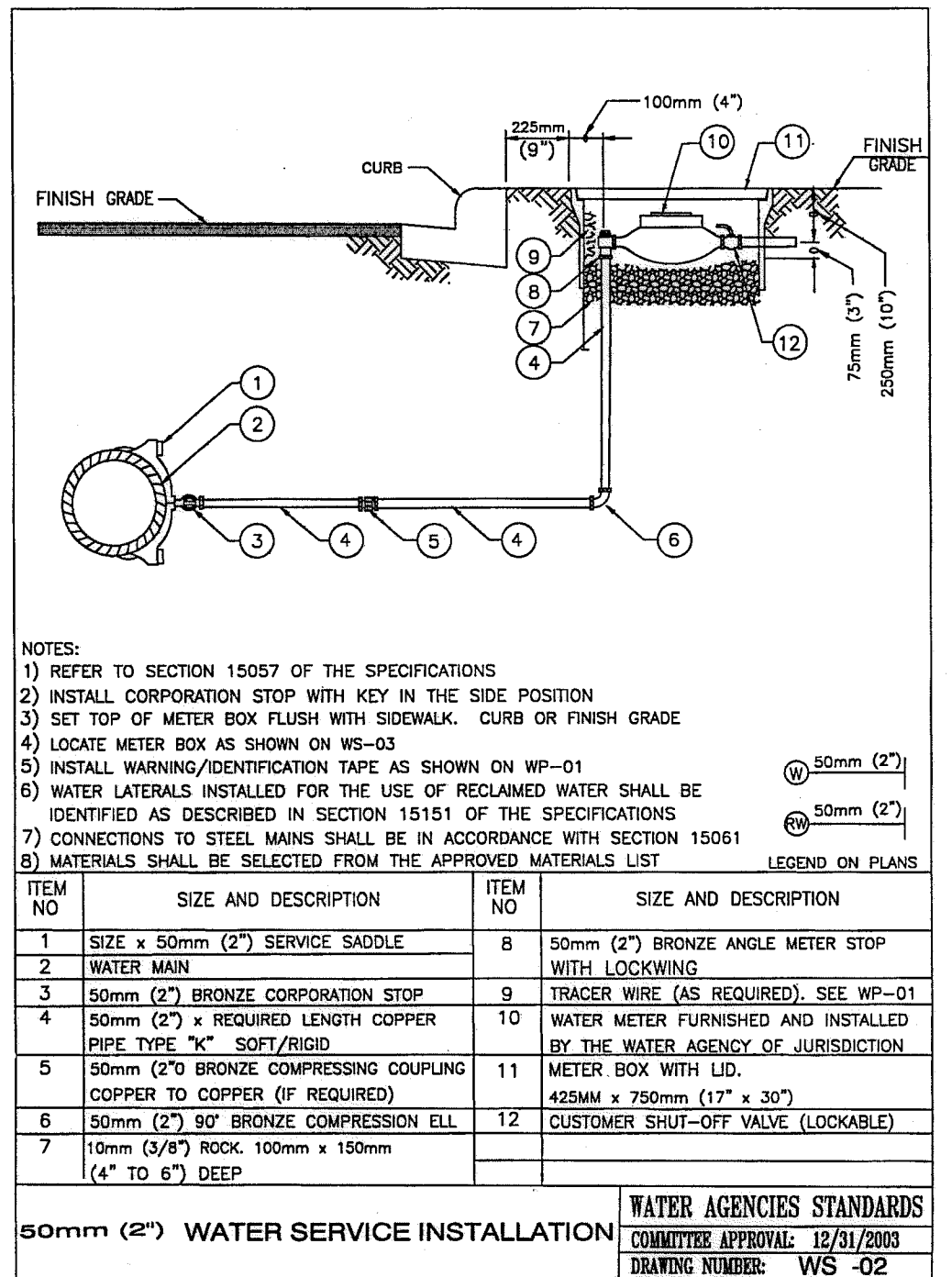
1. SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR A PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC.
2. ALL SPRAY HEADS LOCATED IN TURF AREAS SHALL USE A RAINBIRD 1806-SAM-PRS-NP 6" POP-UP BODY AND PRESSURE COMPENSATING SCREEN -PCS-, SIZED FOR REQUIRED RADIUS REDUCTION.
3. ALL SPRAY HEADS LOCATED IN SHRUB AREAS AND ADJACENT TO CURBS, SIDEWALKS, MON CURBS, UTILITY PEDESTALS OR ANY OTHER PAVING SURFACE, SHALL USE A RAINBIRD 1812-SAM-PRS-NP 12" POP-UP BODY AND PRESSURE COMPENSATING SCREEN -PCS-, SIZED FOR REQUIRED RADIUS REDUCTION.
4. ALL BUBBLER HEADS LOCATED IN TURF AREAS SHALL USE A RAINBIRD 1806-SAM-PRS-NP 6" POP-UP BODY AND PRESSURE COMPENSATING SCREEN -PCS-, SIZED FOR REQUIRED RADIUS REDUCTION.
5. ALL BUBBLER HEADS SHALL USE A RAINBIRD 1806-SAM-PRS-NP 6" POP-UP BODY AND PRESSURE COMPENSATING SCREENS -PCS- AS REQUIRED FOR RADIUS REDUCTION. IRRIGATION INSTALLATION AT EACH TREE SHALL INCLUDE TWO BUBBLERS AS DETAILED.



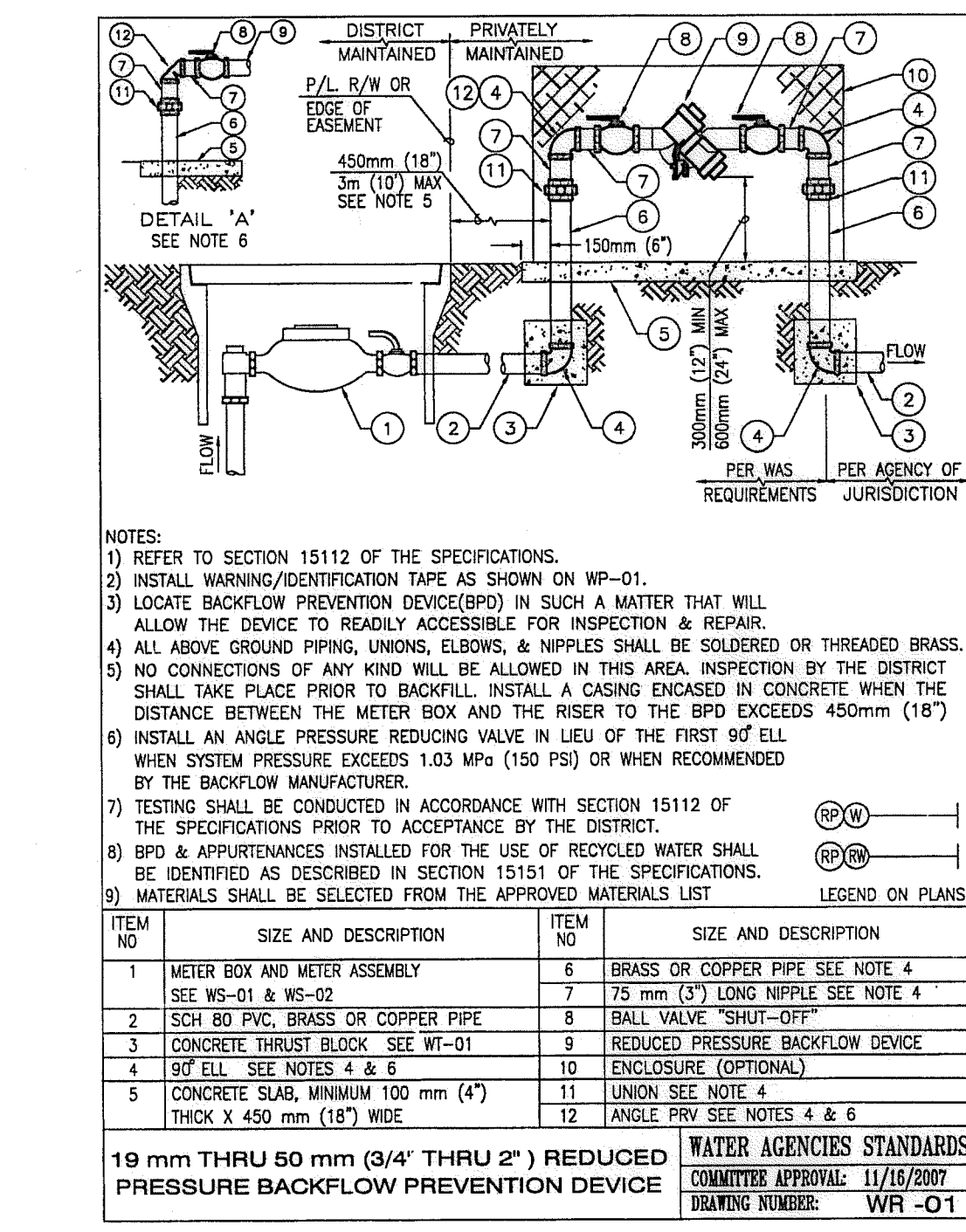
(A1) SATELLITE WITH STAINLESS STEEL ENCLOSURE
DWS. NO. 1-17 CITY OF C.V. SECTION - NO SCALE



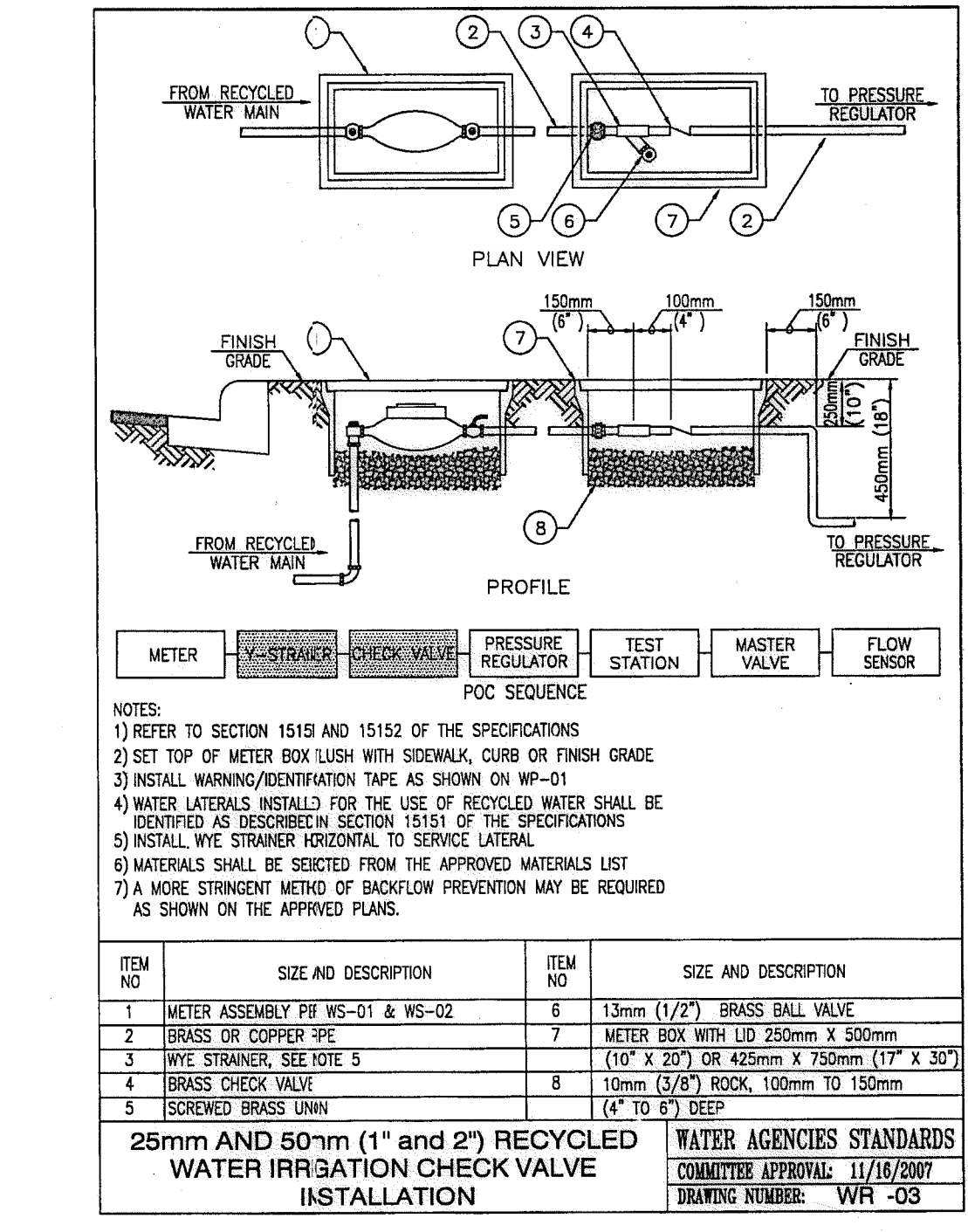
(A2) IRRIGATION CONTROLLER INDOOR WALL-MOUNT WITH WEATHER STATION-POTABLE SYS. SECTION - NO SCALE



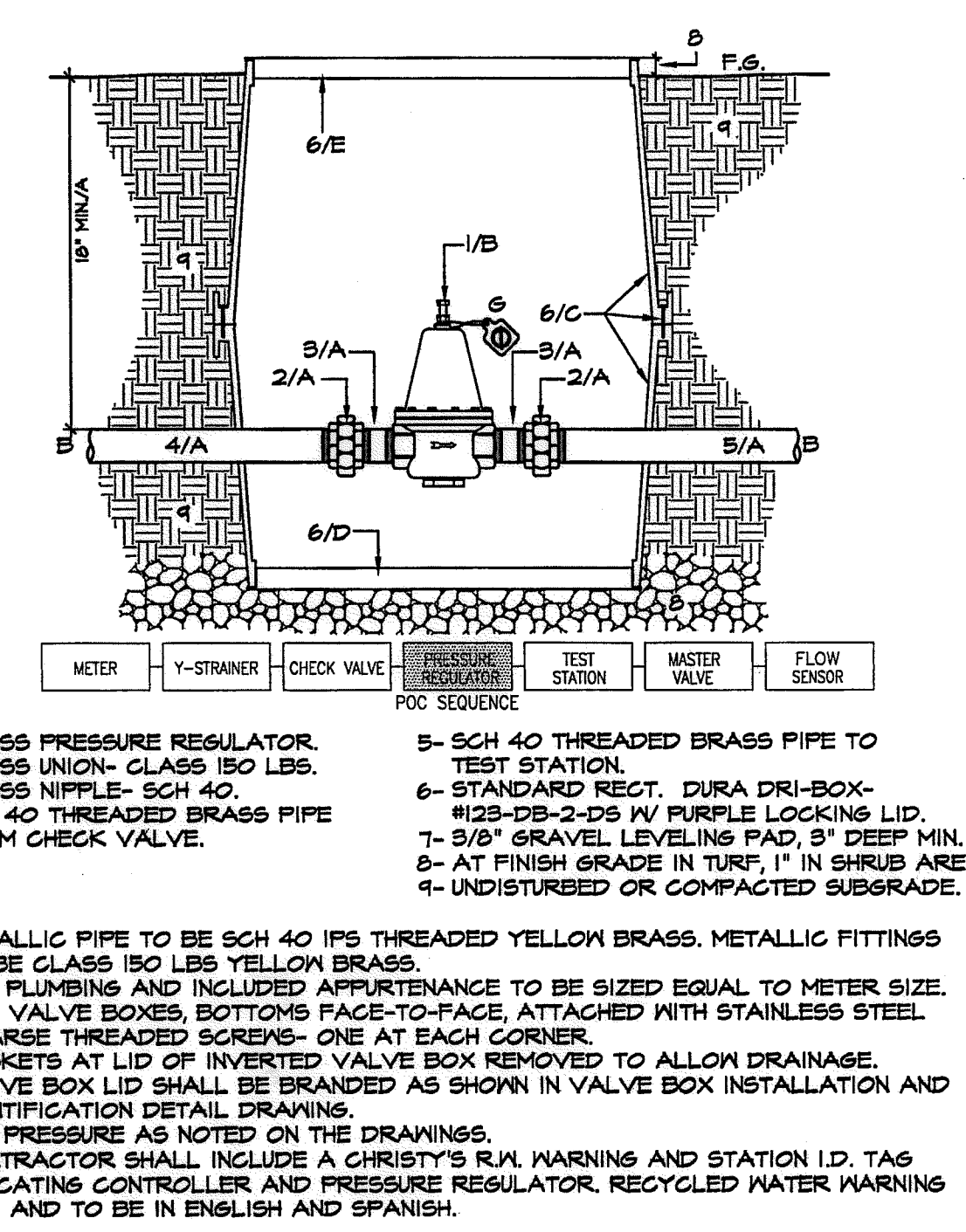
(B1) 2\"/> SECTION - NO SCALE



(B2) BACKFLOW PREVENTION DEVICE SECTION - NO SCALE



(B3) RECYCLED WATER CHECK VALVE SECTION - NO SCALE



(B4) 1\"/> SECTION - NO SCALE

OTAY WATER DISTRICT
PROJECT NO. D0944-060189
PZ 624, 711 RPZ 680
REVIEWED BY: [Signature] DATE: 5/10/17
SIGNATURE EXPIRES AFTER 1 YEAR

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

"AS-BUILT"
SIGNED: [Signature] DATE: [Blank]
PRINT NAME: [Blank] R.L.A. # [Blank]
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. [Blank]

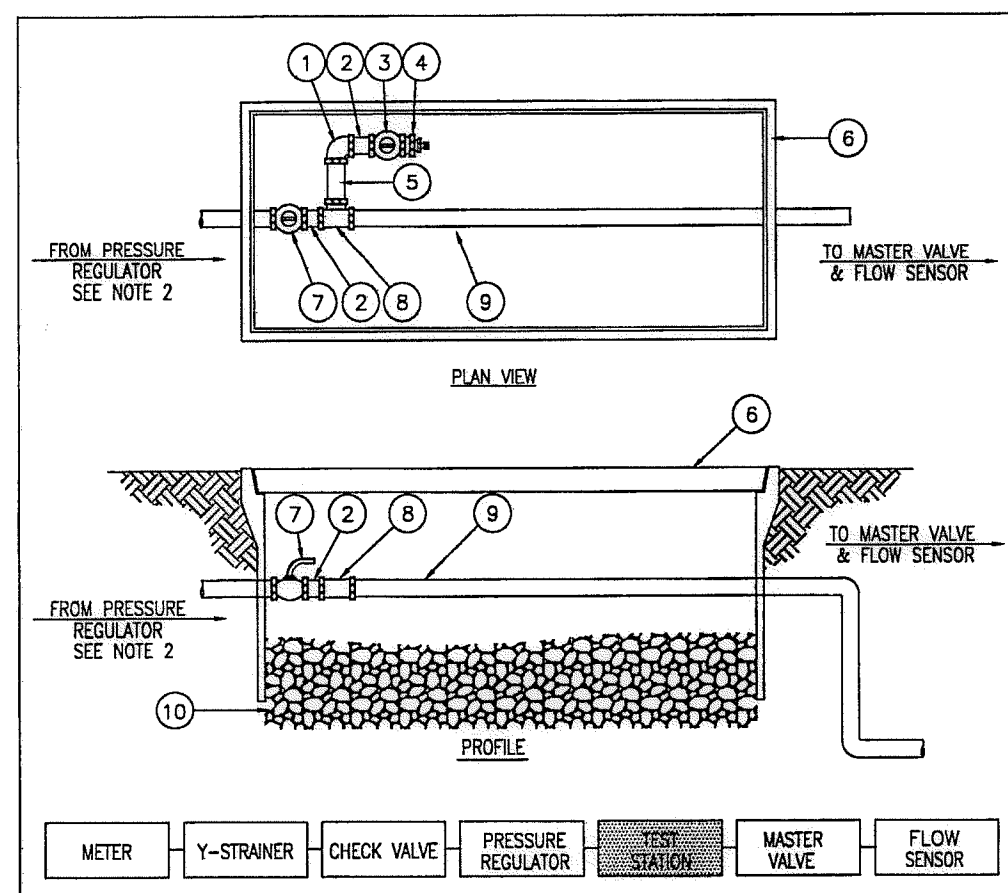
REGISTERED LANDSCAPE ARCHITECT
THOMAS A. PICARD
1977
CALIFORNIA

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

DATE: 10 APR '17
SCALE: NO SCALE
JOB NO. 15024
DRAWN BY: T.P./T.G.
W.O. NO. OR-3001G

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved: [Signature] Date: 5-15-17	CITY OF CHULA VISTA LANDSCAPE IRRIGATION DETAIL DRAWINGS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Drawing No. 16050 - 41 Sheet 41 of 65
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.					DESCRIPTION: BRASS BIRD MARKED \"30 CITY ENGR.\" IN 3/4\"/>								
Inspector							LOCATION: 1.5 MILES EAST OF WYCK OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMONT 10' HIGH BOUNDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (77) 1536 PER ROD. (1484) ELEV=623.319 (NAVD83)	Horizontal N/A	Field	Plans Prepared Under Supervision Of	THOMAS A. PICARD	Kelly Broughton	Director of Development Services or designee.	LANDSCAPE ARCHITECT	16050 - 41
Date Completed								Vertical N/A	Traffic	Date	4001			Sheet 41 of 65	

Print Date: 10 APR '17
OWD WO# D0944-060189
Otay Ranch, Village 3 - Slope & Erosion Control



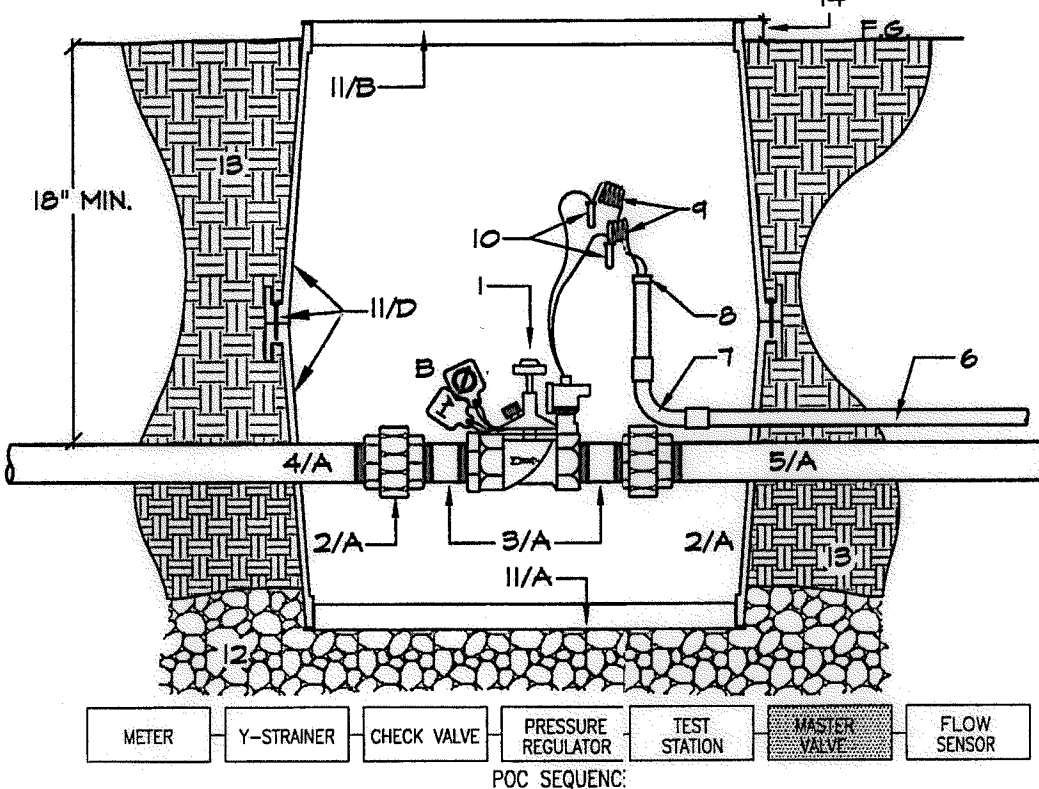
NOTES:

- 1) REFER TO SECTION 15151 AND 15152 OF THE SPECIFICATIONS
- 2) INSTALL ONE TEST STATION LOCATED DIRECTLY DOWNSTREAM OF IRRIGATION CHECK AND PRESSURE REGULATING VALVE PER WR-03
- 3) SECOND CROSS CONNECTION TEST STATION INSTALLED AT FAR END OF ON-SITE MAINLINE
- 4) BRAND "TS" ON PLASTIC TEST STATION LIDS

ITEM NO.	SIZE AND DESCRIPTION	ITEM NO.	SIZE AND DESCRIPTION
1	19 mm (3/4") SCH 80 PVC 90 ELL	1	19 mm (3/4") SCHEDULE 80 BRASS NIPPLE
2	19 mm (3/4") SCH 80 BRASS CLOSE NIPPLE	6	VALVE BOX WITH PURPLE COLORED LID
3	19 mm (3/4") BRASS LOCKABLE BALL VALVE	7	LINE SIZED BRASS BALL VALVE
4	R/R X METER SWIVEL	8	LINE SIZE BY 19mm (3/4") SCH 80 TEE
5	19mm X 5mm (3/4" X 1/4") BRASS THREADED BUSHING WITH 6.3mm (1/4") CAPPED OUTLET	9	TYPE "C" COPPER OR BRASS PIPE ONLY
	25mm (1") AND 50mm (2") RECYCLED WATER IRRIGATION CROSS CONNECTION TEST STATION	10	150mm (6") BASE OF 10mm (3/8") ROCK

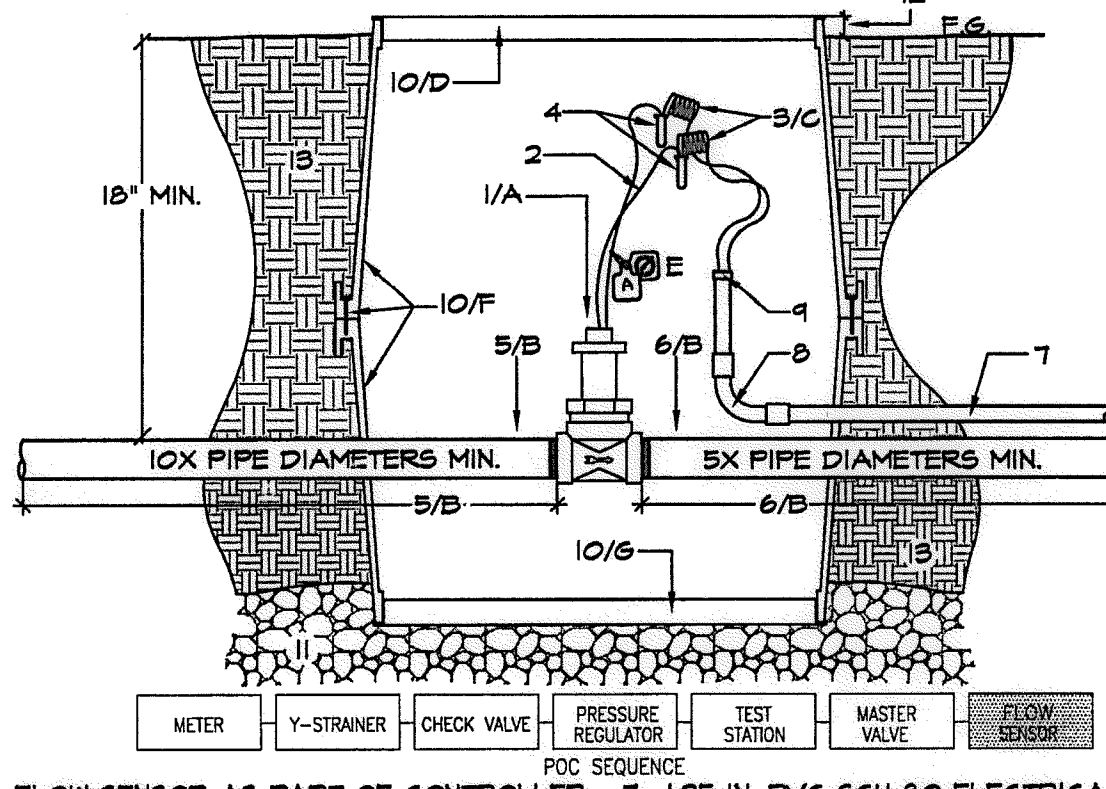
WATER AGENCIES STANDARDS
COMMITTEE APPROVAL: 11/09/2006
DRAWING NUMBER: WR-04

B5 RECYCLED WATER CROSS CONNECTION TEST STATION SECTION - NO SCALE



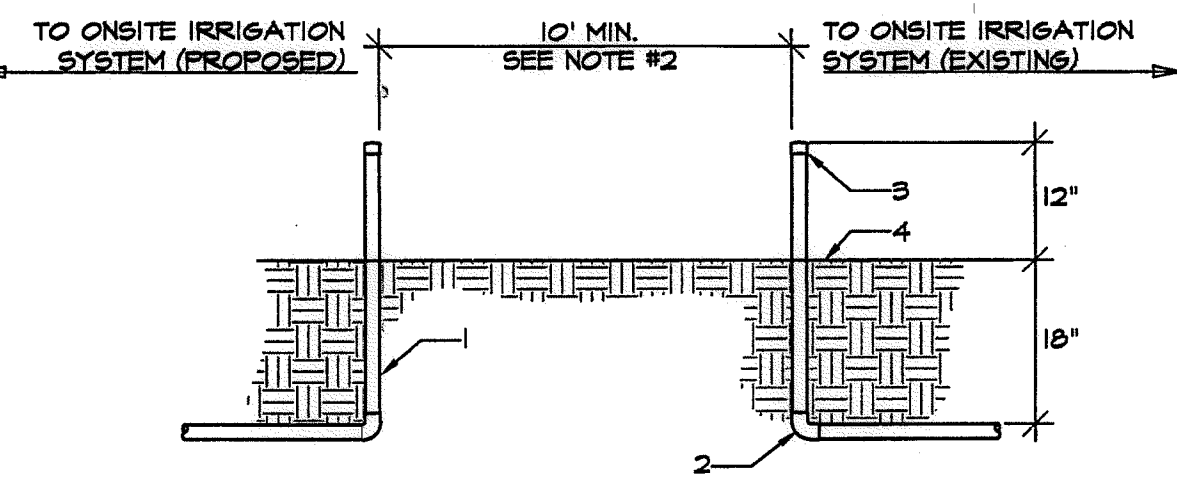
- 1- MASTER CONTROL VALVE-SIZED EQUAL TO METER SIZE
- 2- BRASS UNION - VALVE SIZE
- 3- BRASS NIPPLE - VALVE SIZE - L.A.R.
- 4- BRASS PIPE FROM TEST STATION-SINGLE SECTION, THREADED.
- 5- BRASS PIPE TO FLOW SENSOR-SINGLE SECTION, THREADED.
- 6- 1/2" F.V.C SCH 80 ELECT. CONDUIT FROM FILL BOX AT CONTROLLER
- 7- 1/2" F.V.C SCH 80 ELECT. CONDUIT SWEEP ELL.
- 8- 1/2" F.V.C SCH 80 CONDUIT BUSHING.
- 9- CONTROL WIRES- MAY STATION WIRE AND COMMON COIL EACH W/ 4' EXTRA WIRE
- 10- WATERPROOF WIRE SPLICES- 3M DBY.
- 11- STANDARD RECT. DURA DRI-BOX- #12-DB-2-DS W/ PURPLE LOCKING LID.
- 12- 3/8" GRAVEL SUMP AND LEVELING PAD, 3" DEEP MINIMUM.
- 13- UNDISTURBED/COMPACTED SUBGRADE.
- 14- FLUSH IN TURF, 1" IN GROUND COVER.

B6 MASTER CONTROL VALVE SECTION - NO SCALE



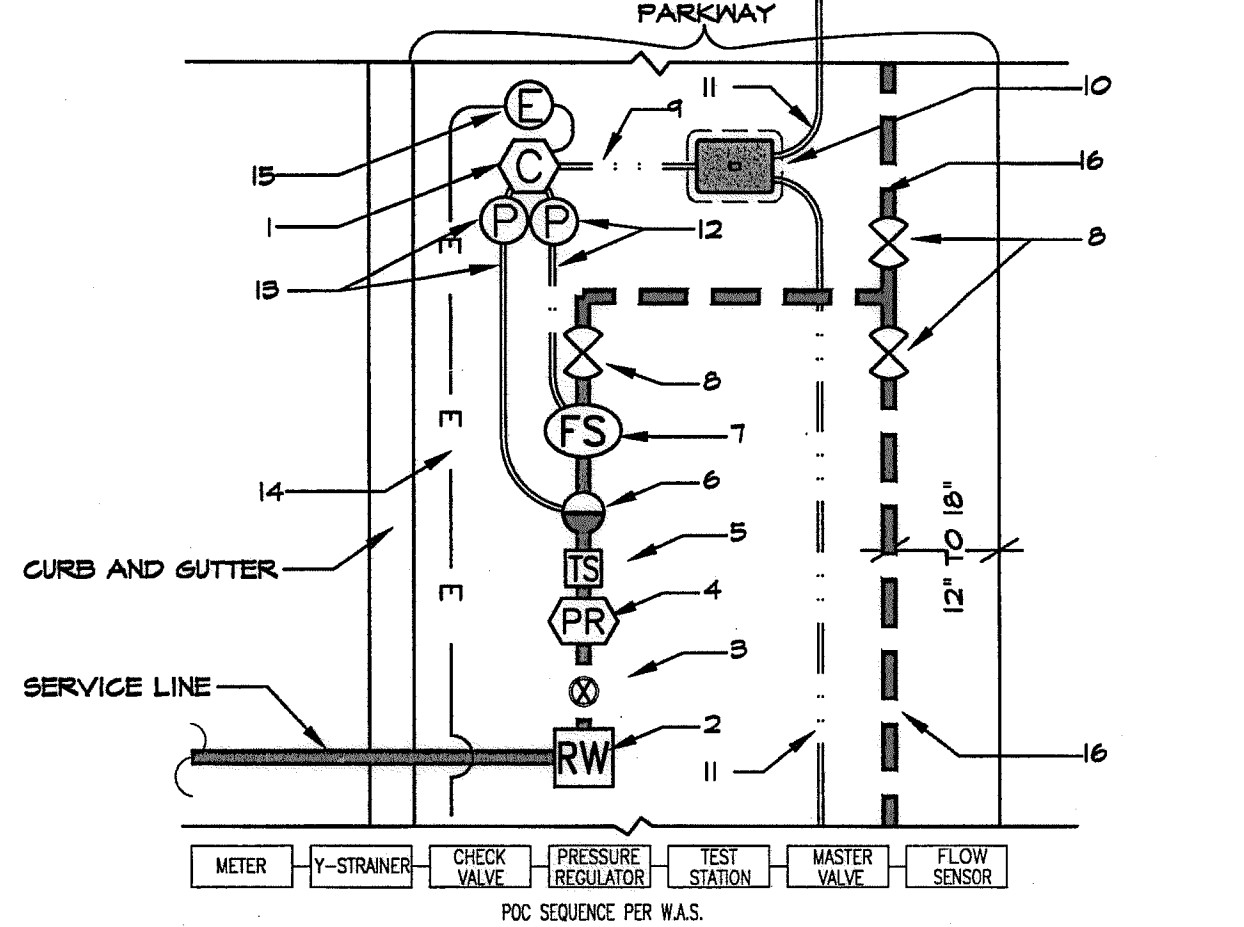
- 1- FLOW SENSOR AS PART OF CONTROLLER ASSEMBLY - SIZED EQUAL TO METER SIZE
- 2- SENSOR WIRE LEADS
- 3- COMM. CABLE FROM CONTROLLER-COIL W/ 4' EXTRA WIRE
- 4- WATER PROOF CONNECTORS- 3M DBY.
- 5- BRASS PRESSURE MAIN FROM MASTER CONTROL VALVE, SIZED EQUAL TO METER SIZE
- 6- BRASS PRESSURE MAIN FOR REQUIRED LENGTH SIZED EQUAL TO FLOW SENSOR.
- 7- 1/2" IN. F.V.C SCH 80 ELECTRICAL CONDUIT FROM CONTROLLER ENCLOSURE.
- 8- 1/2" IN. F.V.C SCH 80 SWEEP ELL.
- 9- 1/2" IN. F.V.C SCH 80 CONDUIT BUSHING.
- 10- STANDARD RECT. DURA DRI-BOX- #12-DB-2 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.

B7 FLOW SENSOR SECTION - NO SCALE



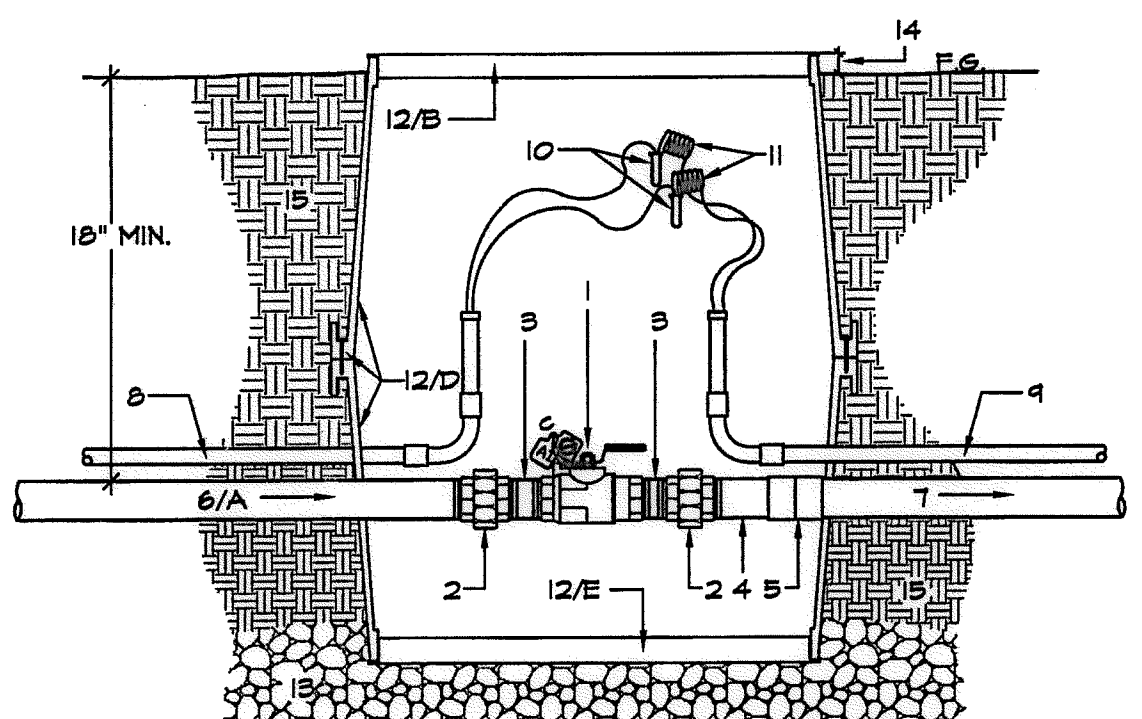
- 1- PROPOSED IRRIGATION MAINLINE- SEE NOTE #8
- 2- EXISTING IRRIGATION MAINLINE
- 3- STUB-OUT WITH SOLWELD WELD CAP
- 4- EXISTING GRADE

B8 TIE-IN SEPARATION SECTION - NO SCALE



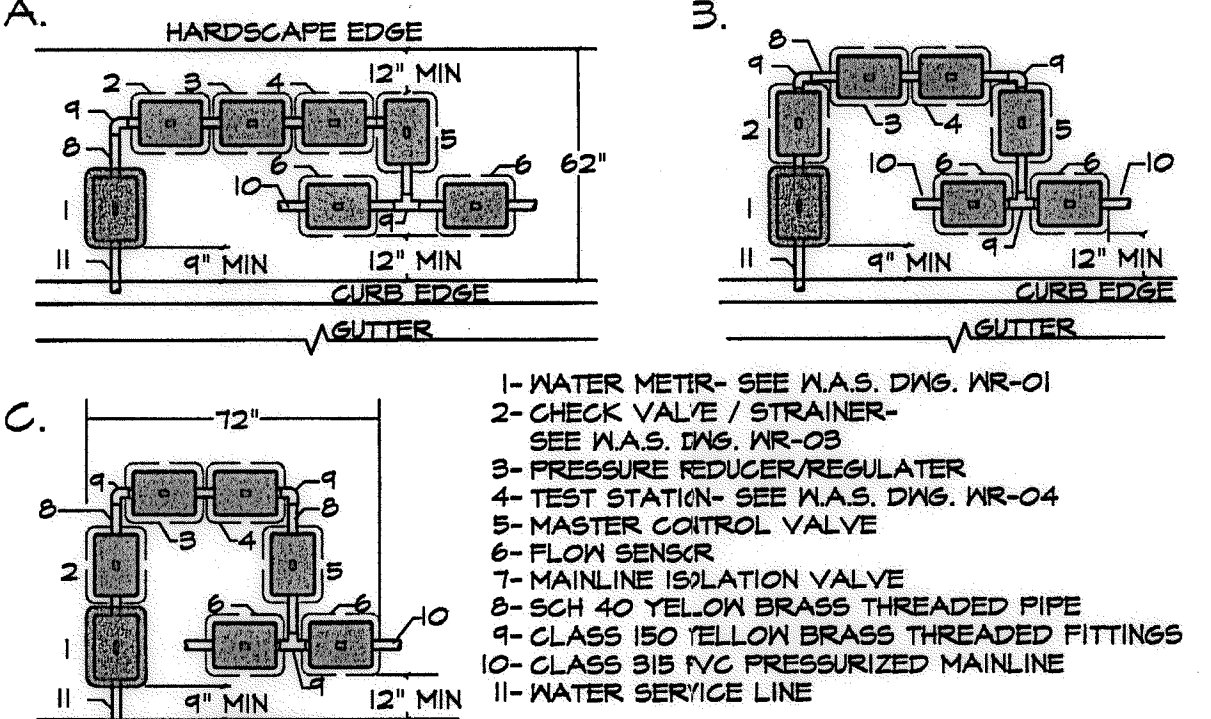
- 1- IRRIGATION CONTROLLER. SEE CONTROLLER DETAIL-SECTION VIEW.
- 2- WATER METER-M.A.S. WR-02
- 3- STRAINER/CHECK VALVE-M.A.S. WR-03
- 4- PRESSURE REGULATOR
- 5- TEST STATION-M.A.S. WR-04
- 6- MASTER CONTROL VALVE
- 7- FLOW SENSOR
- 8- MAINLINE ISOLATION VALVES
- 9- CONTROL WIRE CONDUIT TO FILL BOX
- 10- CONTROL WIRE FULL BOX- STND. REC.
- 11- CONTROL WIRE IN CONDUIT TO RCV'S
- 12- 1" CONDUIT AND 12" ROUND FULL BOX FOR FLOW SENSOR
- 13- 1" CONDUIT AND 12" ROUND FULL 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

B9 POC AND CONTROL EQUIPMENT, ELECTRICAL CABLE, CONTROL WIRE ROUTING SCHEMATIC SECTION - NO SCALE



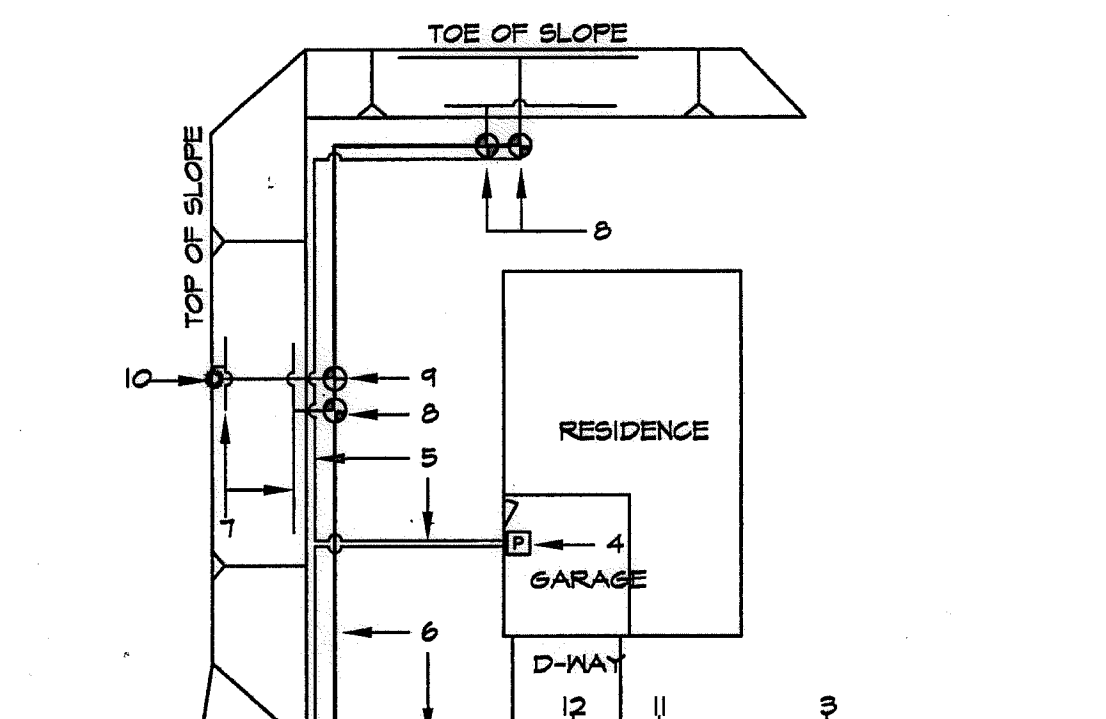
- 1- BALL VALVE
- 2- BRASS UNION - VALVE SIZE
- 3- F.V.C SCH 80 NIPPLE - T.O.E.
- 4- F.V.C SCH 80 NIPPLE - T.O.E.
- 5- F.V.C SCH 80 SS COUPLINGS-MAINLINE SIZE
- 6- BRASS PRESSURE MAIN FROM FLOW SENSOR, SIZED EQUAL TO METER SIZE
- 7- F.V.C PRESSURE MAIN TO IRRIGATION SYSTEM - SIZE PER PLAN
- 8- F.V.C SCH 40 ELECTRICAL CONDUIT FROM CONTROLLER - SIZED AS REQUIRED FOR CABLE- 1-1/4" MINIMUM.
- 9- F.V.C SCH 40 ELECTRICAL CONDUIT ON A CONTINUE RUN - SIZED AS REQUIRED FOR CABLE- 1-1/4" MINIMUM.
- 10- WIRE SPLICE - 3M DBY. IF REQUIRED
- 11- CONTROL WIRES WITH SPARE STATION WIRES LOOPED INTO EACH ISOLATION VALVE BOX ON RUN
- 12- STANDARD RECT. DURA DRI-BOX- #12-DB-2 W/ 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.

B10 BALL VALVE FOR MAINLINE ISOLATION DOWNSTREAM OF P.O.C. WITH CONTROL WIRE IN CONDUIT SECTION - NO SCALE



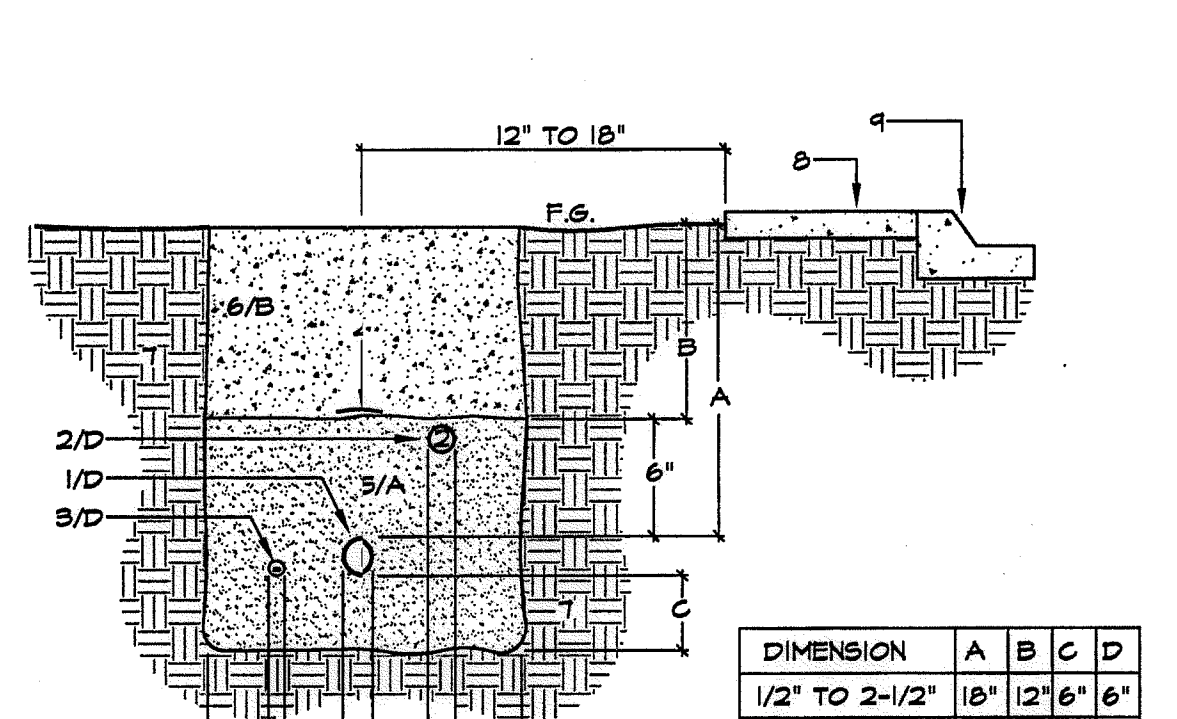
- 1- WATER METER- SEE M.A.S. DWS. WR-01
- 2- CHECK VALVE / STRAINER- SEE M.A.S. DWS. WR-03
- 3- PRESSURE REDUCER/REGULATOR
- 4- TEST STATION- SEE M.A.S. DWS. WR-04
- 5- MASTER CONTROL VALVE
- 6- FLOW SENSOR
- 7- MAINLINE ISOLATION VALVE
- 8- SCH 40 YELLOW BRASS THREADED PIPE
- 9- CLASS 150 YELLOW BRASS THREADED FITTINGS
- 10- CLASS 315 PVC PRESSURIZED MAINLINE
- 11- WATER SERVICE LINE

B11 SUGGESTED POINT OF CONNECTION ARRANGEMENT SCHEMATIC



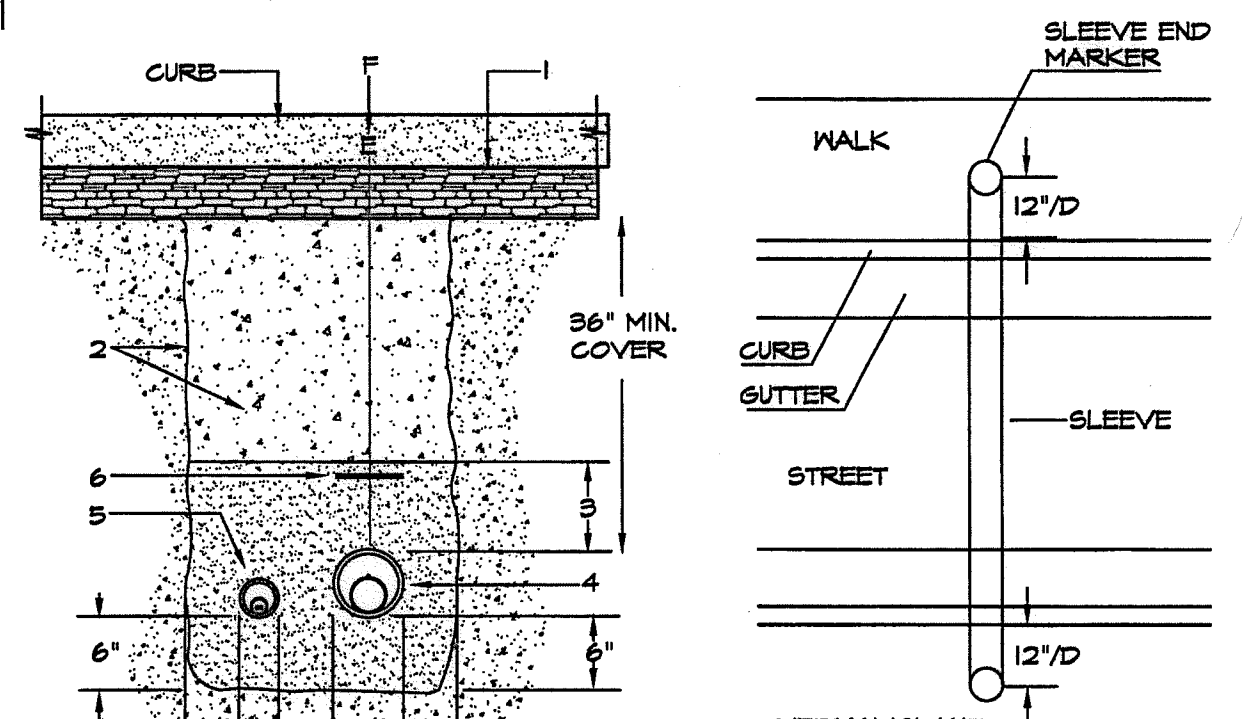
- 1- WATER METER
- 2- SERVICE LINE
- 3- P.O.C.-ISOLATION BALL VALVE WITH PRESSURE REGULATOR (MAINLINE SIZE) AND/OR STUB-OUT
- 4- CONTROLLER - INSIDE GARAGE NEAR SERVICE DOOR AND POWER SOURCE - COORDINATE ON-SITE
- 5- CONTROL WIRE PATH
- 6- IRRIGATION MAINLINE
- 7- LATERAL LINE (T.P.)
- 8- REMOTE CONTROL ANTI-SIPHON VALVE
- 9- REMOTE CONTROL ANGLE VALVE
- 10- ATMOSPHERIC VACUUM BREAKER
- 11- STUB-OUT FOR FUTURE USE
- 12- SLEEVED DRIVE CROSSING

B12 TYPICAL SYSTEM LAYOUT FOR PRIVATE LOT IRRIGATION WITH SLOPE CONDITIONS SECTION - NO SCALE



- 1- R.M. IRRIGATION MAINLINE
- 2- R.M. IRRIGATION LATERAL LINE
- 3- DECODER CABLE AND/OR CONTROL WIRES IN F.V.C SCH 40 ELECTRICAL CONDUIT
- 4- R.M. WARNING TAPE 3" WIDE
- 5- SAND BEDDING- OF APPROVED NATIVE SOIL
- 6- CLEAN BACKFILL- APPROVED NATIVE SOIL
- 7- UNDISTURBED NATIVE SOIL
- 8- SIDEWALK
- 9- CURB AND GUTTER

B12 TYPICAL SYSTEM LAYOUT FOR PRIVATE LOT IRRIGATION WITH SLOPE CONDITIONS SECTION - NO SCALE



- 1- PAVING SURFACE BY OTHERS
- 2- REFER TO ENGINEER FOR SPECIFIC MATERIAL AND COMPACTION REQUIREMENTS
- 3- SAND BEDDING- PER CIVIL ENG. REQUIREMENTS
- 4- R.M. PRESSURE MAIN LINE WITH TRACER WIRE AND WITHIN SLEEVE
- 5- LOW VOLTAGE CONTROL WIRES IN CONDUIT WITHIN SLEEVE
- 6- DETECTABLE R.M. WARNING TAPE - 3" WIDE T-CHRISTY'S MOD.# TA-DA-3-FRM
- 7- UNDISTURBED NATIVE SOIL
- 8- SIDEWALK
- 9- CURB AND GUTTER

B12 TYPICAL SYSTEM LAYOUT FOR PRIVATE LOT IRRIGATION WITH SLOPE CONDITIONS SECTION - NO SCALE

R.M. 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.

*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.

OTAY WATER DISTRICT
PROJECT NO. D0944-060189

824, 711 RPZ_680

REVIEWED BY: [Signature] DATE: 5/11/17

SIGNATURE EXPIRES AFTER 1 YEAR

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

"AS-BUILT"

SIGNED: [Signature] DATE: [Blank]

PRINT NAME: [Blank] R.L.A. # [Blank]

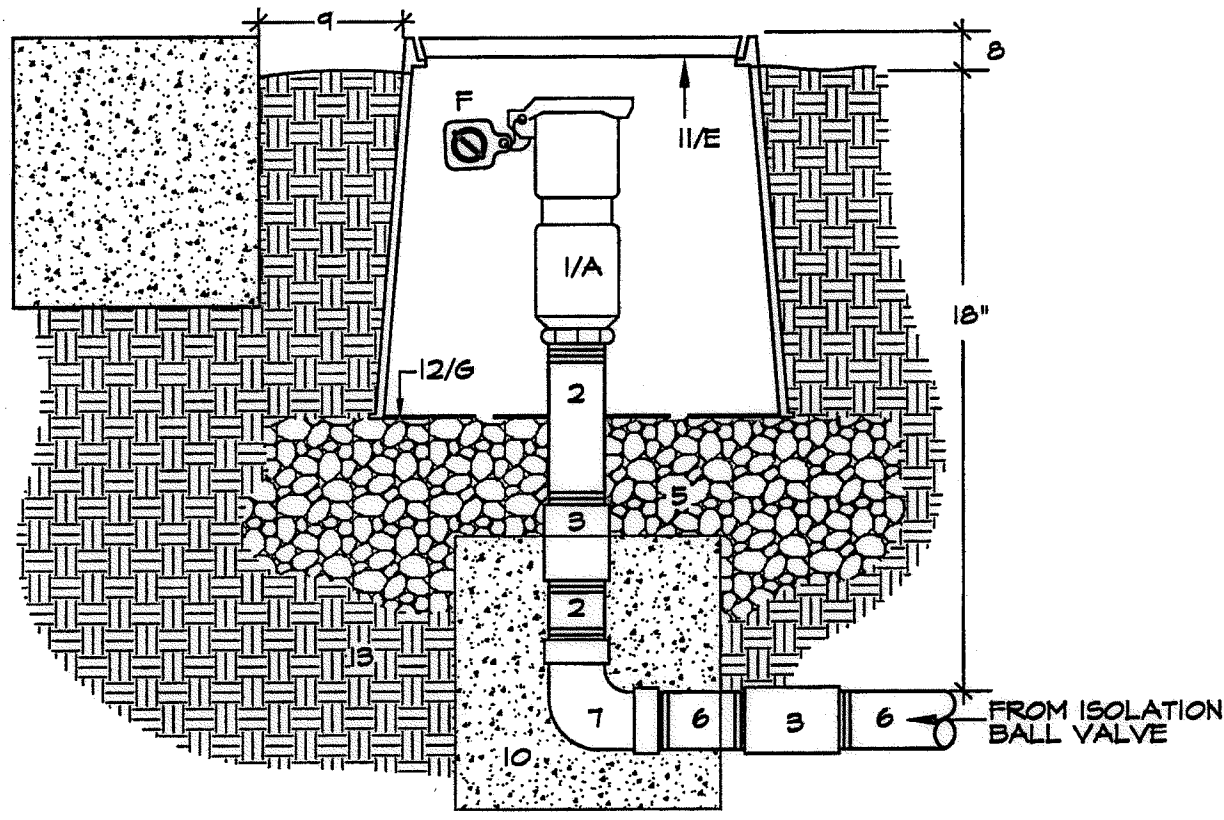
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. [Blank]

REGISTERED LANDSCAPE ARCHITECT
THOMAS A. PICARD
9/5/17

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

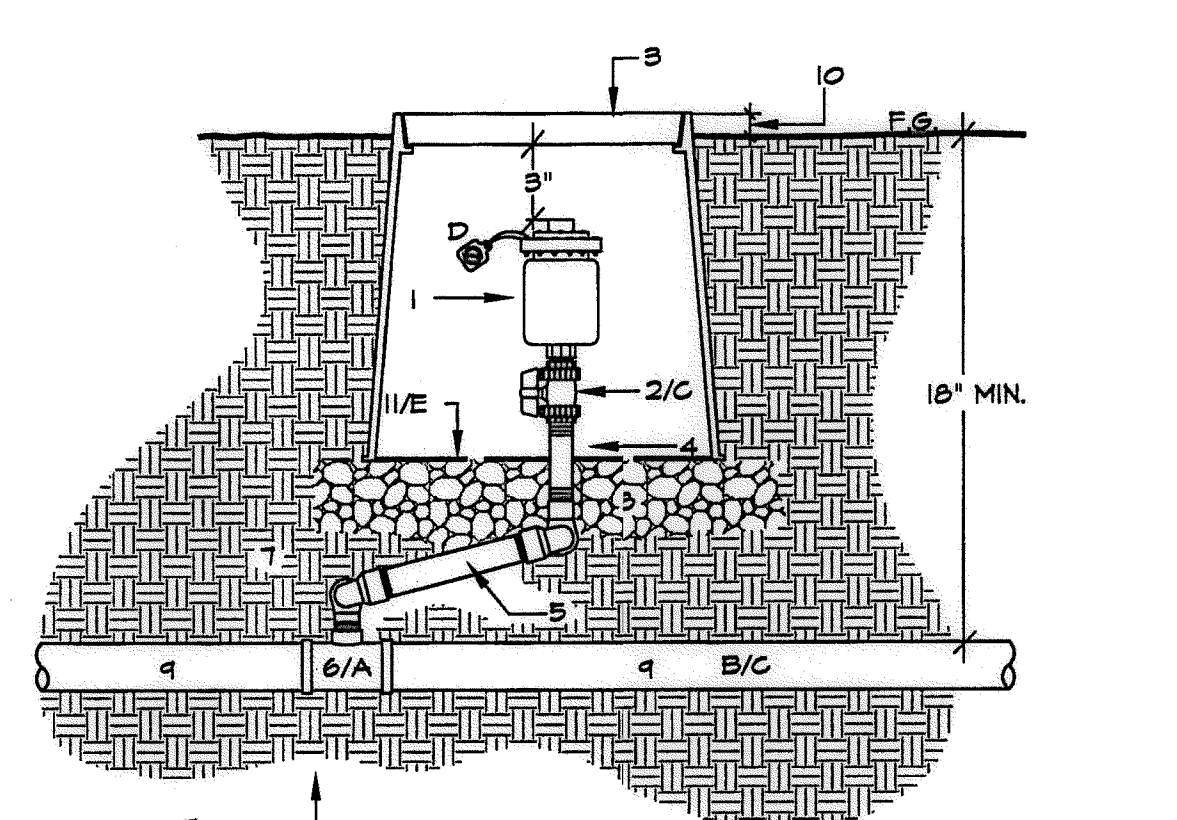
DATE: 10 APR '17
SCALE: NO SCALE
JOB NO. 15024
DRAWN BY: T.P./T.G.
W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved:	Date:	DRAWING No.	
	16026-01 - 16026-93	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE. LOCATION: 1/2 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERY OF PROMONT 10' HIGH BOULDER & 1700' SOUTHWEST OF WATER STORAGE FACILITY. (DTF 1359 PER R.O.S. 1484) ELEV-629.310' (NAD 83)	Horizontal N/A Vertical N/A		Plans Prepared Under Supervision Of	THOMAS A. PICARD	[Blank]	[Blank]	Approved: [Signature] Kelly Broughton Director of Development services or designee.	5-15-17	16050 - 42 Sheet 42 of 88



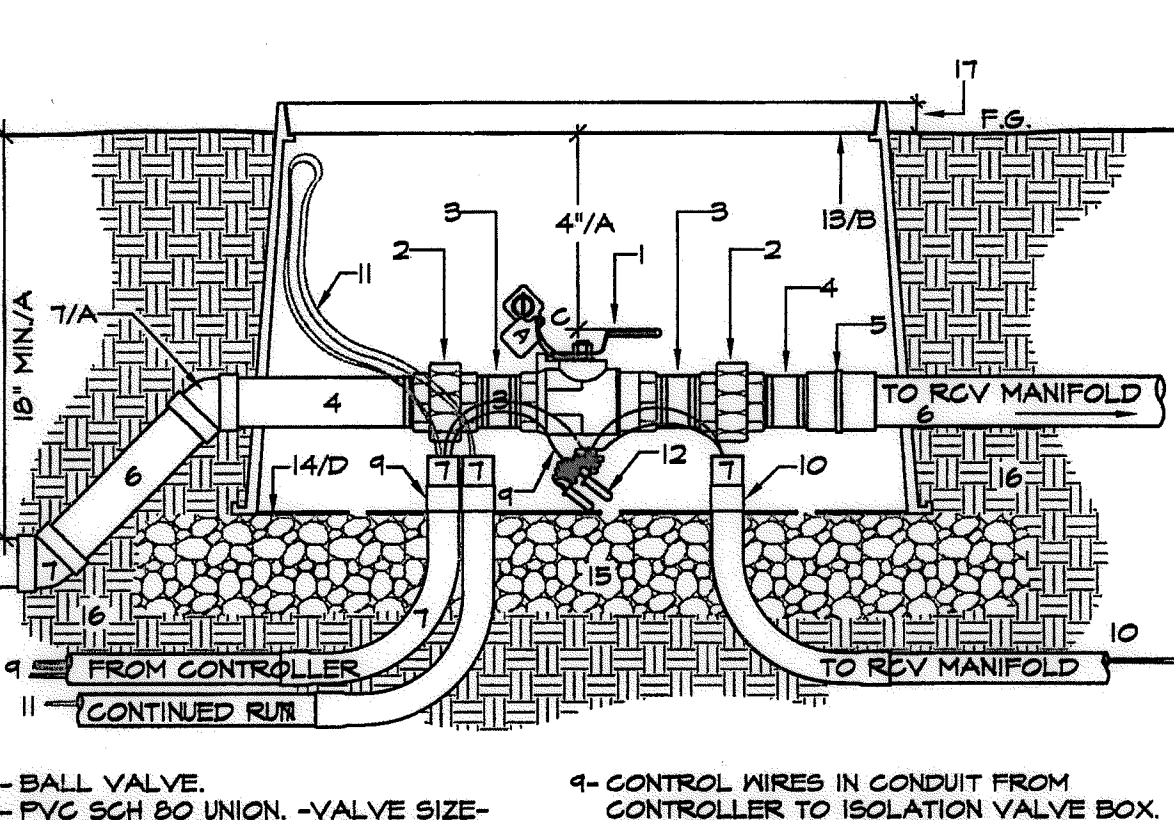
- QUICK COUPLER VALVE W/PURPLE LOCKING COVER AND ACME THREAD BRASS RISER. - LENGTH AS REQUIRED.
 - BRASS COUPLER (THREADED)
 - BRICKS, CONTIGIOUS AROUND BASE
 - 3/8" GRAVEL SUMP AND LEVELING PAD, 6" DEEP MINIMUM.
 - BRASS NIPPLE FROM ISOLATION VALVE, DEPTH AS SPECIFIED.
 - BRASS STREET ELL
 - 1" IN TURF- 2" IN SHRUB AREA.
 - 12" FROM WALKS, CURBS OR WALLS.
 - 1 GFT. CONCRETE THRUST BLOCK - SEE SPECS.
 - 10" ROUND DURA DRI-BOX.
 - #103-DB-2-DS W/ PURPLE LOCKING LID.
 - DIRT SKIRT OF THE DURA DRI-BOX.
 - UNDISTURBED/COMPACTED SUBGRADE
 - SEE SPECS.
- NOTE:
 A. ALL QCV SHOULD BE ISOLATED DOWNSTREAM OF 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. CONTRACTOR SHALL INCLUDE A CHRISTY'S R.M. WARNING TAG, WARNING TAG TO BE IN ENGLISH AND SPANISH.
 G. DIRT SKIRT OF THE DURA DRI-BOX TO BE DRILLED FOR DRAINAGE AND/OR NEATLY CUT AROUND PENETRATIONS.
 H. QUICK COUPLER VALVES SHALL BE OF A TYPE APPROVED FOR RECYCLED WATER USE AND INSTALLED EVERY 200' O.C. MAX. ON LEVEL GROUND WHENEVER POSSIBLE.

D2 QUICK COUPLER VALVE IN BOX SECTION - NO SCALE



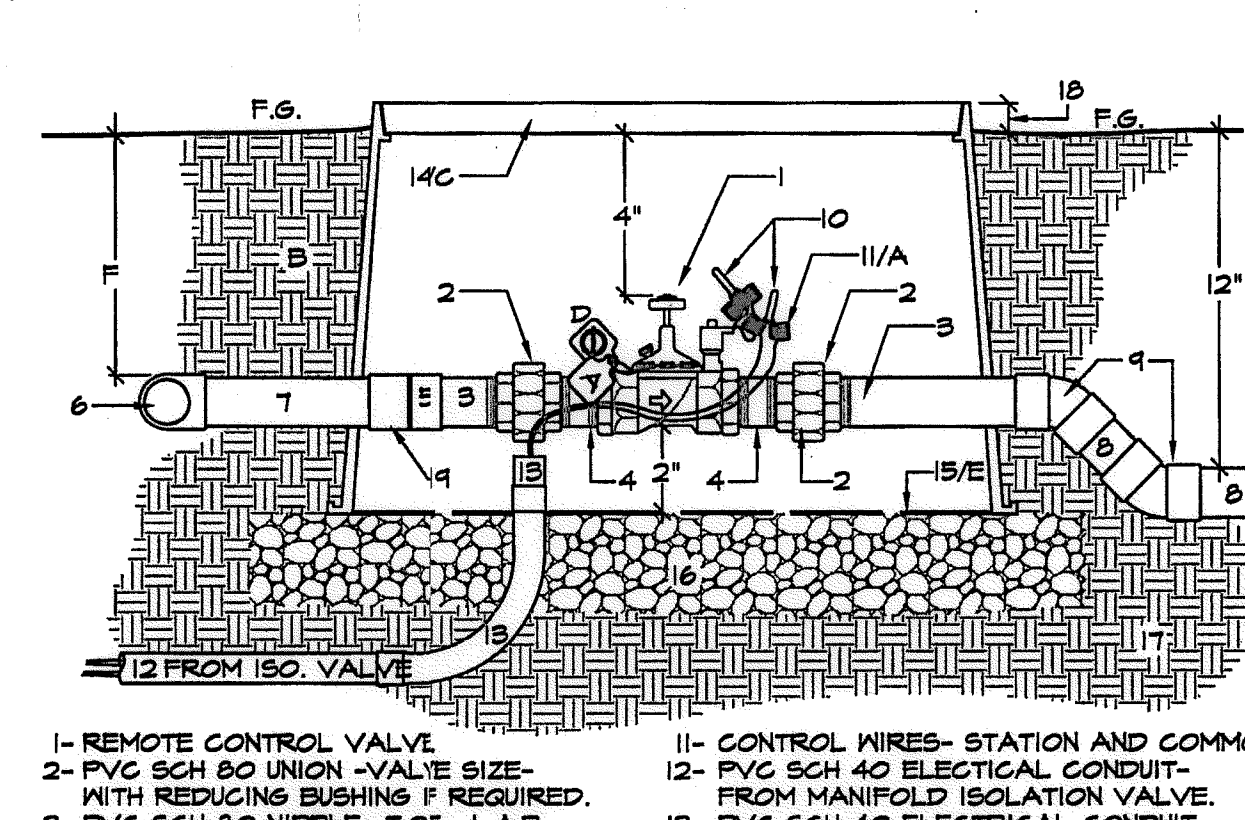
- VACUUM / AIR RELIEF VALVE.
 - ISOLATION BALL VALVE
 - VALVE BOX, STD RECT. DURA DRI-BOX WITH LOCKING PURPLE LID
 - PVC SCH 80 NIPPLE L.A.R.
 - O-RING SEALED SWING JOINT
 - DURA PVC SCH 80 TEE-SGS OR EL-SGS ON PRESSURE PIPE
 - UNDISTURBED OR COMPACTED SUBGRADE.
 - 3/8" GRAVEL SUMP AND LEVELING PAD, 3" DEEP MINIMUM
 - PVC PRESSURE PIPE
 - FLUSH IN TURF AREAS, 1" IN GROUND COVER AREAS.
 - DIRT SKIRT OF THE DURA DRI-BOX.
- NOTE:
 A. SERVICE TEE TO BE INSTALLED WITH SIDE-OUTLET DIRECTED UPWARDS AS SHOWN.
 B. PIPE EXTENSION TO BE SLOPED 2% MIN. UP FROM MAINLINE OR INSTALL AT HIGHEST LOCAL ELEVATION ON MAINLINE RUN.
 C. INSTALL AIR/VACUUM RELIEF VALVE DOWNSTREAM OF EQUAL SIZE ISOLATION BALL VALVE.
 D. R.M. WARNING TAG, ATTACH TO BOLT.
 E. DIRT SKIRT OF THE DURA DRI-BOX TO BE DRILLED FOR DRAINAGE AND/OR NEATLY CUT AROUND PENETRATIONS.

D3 VACUUM / AIR RELIEF VALVE WITH ISOLATION BALL VALVE SECTION - NO SCALE



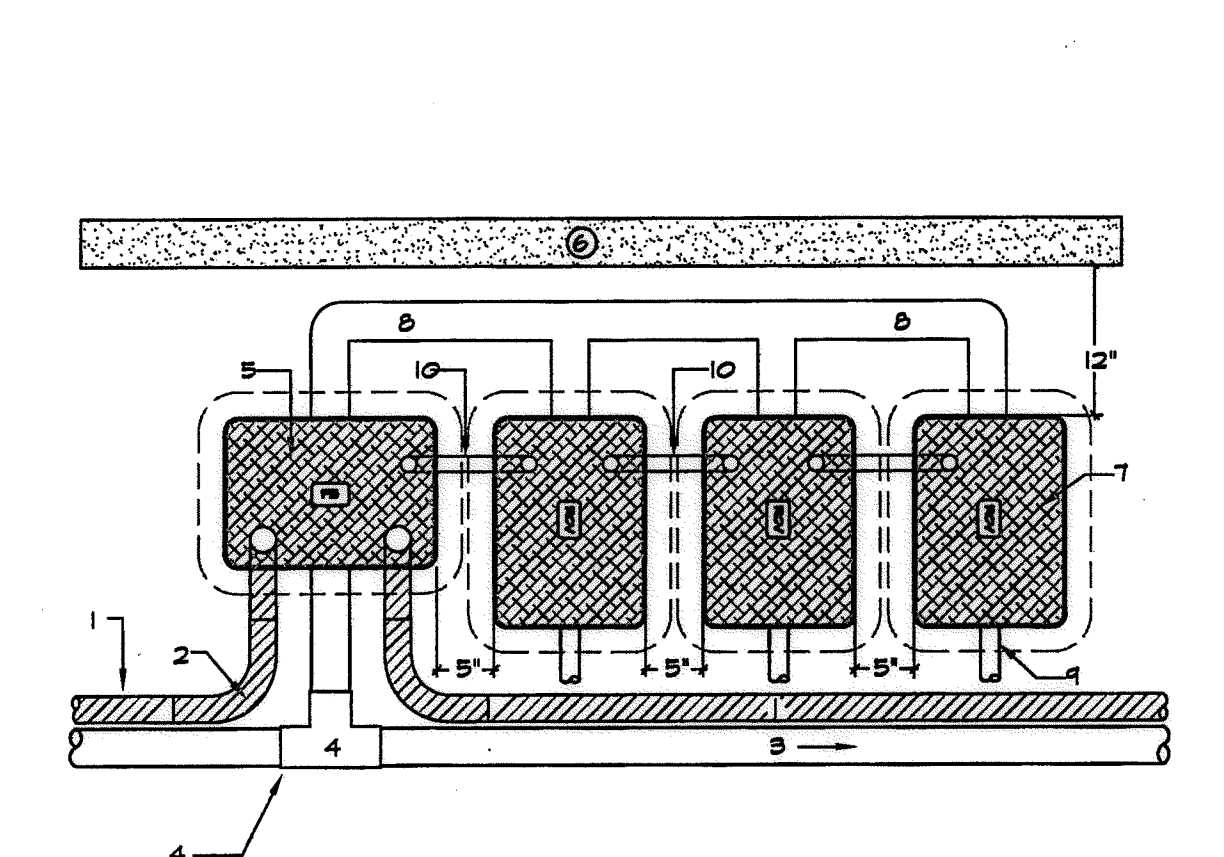
- BALL VALVE.
 - PVC SCH 80 UNION - VALVE SIZE - WITH REDUCING BUSHING IF REQUIRED.
 - PVC SCH 80 NIPPLE - T.B.E.
 - PVC SCH 80 NIPPLE - T.O.E.
 - PVC SCH 80 COUPLING
 - PVC PRESSURE MAIN - TYP.
 - PVC SCH 80 45 DEGREE ELLS - TYP. 2 PLACES.
 - PVC SCH 40 ELECTRICAL CONDUIT, SWEET ELLS AND BUSHINGS - SIZED AS REQ. FOR WIRE BUNDLE - 1/4" MINIMUM.
 - CONTROL WIRES IN CONDUIT FROM CONTROLLER TO ISOLATION VALVE BOX.
 - CONTROL WIRES IN CONDUIT TO RCV MANIFOLD.
 - 3 SPARE CONTROL WIRES ON CONTINUED RUN.
 - #12 PILOT WIRES AND #10 COMMON WIRE.
 - WATERPROOF CONNECTORS - 3M DBY OR EQUAL.
 - STANDARD RECT. DURA DRI-BOX.
 - #123-DB-2-DS W/ PURPLE LOCKING LID.
 - DIRT SKIRT OF THE DURA DRI-BOX.
 - 3/8" GRAVEL SUMP AND LEVELING PAD, 3" DEEP MINIMUM.
 - UNDISTURBED OR COMPACTED SUBGRADE, 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 TO IDENTIFY VALVE.
 C. R.M. 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.

D4 BALL VALVE FOR MANIFOLD ISOLATION WITH CONTROL WIRES IN CONDUIT SECTION - NO SCALE



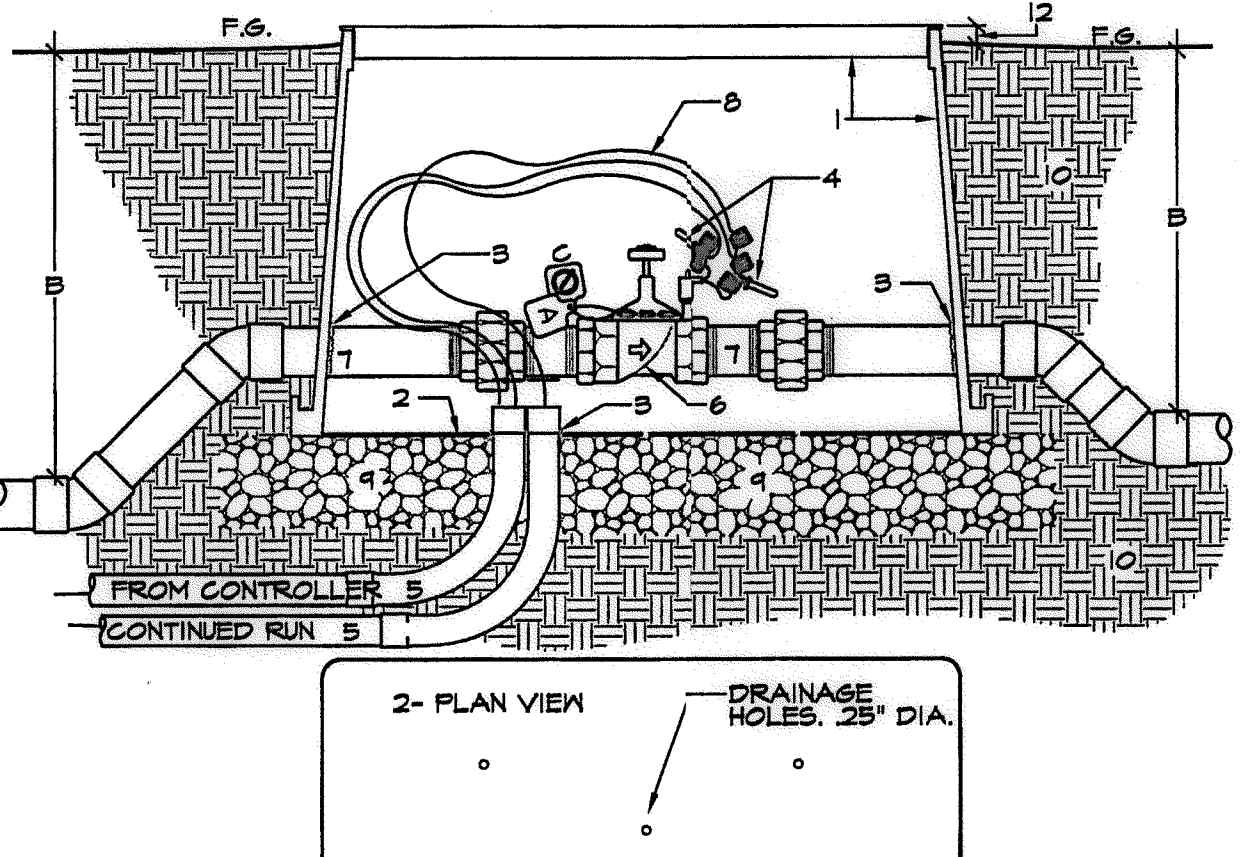
- REMOTE CONTROL VALVE.
 - PVC SCH 80 UNION - VALVE SIZE - WITH REDUCING BUSHING IF REQUIRED.
 - PVC SCH 80 NIPPLE - T.O.E. - L.A.R.
 - PVC SCH 80 NIPPLE - T.B.E. - L.A.R.
 - PVC SCH 80 COUPLING
 - PVC SCH 80 TEE OR ELL AT MANIFOLD.
 - PVC PRESSURE PIPE
 - PVC NON-PRESSURE PIPE
 - PVC SCH 40 45 DEG. ELL - TYP. 2X.
 - WATERPROOF CONNECTORS - 3M DBY OR EQUAL.
 - CONTROL WIRES - STATION AND COMMON.
 - PVC SCH 40 ELECTRICAL CONDUIT - FROM MANIFOLD ISOLATION VALVE.
 - PVC SCH 40 ELECTRICAL CONDUIT SWEET ELLS AND CONDUIT BUSHINGS - SIZED AS REQ. - 1" MINIMUM.
 - STANDARD RECT. DURA DRI-BOX.
 - #123-DB-2-DS W/ PURPLE LOCKING LID.
 - DIRT SKIRT OF THE DURA DRI-BOX.
 - 3/8" GRAVEL SUMP AND LEVELING PAD, 3" DEEP MINIMUM.
 - UNDISTURBED/COMPACTED SUBGRADE.
 - FLUSH IN TURF, 1" IN GROUND COVER.
- 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.
 C. VALVE BOX LID SHALL BE BRANDED AS SHOWN IN VALVE BOX INSTALLATION AND IDENTIFICATION DETAIL DRAWING.
 D. CONTRACTOR SHALL INCLUDE A CHRISTY'S R.M. 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.
 E. DIRT SKIRT OF THE DURA DRI-BOX TO BE DRILLED FOR DRAINAGE AND/OR NEATLY CUT AROUND PENETRATIONS.
 F. DEPTH AS REQUIRED FOR PROPER MANIFOLD INSTALLATION.

D5 REMOTE CONTROL VALVE FROM MANIFOLD WITH CONTROL WIRES IN CONDUIT SECTION - NO SCALE



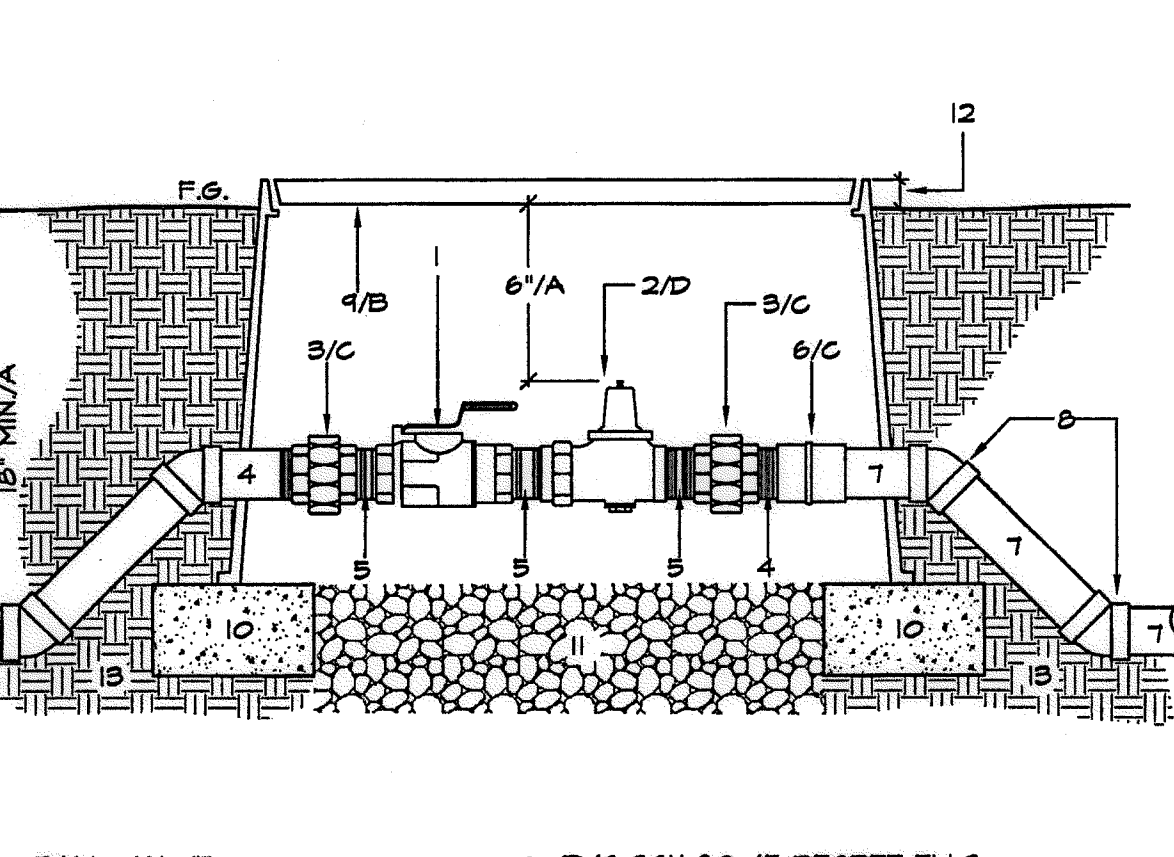
- PVC SCH 40 ELECTRICAL CONDUIT.
 - CONDUIT SWEET ELL - TYP.
 - IRRIGATION MAINLINE RUN
 - PVC SCH 80 FITTING
 - RECTANGULAR VALVE BOX ISOLATION VALVE. USED ALSO AS FULL BOX
 - EDGE OF AREA, CURB OR WALL.
 - STANDARD RECTANGULAR VALVE BOX.
 - RCV MAINLINE MANIFOLD.
 - LATERAL RUN - TYP.
 - CONTROL WIRE IN SCH 40 ELEC. CONDUIT FROM FULL 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 FULL BOX AND FROM VALVE BOX-TO-VALVE BOX.

D6 ELECTRICAL CONDUIT, FULL BOX, AND VALVE MANIFOLD SECTION - NO SCALE



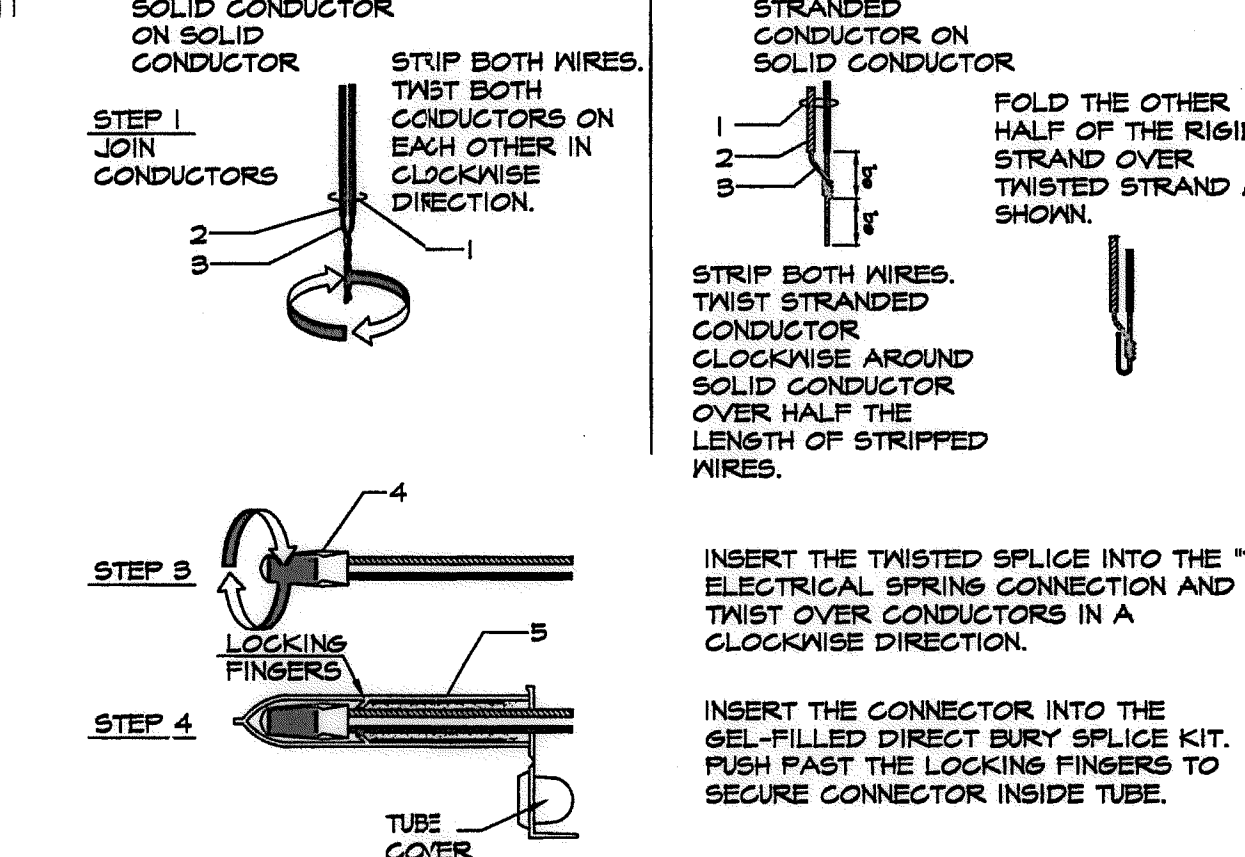
- VALVE BOX - DRI-BOX BY DURA PURPLE FOR USE OF R.M. GREEN FOR USE OF P.N.
 - DURA DIRT SKIRT - DRILL .25" DRAINAGE HOLES.
 - AT PIPE AND/OR CONDUIT, CUT NEATLY FOR PENETRATIONS. FILL VOID AROUND PIPE AND/OR CONDUIT WITH EXPANDING FOAM.
 - WATER PROOF CONNECTORS, 3M DBY OR EQUAL.
 - PVC CONDUIT FOR CONTROL WIRE.
 - ENCLOSED APPURTENANCE - SEE OTHER DETAILS.
 - INCLUDED PLUMBING - SEE OTHER DETAILS.
 - CONTROL WIRE.
 - PEA GRAVEL LEVELING PAD - 3" MIN. 3/8"
 - COMPACTED BACKFILL.
 - 12-1-2" IN SHRUB/ GROUND COVER, AT FINISHED GRADE TO TURF.
- NOTE:
 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.M. WARNING TAG

D7 VALVE BOX SECTION AND PLAN - NO SCALE



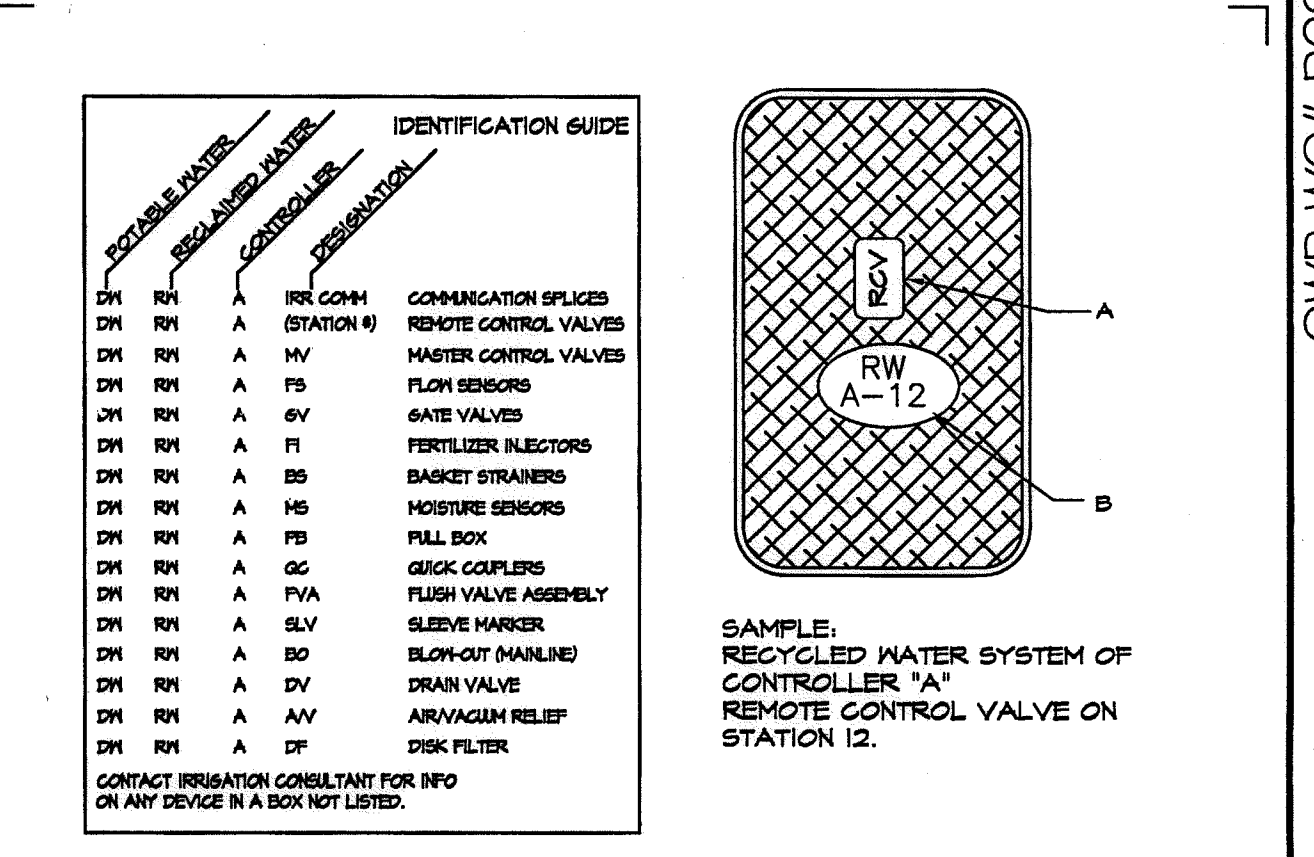
- BALL VALVE.
 - PRESSURE REGULATOR WITH INTEGRAL UNION.
 - PVC SCH 80 UNION.
 - PVC SCH 80 NIPPLE - T.O.E.
 - PVC SCH 80 NIPPLE - T.B.E.
 - PVC SCH 80 FEMALE ADAPTER, 1" IN SHRUB AREA
 - PVC PRESSURE MAIN - TYP.
 - PVC SCH 80 45 DEGREE ELLS TYP. 4 PLACE.
 - VALVE BOX.
 - BRICK OR BLOCK SUPPORTS - 1 EA. CORNER.
 - PEA GRAVEL SUMP 3" DEEP. 3/8"
 - AT FINISH GRADE IN TURF, 1" IN SHRUB AREA
 - UNDISTURBED OR COMPACTED SUBGRADE.
- NOTE:
 A. 4-45 DEGREE PVC SCH 80 ELBOW FITTINGS SHALL BE USED TO RAISE ADJUSTER BOLT ON PRESSURE REDUCER TO WITHIN 6" OF FINISH GRADE.
 B. VALVE BOX LID SHALL BE BRANDED TO IDENTIFY VALVE.
 C. UNION AND FEMALE ADAPTERS TO BE LINE SIZED WITH REDUCING BUSHINGS AS NEEDED FOR VALVE SIZE.
 D. PRESSURE REGULATING VALVE SAME SIZE AS GATE VALVE.

D9 BALL VALVE WITH PRESSURE REGULATOR P.O.C FOR PRIVATE POTABLE SYSTEMS SECTION - NO SCALE



- DIRECT BURIAL IRRIGATION CONTROL WIRE
 - INSULATION
 - COPPER CONDUCTOR SOLID AND/OR STRANDED
 - ELECTRICAL SPRING CONNECTOR
 - GEL-FILLED CAPSULE.
 - 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.
 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.

D10 WATERPROOF WIRE CONNECTOR/SPLICE SECTION - NO SCALE



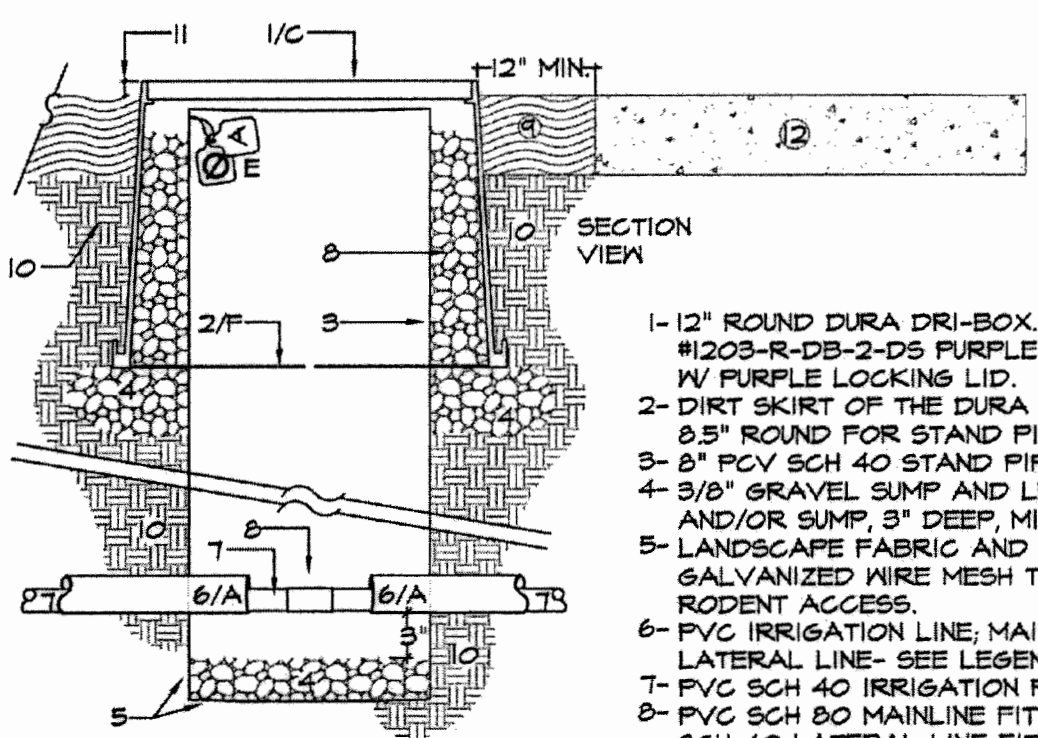
- NOTES:
 A-VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALTIC BASE WATER-PROOF PAINT. IN ADDITION, LABEL INSIDE SURFACE OF EACH VALVE BOX WITH PERMANENT BLACK MARKER OR PAINT.
 B-CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
 C-LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUND COVER AREAS WHEN POSSIBLE.
 D-LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 E-CENTER VALVE BOXES OVER VALVE ASSEMBLY 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 COUPLER VALVES SHALL BE CLEARLY COLORED (PURPLE) TO INDICATE THE USE OF RECYCLED WATER.

E1 VALVE BOX IDENTIFICATION AND INSTALLATION SECTION - NO SCALE

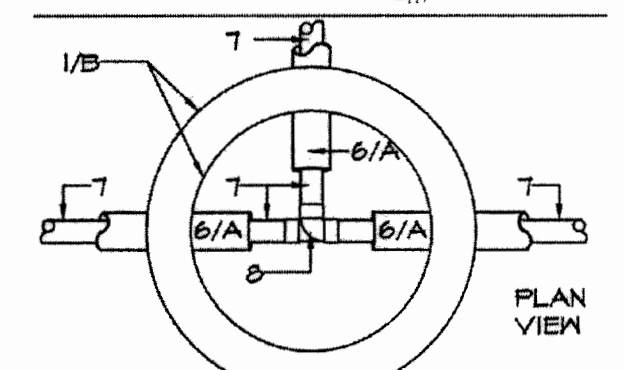
R.M. IDENTIFICATION BY COLOR CODING: SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE ELASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RINGS OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.		*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.	
OTAY WATER DISTRICT PROJECT NO. D0944-060189 PZ 624, 711 RPZ 680 REVIEWED BY: <i>[Signature]</i> DATE: 5/10/17 SIGNATURE EXPIRES AFTER 1 YEAR		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	
"AS-BUILT" SIGNED: _____ DATE: _____ PRINT NAME: _____ R.L.A. # _____ DISCIPLINE: LANDSCAPE ARCHITECT REG. EXP. _____		CITY OF CHULA VISTA LANDSCAPE IRRIGATION DETAIL DRAWINGS AND PRESSURE REQUIREMENT CALCULATIONS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02 DATE: 10 APR '17 SCALE: NO SCALE JOB NO. 15024 DRAWN BY: T.P./T.G. W.O. NO. OR-3001G	

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved:	Drawing No.
Contractor _____ Inspector _____ Date Completed _____	16026-01 - 16026-93	HUNSAKER & AS'OC.				DESCRIPTION: BRASS BOX MARKED "30 CITY BOX" IN 3/4" IRON PIPE. LOCATION: 15 MILES EAST OF INDIAN CREEK ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EAST OF 12' DRAINAGE OF WATERS STORAGE FACILITY. (74 1339 PER R.L.S. M84) ELEV=629.319' (NAVD83)	Horizontal _____ Vertical _____ N/A _____	Field _____ Traffic _____	THOMAS A. PICARD	Plans Prepared Under Supervision Of _____ Date _____ R.L.A. No. 4001	Kelly Broughton	Director of Development Services or designee.	16050 - 44 Sheet 44 of 88

Print Date: 10 APR '17 OWD WO# D0944-060189 Otay Ranch, Village 3 - Slope & Erosion Control

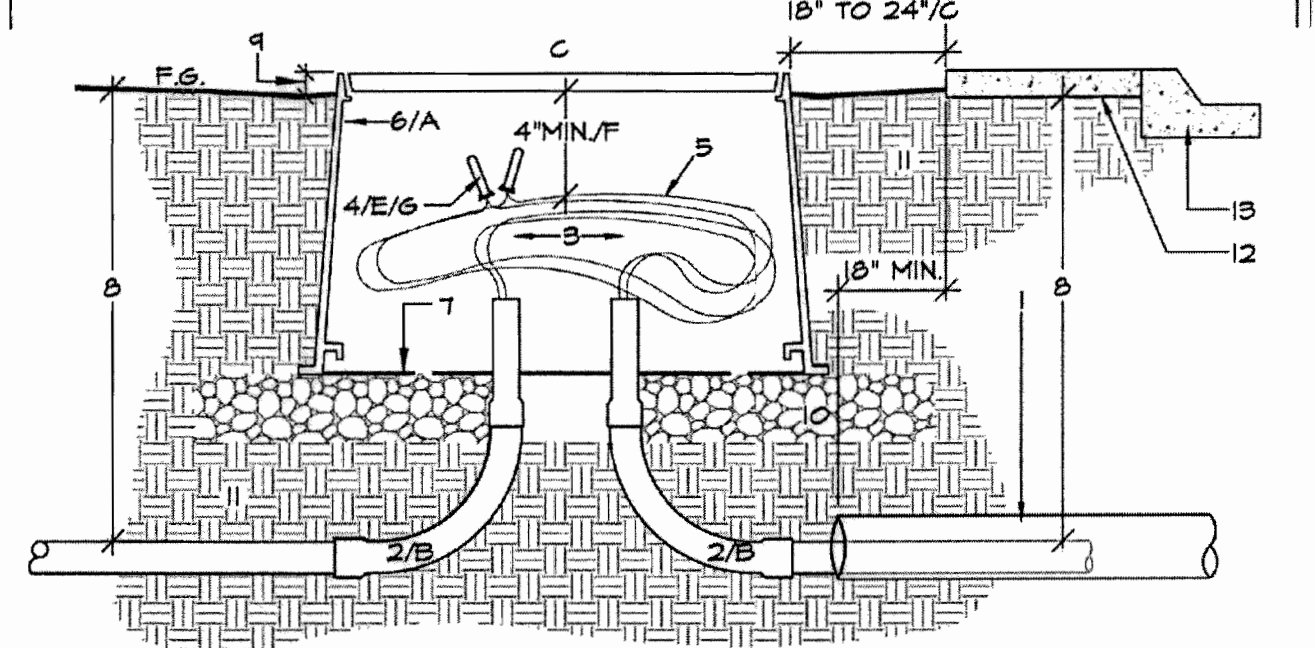


- 1- 12" ROUND DURA DRI-BOX #1203-R-DB-2-DS PURPLE LOCKING LID.
- 2- DIRT SKIRT OF THE DURA DRI-BOX. CUT 8.5" ROUND FOR STAND PIPE.
- 3- 8" PVC SCH 40 STAND PIPE. VIEW PORT 4- 3/8" GRAVEL SUMP AND LEVELING PAD AND/OR SUMP. 3" DEEP. MINIMUM.
- 5- LANDSCAPE FABRIC AND .25" GALVANIZED WIRE MESH TO PREVENT 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- MULCH OR GRAVEL PER PLANTING PLAN.
- 10- UNDISTURBED/COMPACTED SUBGRADE.
- 11- FLUSH IN TURF, 1" IN GROUND COVER.
- 12- CURB OR SIDEWALK PER CIVIL PLANS.



- 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.

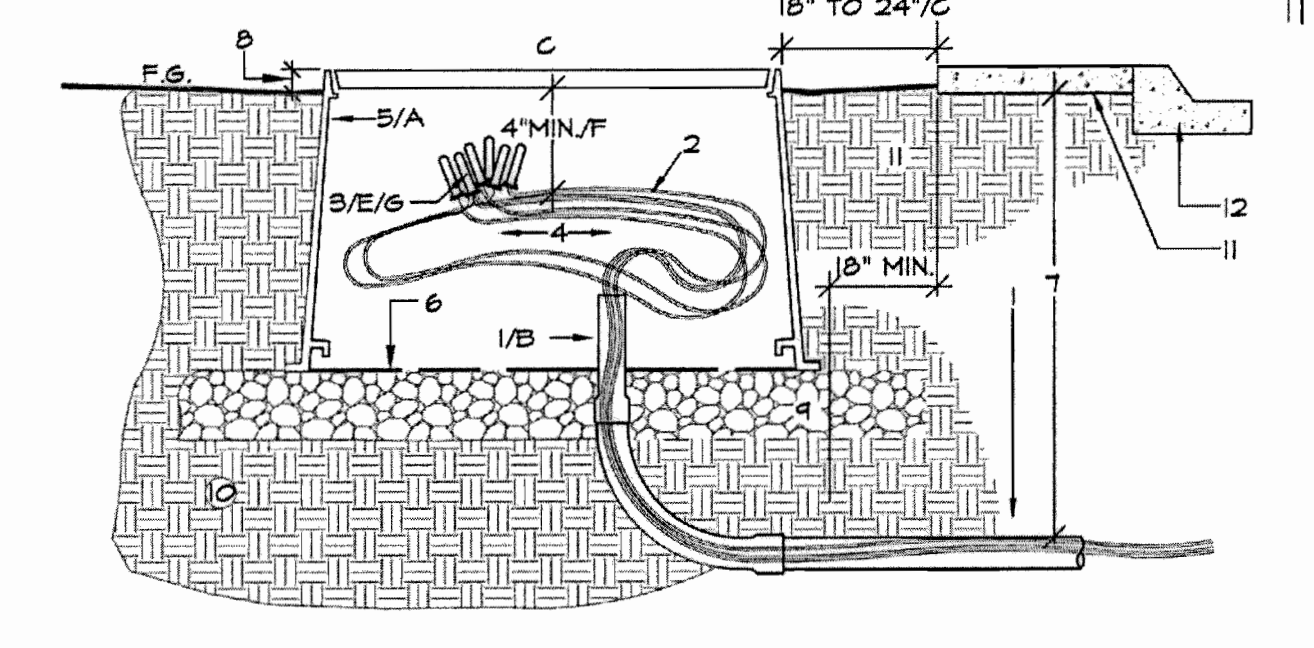
E1 VIEWPORT FOR SLEEVE WITHIN PLANTING AREA SECTION / PLAN - NO SCALE



- 1- PVC SCH 40 OR 80 SLEEVE.
- 2- 40 DES. 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 #125-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 SEPARATE CONDUIT.
 - E. ALL SPARE WIRE ENDS SHALL BE INSULATED IN THE SAME MANNER AS WIRE SPLICES.
 - F. 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.
 - G. LOOP CONTROL WIRES INTO PULL BOX. ALL SPLICES ARE TO BE MADE IN PULL BOXES OR REMOTE CONTROL VALVE BOXES.

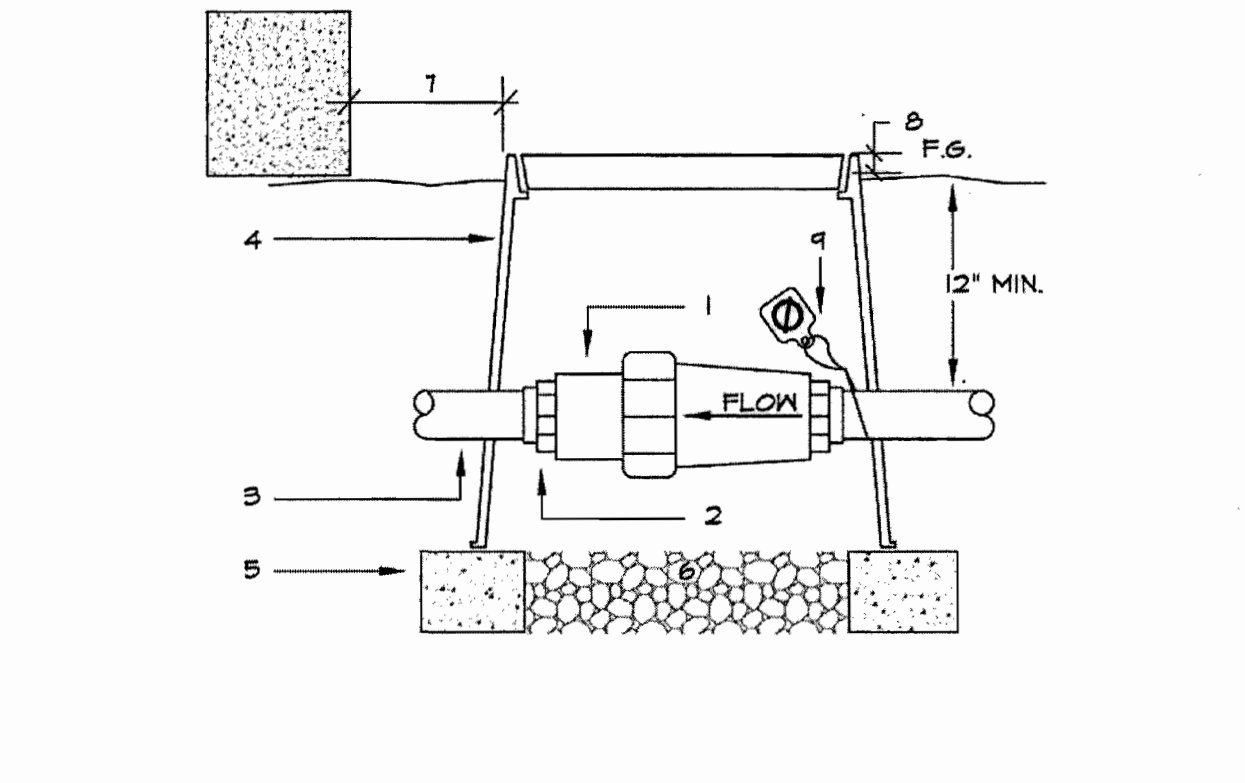
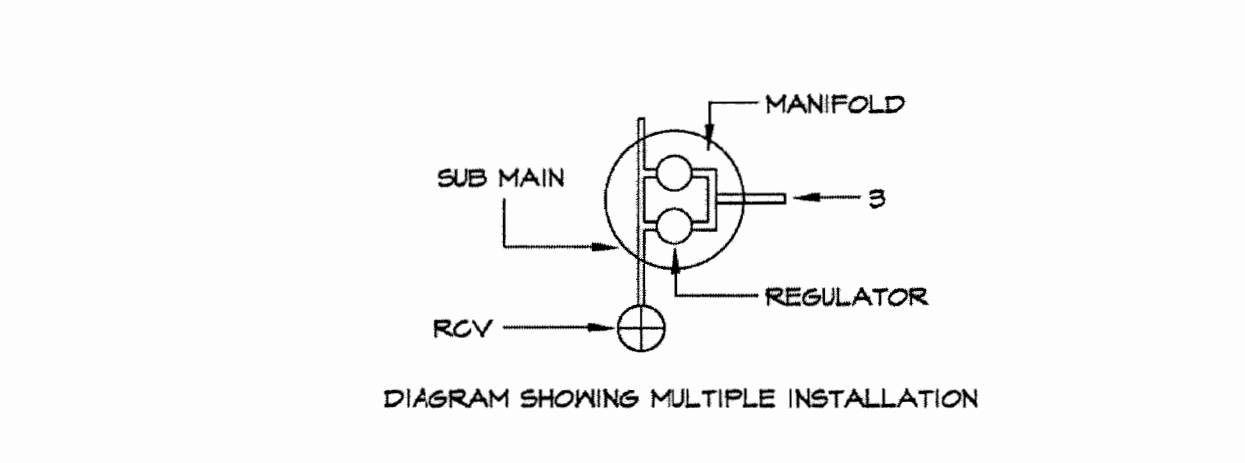
E2 CONTROL WIRE OR FLOW SENSING CABLE WITHIN CONDUIT AND PULL BOX SECTION - NO SCALE



- 1- 40 DES. SWEEP ELL.
- 2- CONTROL WIRE OR COMMUNICATION CABLE PER SPECIFICATIONS.
- 3- APPROVED WATERPROOF WIRE CONNECTORS WIRE PROTECTION.
- 4- EXPANSION LOOP- 10 FT. EXTRA WIRE OR CABLE IN BOX.
- 5- STANDARD RECT. DURA DRI-BOX #125-DB-2-DS W/ PURPLE LOCKING LID.
- 6- DIRT SKIRT OF THE DURA DRI-BOX. 7- 18" MINIMUM-SEE SPECS. AND TRENCH DETAIL FOR DEPTHS.
- 8- FLUSH IN TURF, 1" IN GROUND COVER.
- 9- 3/8" GRAVEL LEVELING PAD AND SUMP. MIN. 3" DEEP.
- 10- UNDISTURBED / COMPACTED SUB-GRADE.
- 11- SIDEWALK.
- 12- CURB AND GUTTER.

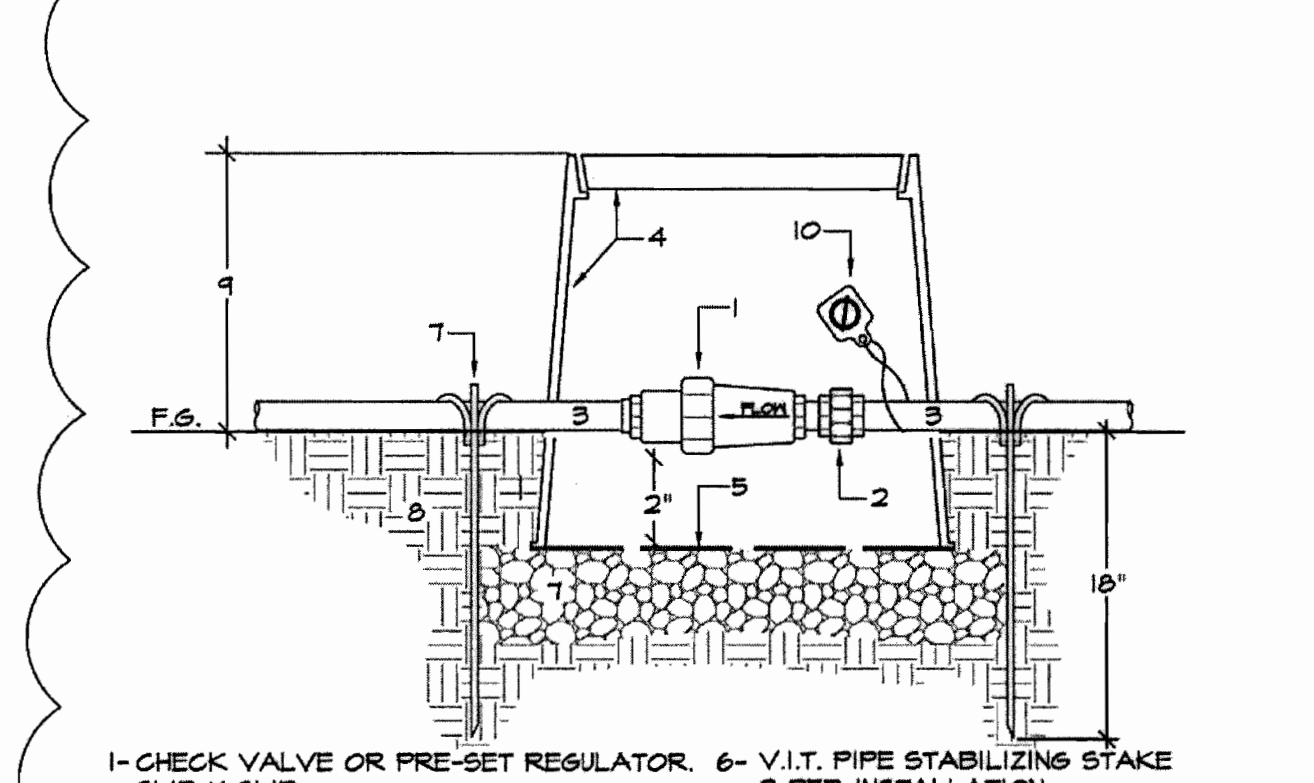
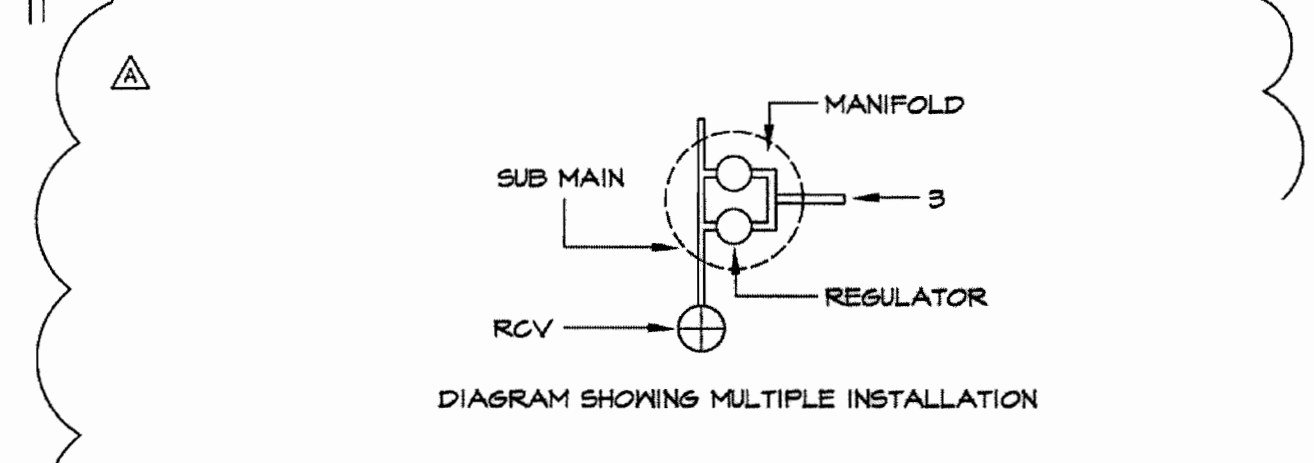
- NOTE:
- A. INSTALL PULL BOXES AS SHOWN ON PLANS, AFTER THE LAST REMOTE CONTROL VALVE ON EVERY MAINLINE TERMINAL.
 - B. ALL CONTROL WIRES TO BE INSTALLED WITHIN CONDUIT. SIZE CONDUIT APPROPRIATE TO WIRE BUNDLE.
 - C. PULL BOX COVER SHALL BE PERMANENTLY MARKED AS SHOWN IN VALVE BOX IDENTIFICATION DETAIL DRAWING AND LOCATED AS SHOWN BY DETAIL "X" AND "X" AND AS REQUIRED BY THE CITY OF CHULA VISTA.
 - D. CONDUCTORS FOR EACH CONTROLLER CLOCK SHALL BE WITHIN SEPARATE CONDUIT.
 - E. ALL SPARE WIRE ENDS SHALL BE INSULATED WITH WATER PROOF CONNECTORS, IN THE SAME MANNER AS WIRE SPLICES.
 - F. 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.
 - G. LOOP CONTROL WIRES INTO PULL BOX.

E3 CONTROL WIRE AT LAST RCV MANIFOLD WITHIN CONDUIT AND PULL BOX SECTION - NO SCALE



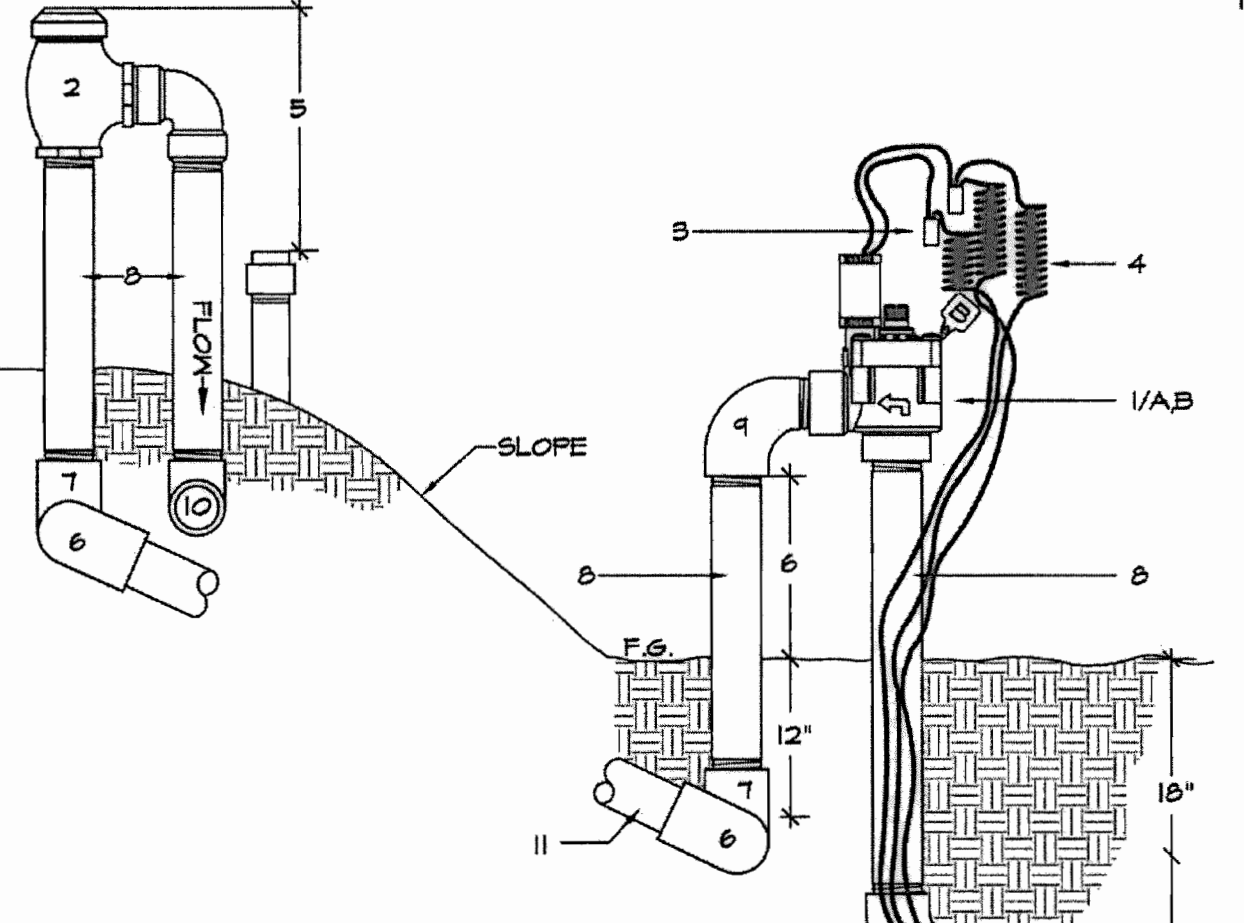
- 1- REGULATOR OR CHECK VALVE.
- 2- PVC SCH 40 MALE ADAPTER.
- 3- PVC LATERAL.
- 4- 6" ROUND VALVE BOX.
- 5- BRICK SUPPORTS - TWO.
- 6- FEA GRAVEL SUMP 3" DEEP.
- 7- 12" FROM WALL OR PAVING.
- 8- FLUSH IN TURF, 1" IN GROUND COVER.
- 9- R.W. WARNING TAG IF REG.

F1 IN-LINE CHECK VALVE OR REGULATOR ON LATERAL SECTION - NO SCALE



- 1- CHECK VALVE OR PRE-SET REGULATOR.
- 2- PVC UNION SCH 40.
- 3- UVR PVC LATERAL.
- 4- 10" ROUND VALVE BOX. DURA DRI-BOX #120-DB-2-DS W/ CAM-LOC LID.
- 5- DURA DIRT SKIRT.
- 6- V.I.T. PIPE STABILIZING STAKE SLIP X SLIP.
- 7- 3/8" GRAVEL SUMP AND LEVELING PAD, 3" DEEP. MINIMUM.
- 8- UNDISTURBED/COMPACTED SUB-GRADE.
- 9- 5" IN GROUND COVER.
- 10- R.W. WARNING TAG IF REG.

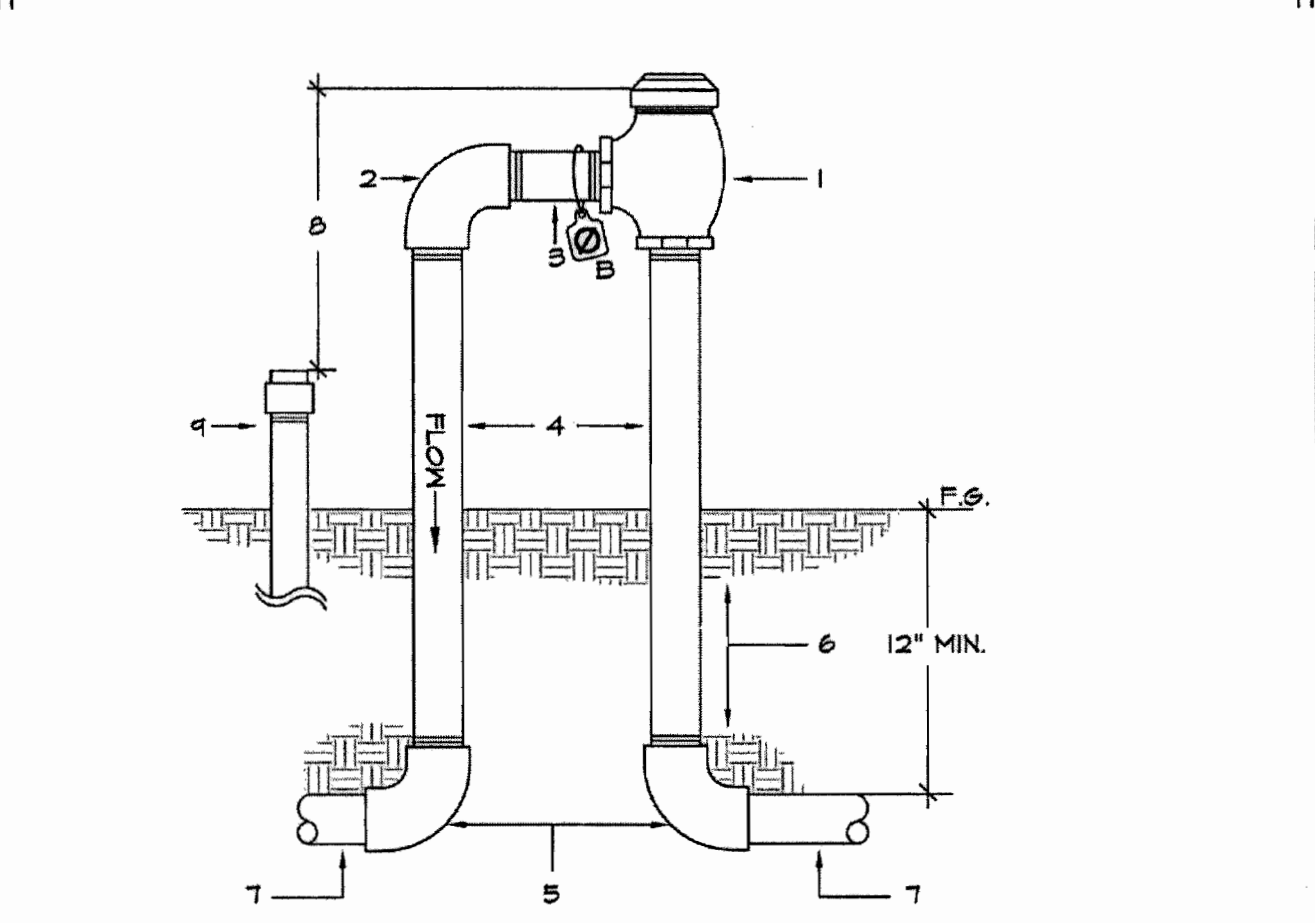
F2 IN-LINE CHECK VALVE OR REGULATOR ON LATERAL, ON-GRADE INSTALLATION SECTION - NO SCALE



- 1- REMOTE CONTROL ANGLE VALVE OR ANTI-SIPHON VALVE.
- 2- ATMOSPHERIC VACUUM BREAKER.
- 3- WATER PROOF CONNECTION - TYP.
- 4- 8FT. LENGTH OF WIRE. COILED.
- 5- INSTALL 12-INCH MIN. ABOVE HIGHEST DOWNSTREAM OUTLET.
- 6- PVC SCH 40 ELL-90.
- 7- PVC SCH 40 ELL-ST.
- 8- PVC SCH 80 RISER - TEE -LAR.
- 9- PVC SCH 80 STREET ELL-ST.
- 10- PVC SCH 40 TEE OR ELL TO SPRINKLER SYSTEM.
- 11- PVC LATERAL PIPE TO AVB.
- 12- PVC PRESSURE PIPE.

- NOTE:
- A. FOR SYSTEMS AT TOP OF SLOPE USE ANGLE VALVE AND AVB INSTALLED 8" ABOVE THE HIGHEST OUTLET.
 - B. FOR SYSTEMS AT TOE OF SLOPE USE ANTI-SIPHON VALVE.
 - C. CONTRACTOR SHALL INCLUDE A CHRISTY'S IRRIGATION I.D. TAG ATTACHED TO VALVE BONNET BOLT. TAG SHALL INDICATE CONTROLLER AND STATION NUMBER. SEE ALSO DETAIL.

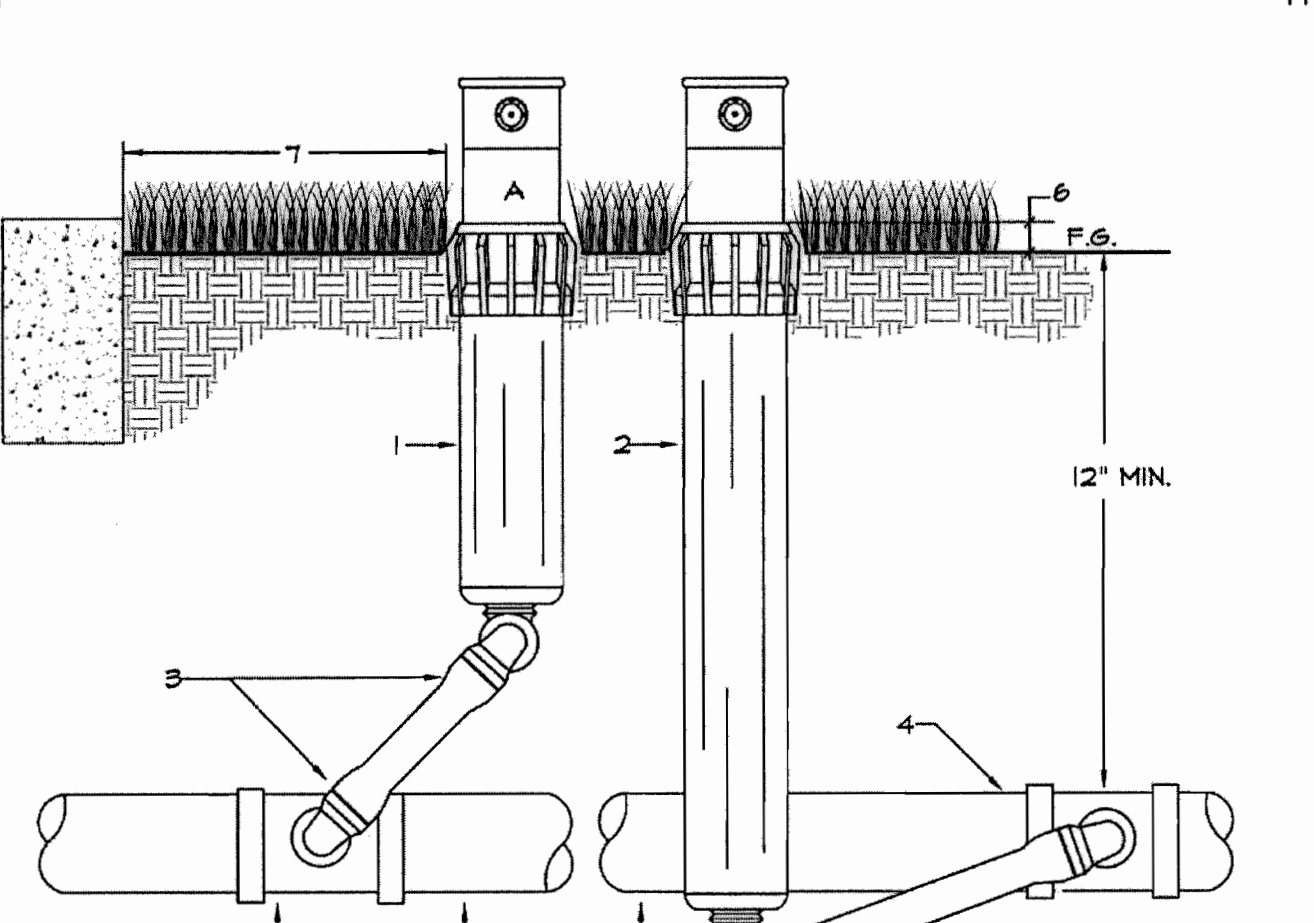
G1 REMOTE CONTROL VALVE ANTI-SIPHON SECTION - NO SCALE



- 1- ATMOSPHERIC VACUUM BREAKER.
- 2- PVC SCH 80 ELL - TT.
- 3- PVC SCH 80 NIPPLE.
- 4- PVC SCH 80 RISER - LAR.
- 5- PVC SCH 40 ELL -ST.
- 6- UNDISTURBED OR COMPACTED SUBGRADE.
- 7- PVC NON-PRESSURE PIPE.
- 8- HEIGHT TO BE 12" ABOVE HIGHEST DOWNSTREAM OUTLET.
- 9- DOWNSTREAM SPRINKLER HEAD.

- NOTE:
- A. ATMOSPHERIC VACUUM BREAKER AS A BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL ORDINANCE, HEALTH AND WATER AGENCY REGULATIONS.
 - B. R.W. WARNING TAG IF REG.

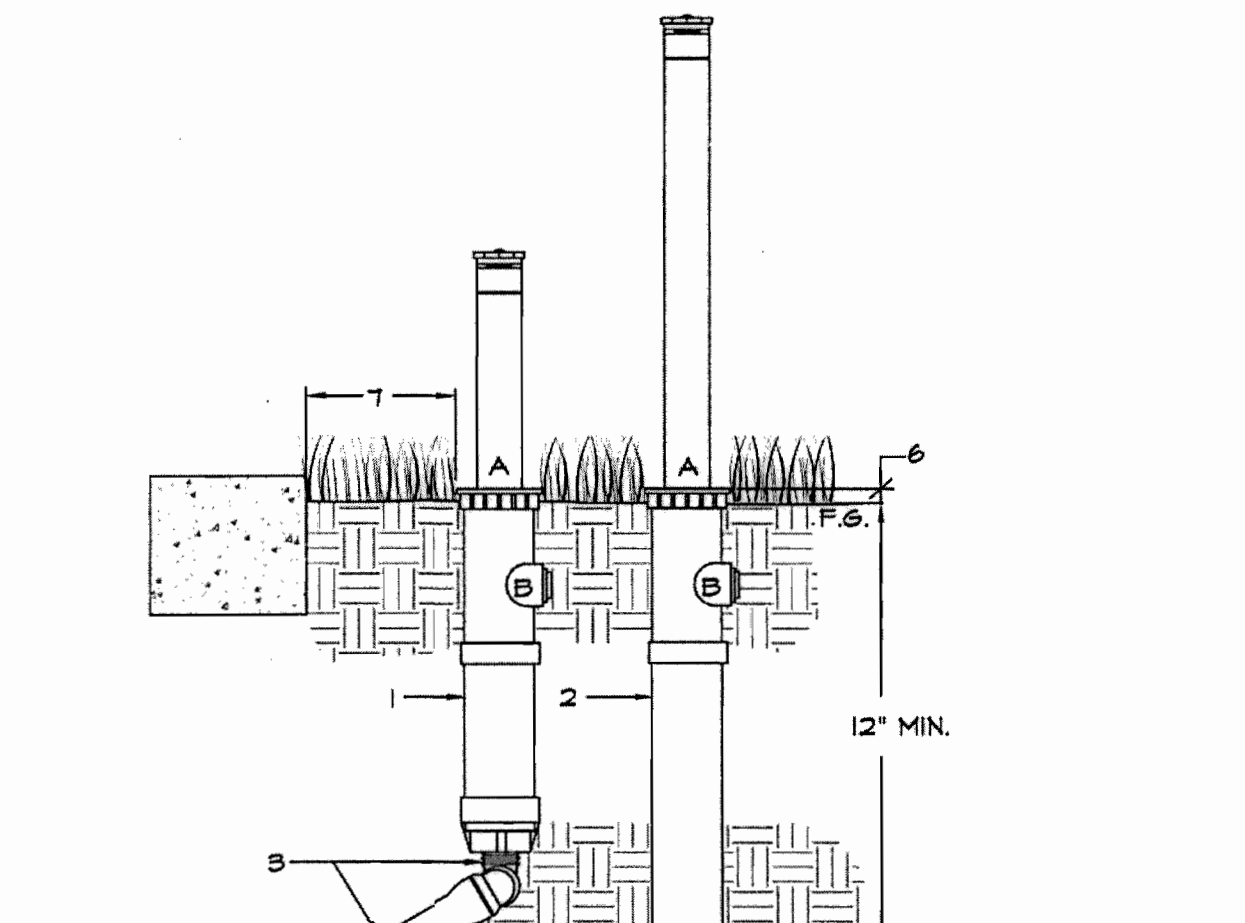
G2 ATMOSPHERIC VACUUM BREAKER SECTION - NO SCALE



- 1- 6" POP-UP ROTOR HEAD.
- 2- 12" POP-UP ROTOR HEAD.
- 3- SWING JOINT ASSEMBLY- 3 SCH 40 9/4" ST ELLS, 1 SCH 80 1/4" 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 HARDSCAPE-WALKS = 6"

- NOTE:
- A. R.W. WARNING CAP IF REQUIRED.

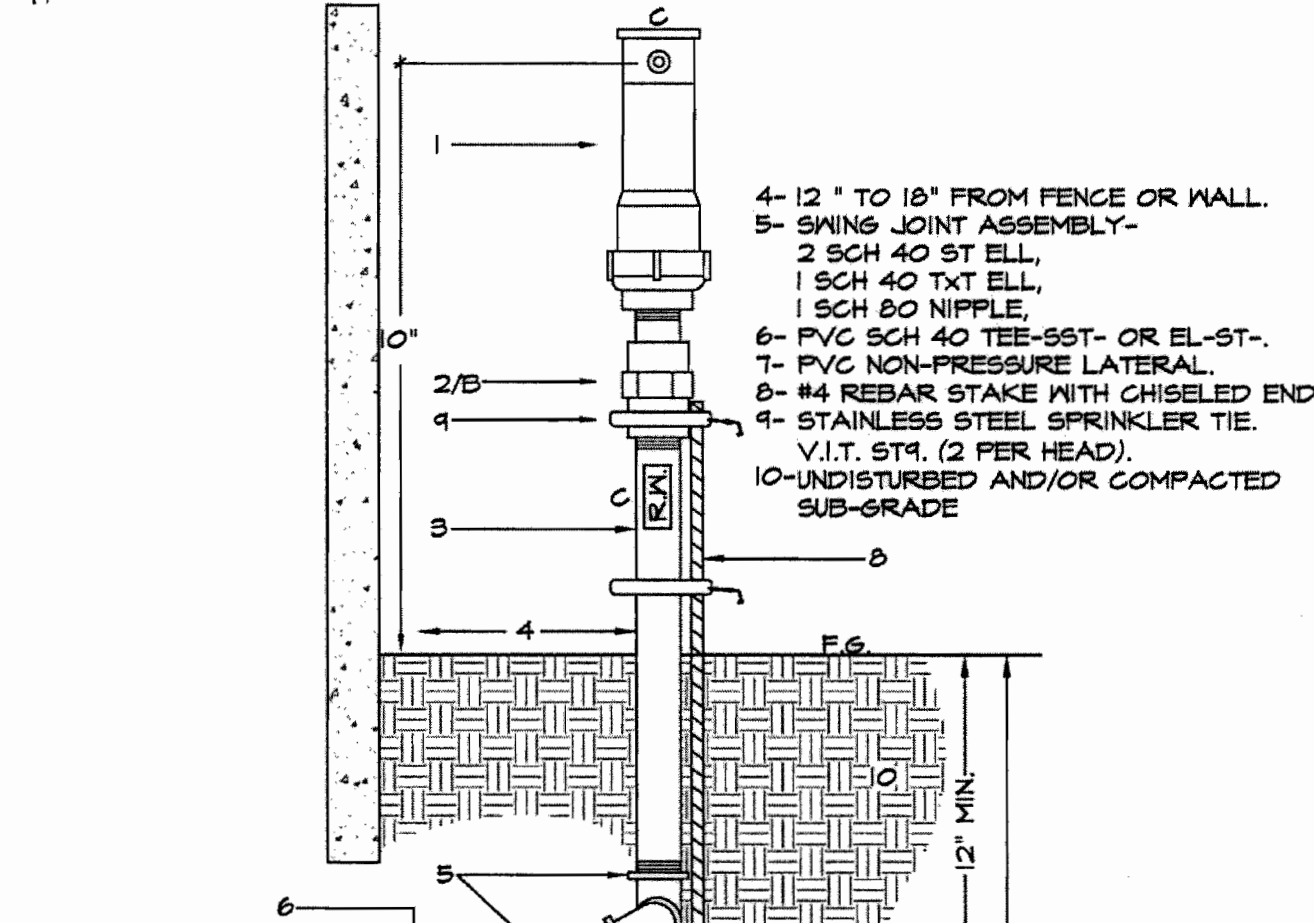
H1 POP-UP ROTOR HEAD SECTION - NO SCALE



- 1- 6" POP-UP SPRAY HEAD.
- 2- 12" POP-UP SPRAY HEAD.
- 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- 4" MINIMUM FROM ADJACENT WALLS AND/OR HARDSCAPE.

- NOTE:
- A. RECYCLED WATER WARNING CAP.
 - B. DO NOT USE SIDE INLET.

H2 POP-UP SPRAY HEAD SECTION - NO SCALE



- 1- GEAR DRIVEN SHRUB ROTOR OR SHRUB SPRAY HEAD.
- 2- ANTI-DRAIN SPRING CHECK VALVE.
- 3- UVR PVC SCH 80 RISER / NIPPLE LAR. (TYP).
- 4- 12" TO 18" FROM FENCE OR WALL.
- 5- SWING JOINT ASSEMBLY- 2 SCH 40 ST ELL, 1 SCH 40 TTT ELL, 1 SCH 80 NIPPLE.
- 6- PVC SCH 40 TEE-SST- OR EL-ST.
- 7- PVC NON-PRESSURE LATERAL.
- 8- #4 REBAR STAKE WITH CHEELED END.
- 9- STAINLESS STEEL SPRINKLER TIE.
- 10- UNDISTURBED AND/OR COMPACTED SUB-GRADE.

- NOTE:
- A. SEE HEAD ANGLE ON SLOPE DETAIL WHERE APPROPRIATE.
 - B. VALCON 5000 SERIES FOR CPD MAINTAINED SYSTEMS.
 - C. R.W. WARNING CAP AND/OR RISER WHENEVER RECYCLED WATER IS EMPLOYED. REBAR STAKE TO BE DRIVEN WITH CARE NOT TO DAMAGE LATERAL LINE OR SWING JOINT.

H3 SHRUB ROTOR ON RISER SECTION - NO SCALE

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.

*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.

OTAY WATER DISTRICT
PROJECT NO. D0944-060189

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

DATE: 8/21/18
DATE: 8/21/18

SIGNATURE ENTRIES AFTER 1 YEAR

"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

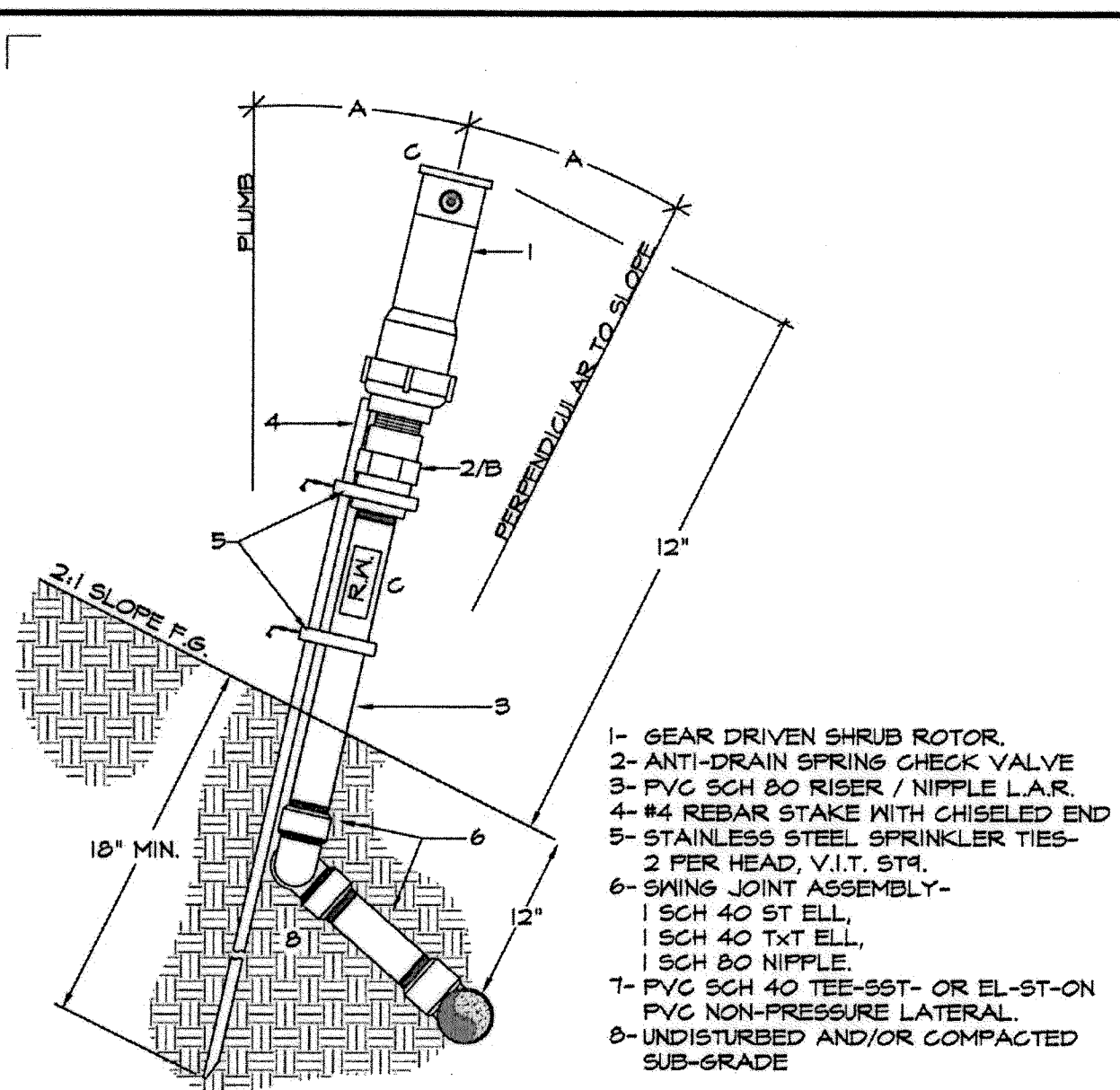
REGISTERED LANDSCAPE ARCHITECT
THOMAS A. PICARD
9/20/18
CALIFORNIA

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

DATE: 15 FEB '18
SCALE: NO SCALE
JOB NO. 15024
DRAWN BY: T.P./T.G.
W.O. NO. OR-3001G

CONTRACTOR	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved:	CITY OF CHULA VISTA	Drawing No.
Inspector	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUT/OFF VALVES & INDUSTRIAL PAD SLOPES	7/2/18	6/27/18	DESCRIPTION: BRASS DISK MARKED "50 CITY ENGR." IN 3/4" R/W PIPE EAST OF MIX OF MAIN ST. & HERITAGE RD ON ROCK MOUNTAIN 100' EASTERLY OF PRINCIPAL TO HIGH SCHOOL & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (TYP) 1359 PER R.O.S. (4481) ELEV=629.318' (NAD 83)	Horizontal N/A Vertical N/A	Field	Plans Prepared Under Supervision of	THOMAS A. PICARD	Kelly Broughton	Director of Development Services or designee.	LANDSCAPE IRRIGATION SPECIFICATIONS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 45 Sheet 45 of 88

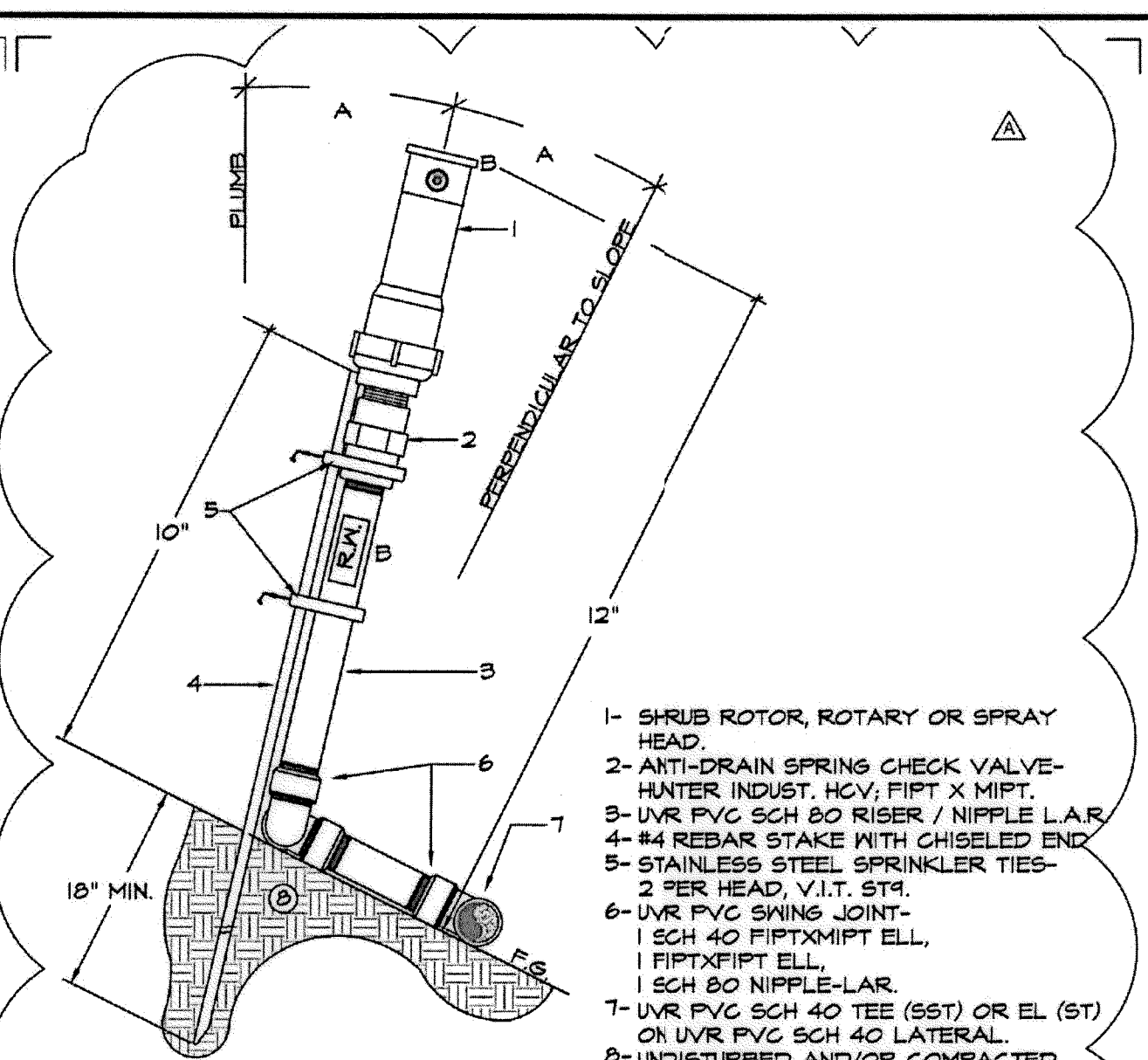
Print Date: 15 FEB '18 OWD WO# D0944-060189 Otay Ranch, Village 3 - Slope & Erosion Control



- 1- GEAR DRIVEN SHRUB ROTOR.
- 2- ANTI-DRAIN SPRING CHECK VALVE
- 3- PVC SCH 80 RISER / NIPPLE L.A.R.
- 4- #4 REBAR STAKE WITH CHISELED END
- 5- STAINLESS STEEL SPRINKLER TIES- 2 PER HEAD, V.I.T. ST.
- 6- SWING JOINT ASSEMBLY-
1 SCH 40 ST ELL,
1 SCH 40 T&T ELL,
1 SCH 80 NIPPLE.
- 7- PVC SCH 40 TEE-90°- OR EL-ST-ON PVC NON-PRESSURE LATERAL.
- 8- UNDISTURBED AND/OR COMPACTED SUB-GRADE

NOTE:
A. HEAD ANGLE ON SLOPE WILL BE BETWEEN PLUMB AND PERPENDICULAR TO SLOPED SURFACE. ANGLE WILL DEPEND ON TRAJECTORY OF NOZZLE. SWING JOINT WILL ALLOW ADJUSTMENT FOR ACTUAL CONDITIONS. SEE ALSO HEAD ANGLE ON SLOPE DETAIL WHERE APPROPRIATE.
B. VALCON 8000 SERIES FOR CFD MAINTAINED SYSTEMS. HUNTER INDUST. HOV; FIPT X MIPT FOR PRIVATELY MAINTAINED SYSTEMS.
C. R. M. WARNING CAP AND/OR RISER LABEL WHERE REQUIRED.

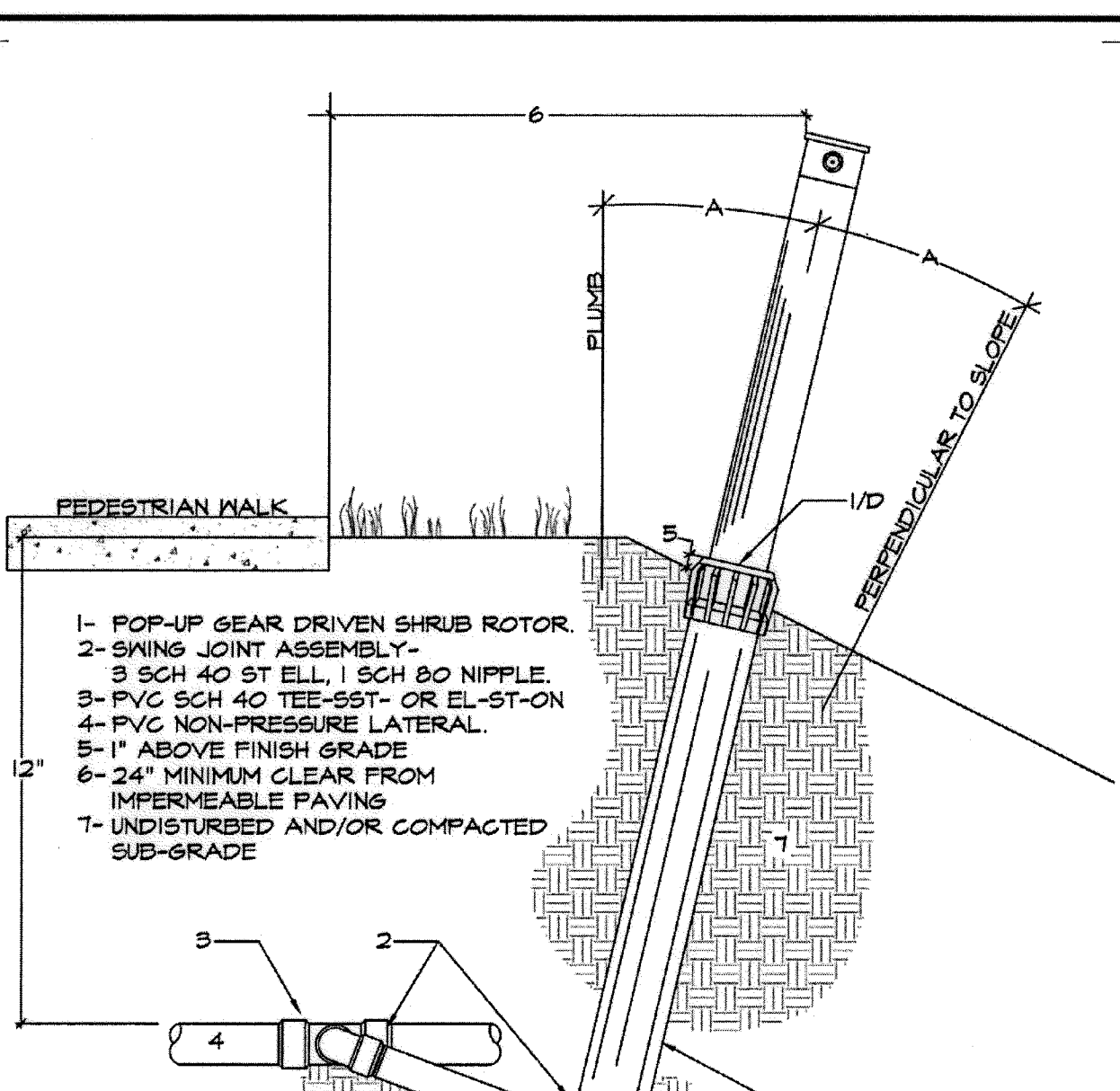
H4a GEAR DRIVEN SHRUB ROTOR ON SLOPE. SECTION - NO SCALE



- 1- SHRUB ROTOR, ROTARY OR SPRAY HEAD.
- 2- ANTI-DRAIN SPRING CHECK VALVE- HUNTER INDUST. HOV; FIPT X MIPT.
- 3- UVR PVC SCH 80 RISER / NIPPLE L.A.R.
- 4- #4 REBAR STAKE WITH CHISELED END
- 5- STAINLESS STEEL SPRINKLER TIES- 2 PER HEAD, V.I.T. ST.
- 6- UVR PVC SWING JOINT- 1 SCH 40 FIPTXFIPT ELL, 1 FIPTXFIPT ELL, 1 SCH 80 NIPPLE-LAR.
- 7- UVR PVC SCH 40 TEE (90°) OR EL (ST) ON UVR PVC SCH 40 LATERAL.
- 8- UNDISTURBED AND/OR COMPACTED SUB-GRADE

NOTE:
A. HEAD ANGLE ON SLOPE WILL BE BETWEEN PLUMB AND PERPENDICULAR TO SLOPED SURFACE. ANGLE WILL DEPEND ON TRAJECTORY OF NOZZLE. SWING JOINT WILL ALLOW ADJUSTMENT FOR ACTUAL CONDITIONS. SEE ALSO HEAD ANGLE DETAIL WHERE APPROPRIATE.
B. R. M. WARNING CAP AND/OR RISER LABEL WHERE REQUIRED.

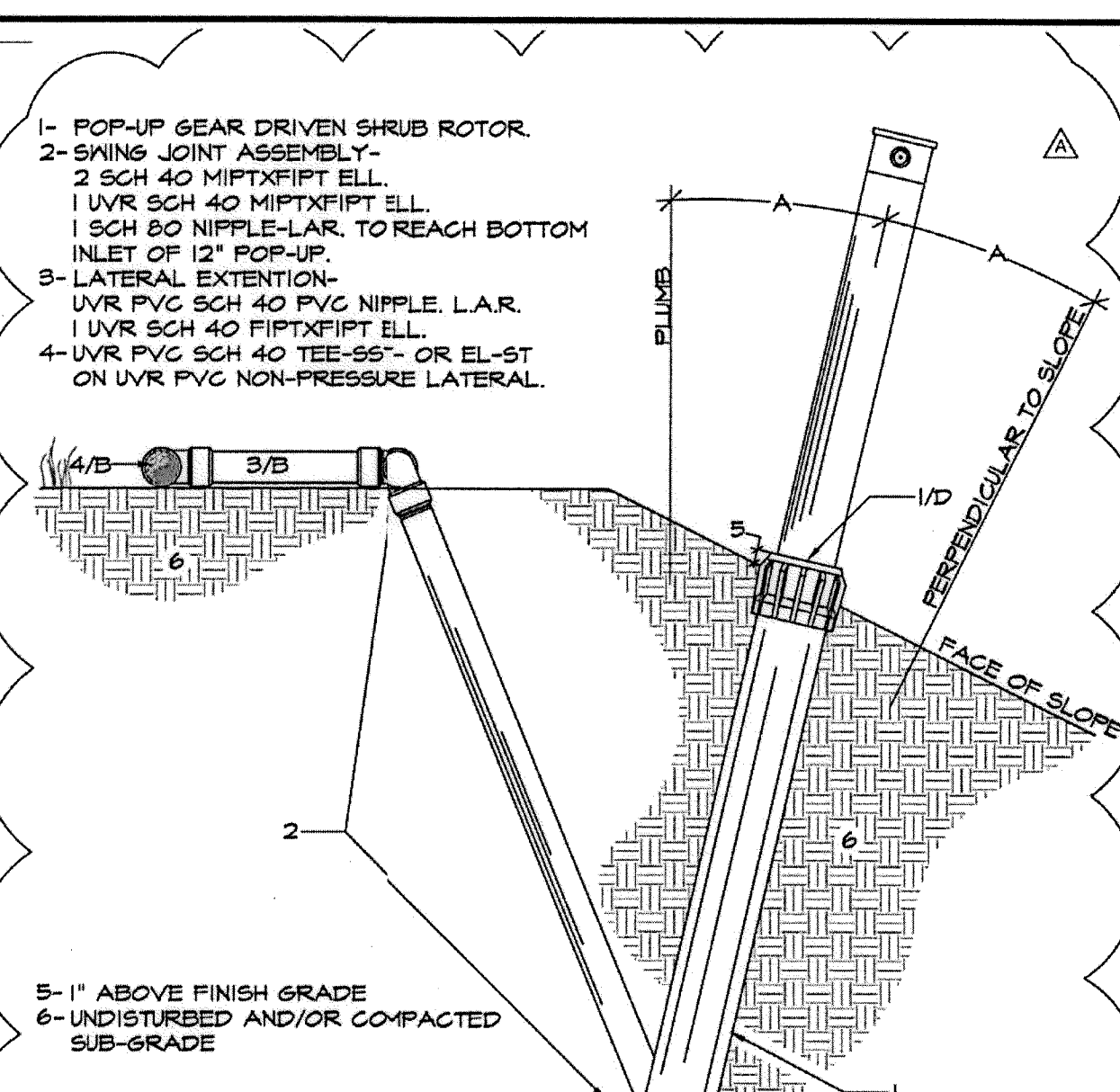
H4b SHRUB ROTOR, ROTATOR OR SPRAY HEAD ON RISER, ON-GRADE INSTALLATION. SECTION - NO SCALE



- 1- POP-UP GEAR DRIVEN SHRUB ROTOR.
- 2- SWING JOINT ASSEMBLY- 1 UVR SCH 40 FIPTXFIPT ELL, 1 SCH 80 NIPPLE-LAR, INLET OF 12" POP-UP.
- 3- LATERAL EXTENSION- UVR PVC SCH 40 PVC NIPPLE L.A.R.
- 4- UVR PVC SCH 40 TEE-90°- OR EL-ST ON UVR PVC NON-PRESSURE LATERAL.
- 5- 1" ABOVE FINISH GRADE
- 6- 24" MINIMUM CLEAR FROM IMPERMEABLE PAVING
- 7- UNDISTURBED AND/OR COMPACTED SUB-GRADE

NOTE:
A. SWING JOINT AND LATERAL SHOWN ROTATED 90 DEG FROM SECTION VIEW.
B. OUTLET OF TEE OR ELBOW AND SWING JOINT TO BE SIZED EQUAL TO HEAD INLET.
C. HEAD ANGLE ON SLOPE WILL BE BETWEEN PLUMB AND PERPENDICULAR TO SLOPED SURFACE. ANGLE WILL DEPEND ON TRAJECTORY OF NOZZLE. SWING JOINT WILL ALLOW ADJUSTMENT FOR ACTUAL CONDITIONS. SEE ALSO HEAD ANGLE DETAIL DRAWING.
D. R. M. WARNING CAP AND/OR RISER LABEL WHERE REQUIRED.

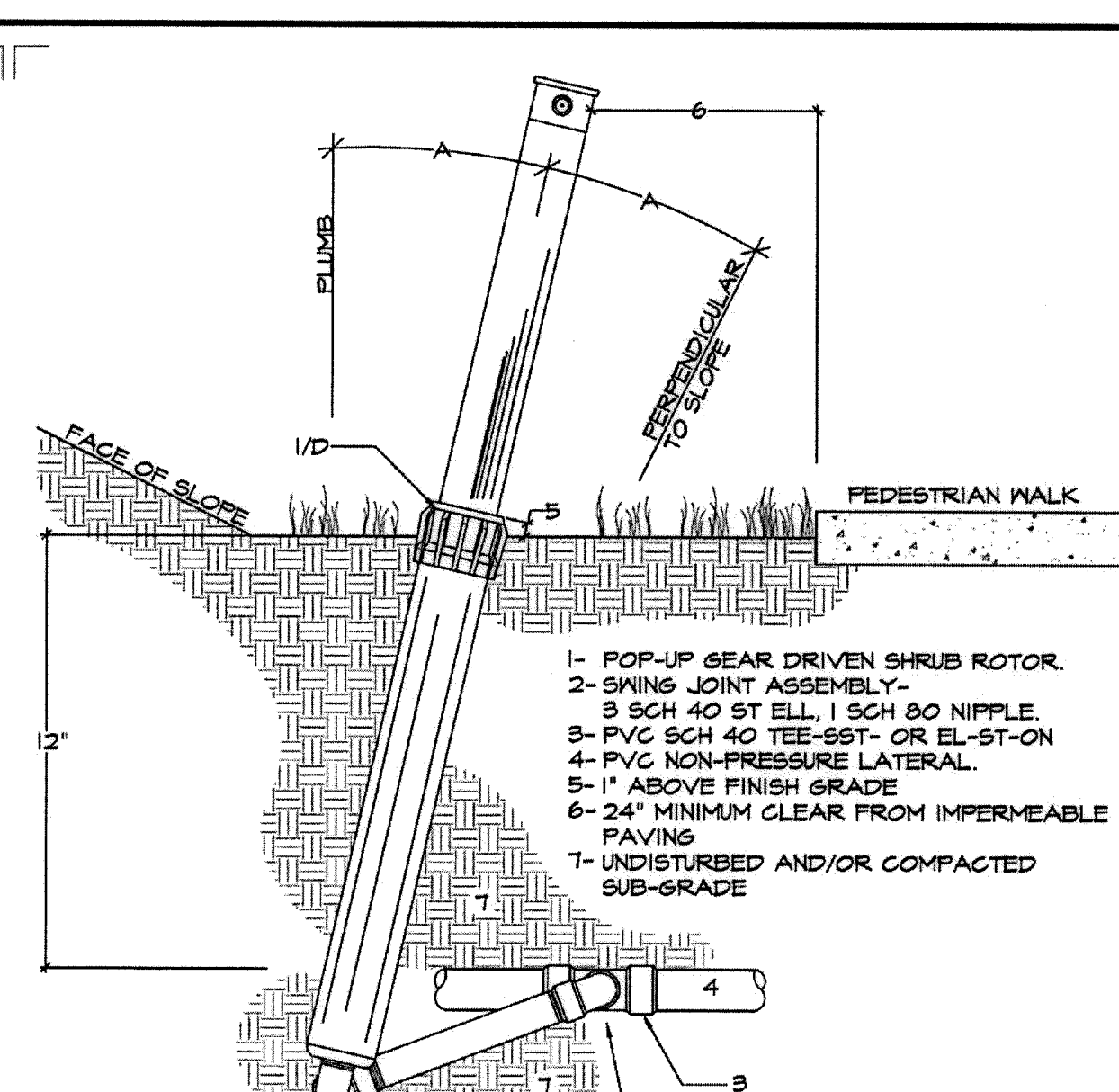
H5a POP-UP ROTOR OR SPRAY HEAD AT TOP OF SLOPE SECTION - NO SCALE



- 1- POP-UP GEAR DRIVEN SHRUB ROTOR.
- 2- SWING JOINT ASSEMBLY- 1 UVR SCH 40 FIPTXFIPT ELL, 1 SCH 80 NIPPLE-LAR, TO REACH BOTTOM INLET OF 12" POP-UP.
- 3- LATERAL EXTENSION- UVR PVC SCH 40 PVC NIPPLE L.A.R.
- 4- UVR PVC SCH 40 TEE-90°- OR EL-ST ON UVR PVC NON-PRESSURE LATERAL.
- 5- 1" ABOVE FINISH GRADE
- 6- UNDISTURBED AND/OR COMPACTED SUB-GRADE

NOTE:
A. SWING JOINT AND LATERAL SHOWN ROTATED 90 DEG FROM SECTION VIEW.
B. OUTLET OF TEE OR ELBOW AND SWING JOINT TO BE SIZED EQUAL TO HEAD INLET.
C. HEAD ANGLE ON SLOPE WILL BE BETWEEN PLUMB AND PERPENDICULAR TO SLOPED SURFACE. ANGLE WILL DEPEND ON TRAJECTORY OF NOZZLE. SWING JOINT WILL ALLOW ADJUSTMENT FOR ACTUAL CONDITIONS. SEE ALSO HEAD ANGLE DETAIL DRAWING.
D. R. M. WARNING CAP AND/OR RISER LABEL WHERE REQUIRED.

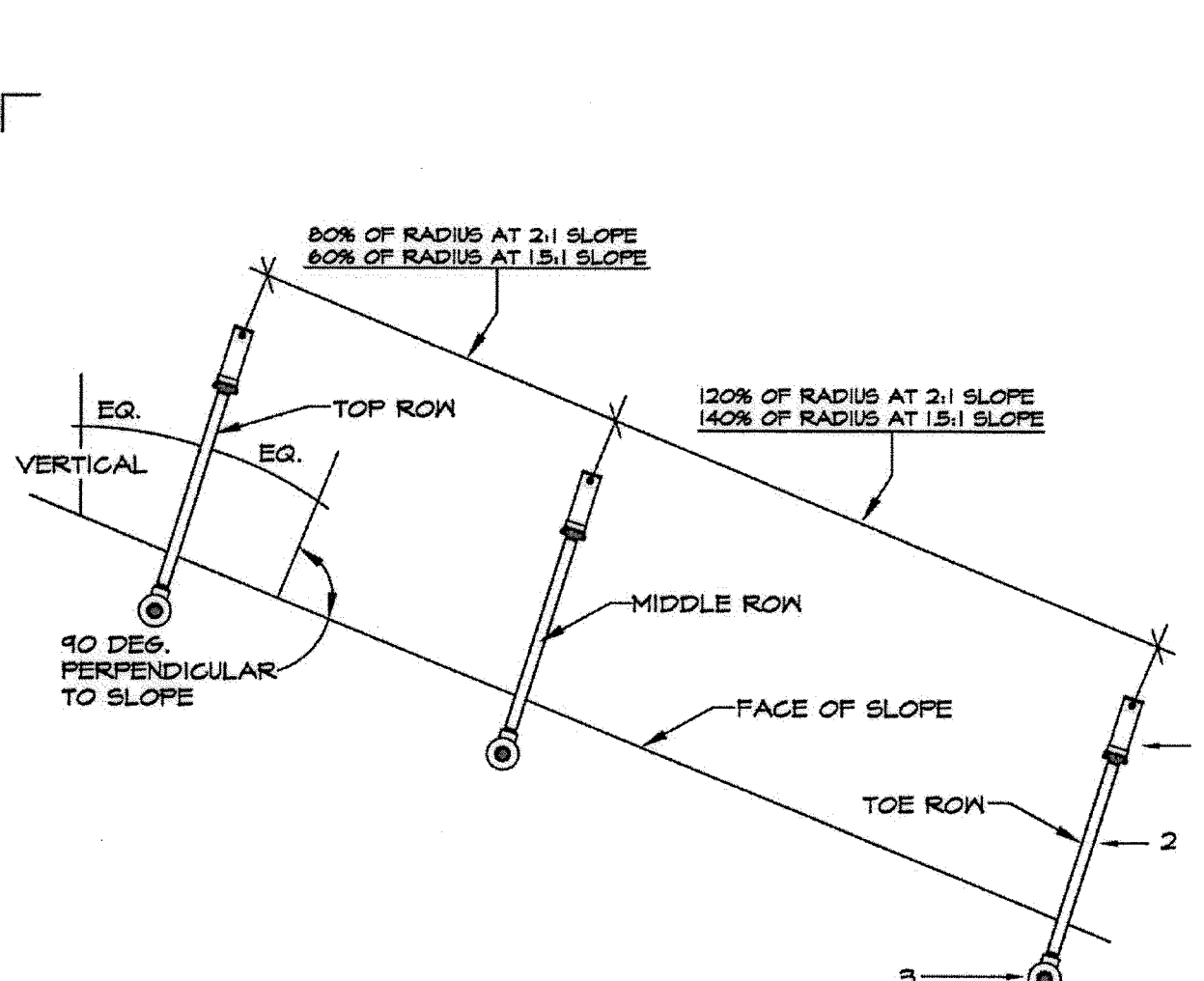
H5b POP-UP ROTOR OR SPRAY HEAD AT TOP OF SLOPE SECTION - NO SCALE



- 1- POP-UP GEAR DRIVEN SHRUB ROTOR.
- 2- SWING JOINT ASSEMBLY- 1 UVR SCH 40 FIPTXFIPT ELL, 1 SCH 80 NIPPLE-LAR, TO REACH BOTTOM INLET OF 12" POP-UP.
- 3- PVC SCH 40 TEE-90°- OR EL-ST-ON
- 4- PVC NON-PRESSURE LATERAL.
- 5- 1" ABOVE FINISH GRADE
- 6- 24" MINIMUM CLEAR FROM IMPERMEABLE PAVING
- 7- UNDISTURBED AND/OR COMPACTED SUB-GRADE

NOTE:
A. SWING JOINT AND LATERAL SHOWN ROTATED 90 DEG FROM SECTION VIEW.
B. OUTLET OF TEE OR ELBOW AND SWING JOINT TO BE SIZED EQUAL TO HEAD INLET.
C. HEAD ANGLE ON SLOPE WILL BE BETWEEN PLUMB AND PERPENDICULAR TO SLOPED SURFACE. ANGLE WILL DEPEND ON TRAJECTORY OF NOZZLE. SWING JOINT WILL ALLOW ADJUSTMENT FOR ACTUAL CONDITIONS. SEE ALSO HEAD ANGLE DETAIL DRAWING.
D. R. M. WARNING CAP AND/OR RISER LABEL WHERE REQUIRED.

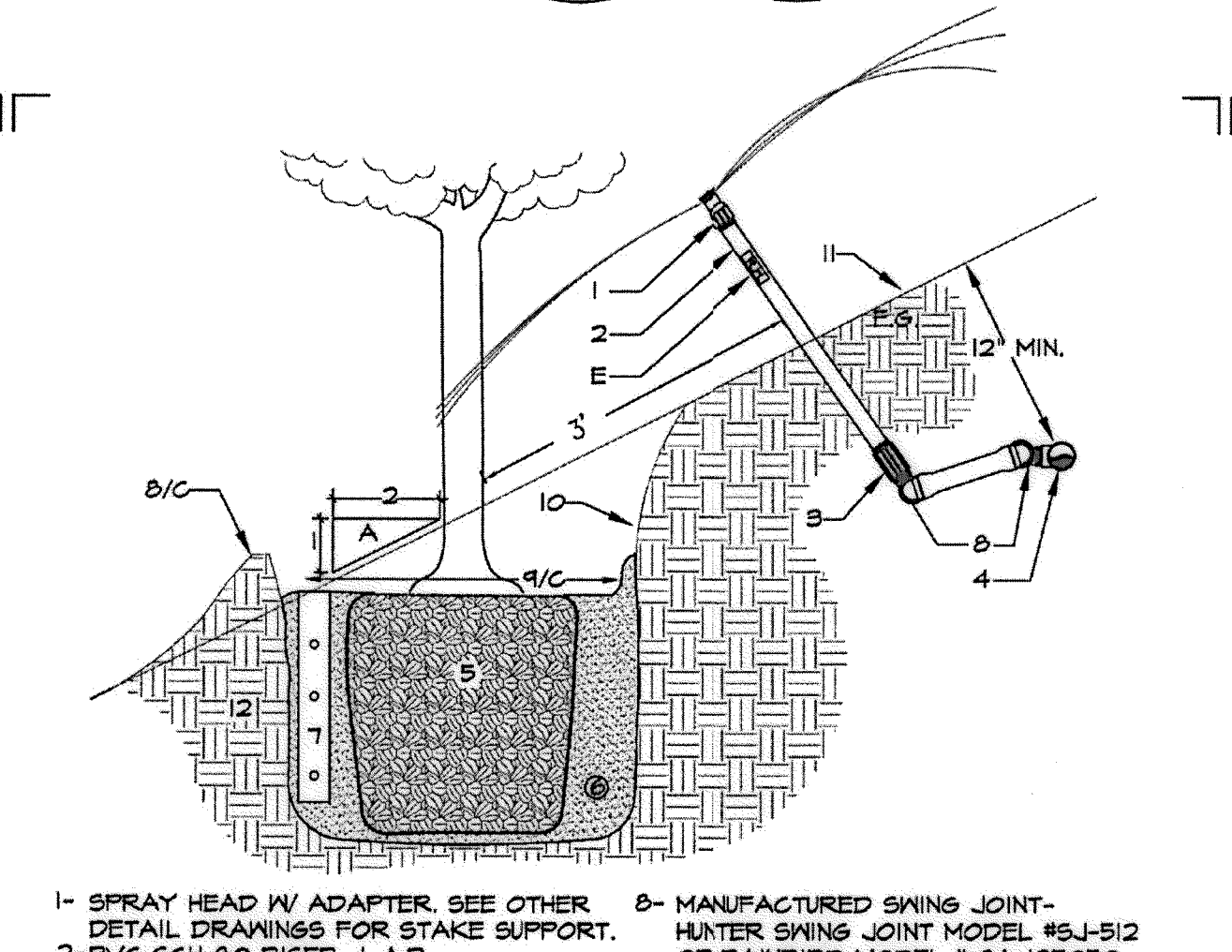
H6 POP-UP ROTOR OR SPRAY HEAD AT TOE OF SLOPE SECTION - NO SCALE



- 1- SPRINKLER HEAD AND CHECK VALVE.
- 2- PVC SCH 80 RISER.
- 3- PVC LATERAL.

NOTE:
A. ANGLE OF HEAD AND RISER ASSEMBLY TO BE BETWEEN VERTICAL AND PERPENDICULAR TO SLOPE. THIS IS A GENERAL RULE AND ADJUSTMENTS MAY BE NECESSARY IN THE FIELD DEPENDING ON ANGLE OF SLOPE AND PERFORMANCE OF SPRINKLER. THE INTENTION IS TO MAXIMIZE UNIFORMITY OF COVERAGE.
B. RELATIVE LATERAL SPACING ON SLOPE WITH THE MIDDLE ROW OR ROWS CLOSER TO THE TOP OF SLOPE THAN THE TOE. THIS APPLIES TO ALL MIDDLE ROW LATERALS, BUT AS A UNIT, THE SPACINGS BETWEEN ALL MIDDLE ROW LATERALS IS TO BE UNIFORM AND ALL ARE TO BE ADJUSTED UP THE SLOPE EQUALLY.

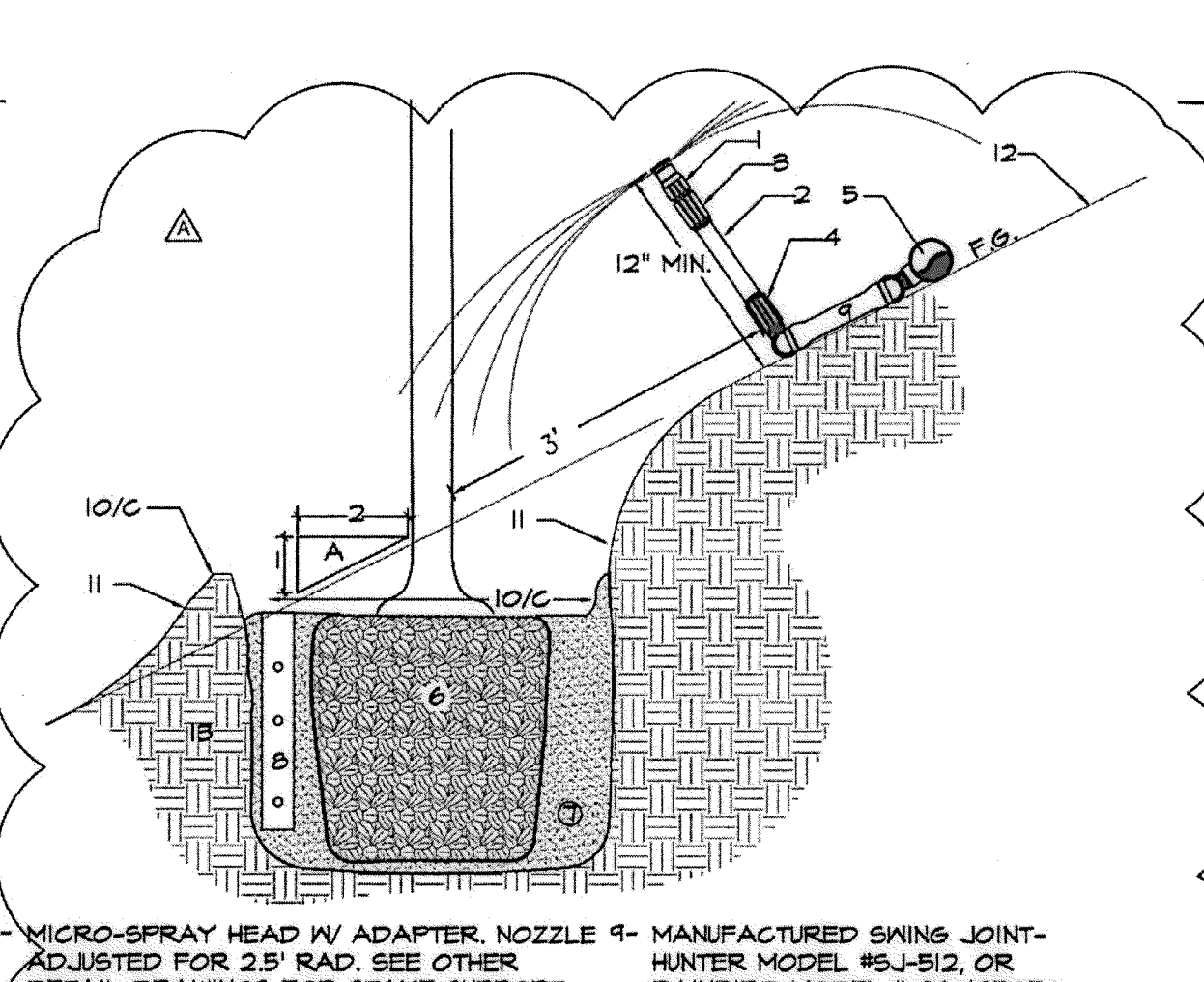
H7 HEAD ANGLE AND PLACEMENT FOR SLOPE CONDITION SECTION - NO SCALE



- 1- SPRAY HEAD W/ ADAPTER. SEE OTHER DETAIL DRAWINGS FOR STAKE SUPPORT.
- 2- PVC SCH 80 RISER- L.A.R.
- 3- SCH-80 TREADED COUPLING WITH PVC SCH 40 COUPLING FIPT X FIPT.
- 4- PVC SCH 40 SST TEE OR ST ELBOW ON NON-PRESSURE LATERAL RUN.
- 5- TREE ROOT BALL.
- 6- PLANTING PIT.
- 7- BREATHER TUBE-PER PLANTING SPECS.
- 8- MANUFACTURED SWING JOINT- HUNTER MODEL #SJ-512 OR RAINBIRD MODEL # SA-125050.
- 9- TREE BASIN.
- 10- EROSION RESISTANT FABRIC. SEE PLANTING PLAN AND DETAIL DRAWINGS.
- 11- FACE OF SLOPE.
- 12- COMPACTED OR UNDISTURBED SUBGRADE.

NOTE:
A. DETAIL DRAWING ILLUSTRATES METHOD OF SUPPLEMENTAL WATER APPLICATION FOR TREE ON 2:1 SLOPE CONDITION.
B. ALL PLANTING INFORMATION AND PLANTING RELATED IMAGE SHOWN FOR CONCEPT ONLY. SEE LANDSCAPE PLANTING PLAN, DETAIL DRAWINGS AND SPECIFICATIONS.
C. TREE BASIN MUST BE SUBSTANTIALLY CONSTRUCTED AND COMPACTED TO PROVIDE FOR DETENTION OF IRRIGATION WATER AT CONTRACTOR DETERMINED IRRIGATION INTERVAL AND WATER TIME.
D. GRADED SURFACE GREATER THAN 2:1 TO BE PROTECTED WITH USE OF MECHANICAL METHODS SUCH AS EROSION RESISTANT FABRIC. SEE PLANTING PLANS AND SPECS.
E. R. M. WARNING LABEL IF REQUIRED.

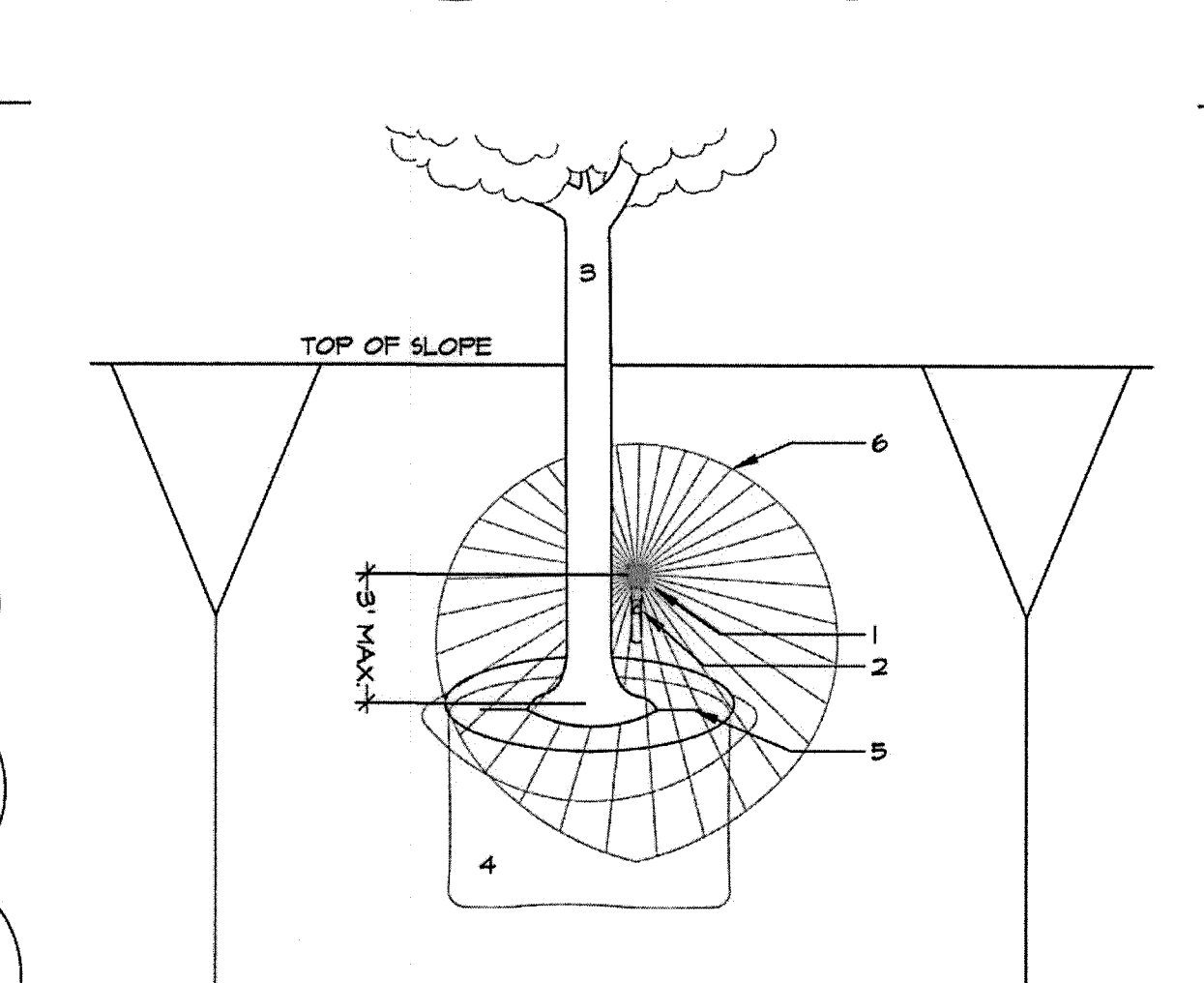
H8a SPRAY HEAD FOR SUPPLEMENTAL TREE IRRIGATION ON SLOPES SECTION - NO SCALE



- 1- MICRO-SPRAY HEAD W/ ADAPTER. NOZZLE ADJUSTED FOR 2 1/2" RAD. SEE OTHER DETAIL DRAWINGS FOR STAKE SUPPORT.
- 2- PVC SCH 80 NIPPLE AND RISER- L.A.R.
- 3- CHECK VALVE - FIPTXFIPT
- 4- SCH-80 TREADED COUPLING WITH PVC SCH 40 SST TEE OR ST ELBOW ON NON-PRESSURE LATERAL RUN.
- 5- TREE ROOT BALL.
- 6- PLANTING PIT.
- 7- BREATHER TUBE-PER PLANTING SPECS.
- 8- MANUFACTURED SWING JOINT- HUNTER MODEL #SJ-512 OR RAINBIRD MODEL # SA-125050.
- 9- TREE BASIN.
- 10- EROSION RESISTANT FABRIC. SEE PLANTING PLAN AND DETAIL DRAWINGS.
- 11- FACE OF SLOPE.
- 12- COMPACTED OR UNDISTURBED SUBGRADE.

NOTE:
A. DETAIL DRAWING ILLUSTRATES METHOD OF SUPPLEMENTAL WATER APPLICATION FOR TREE ON 2:1 SLOPE CONDITION.
B. ALL PLANTING INFORMATION AND PLANTING RELATED IMAGE SHOWN FOR CONCEPT ONLY. SEE LANDSCAPE PLANTING PLAN, DETAIL DRAWINGS AND SPECIFICATIONS.
C. TREE BASIN MUST BE SUBSTANTIALLY CONSTRUCTED AND COMPACTED TO PROVIDE FOR DETENTION OF IRRIGATION WATER AT CONTRACTOR DETERMINED IRRIGATION INTERVAL AND WATER TIME.
D. GRADED SURFACE GREATER THAN 2:1 TO BE PROTECTED WITH USE OF MECHANICAL METHODS SUCH AS EROSION RESISTANT FABRIC. SEE PLANTING PLANS AND SPECS.

H8b MICRO-SPRAY HEAD FOR SUPPLEMENTAL TREE IRRIGATION ON SLOPES SECTION - NO SCALE



- 1- SPRAY HEAD W/ ADAPTER.
- 2- PVC SCH 80 RISER (L.A.R.)
- 3- TREE.
- 4- PLANTING PIT.
- 5- TREE BASIN.
- 6- SPRAY PATTERN

NOTE:
A. DETAIL DRAWING ILLUSTRATES METHOD OF SUPPLEMENTAL WATER APPLICATION FOR TREE ON 2:1 SLOPE CONDITION.
B. ALL PLANTING INFORMATION AND RELATED IMAGE SHOWN FOR CONCEPT ONLY. SEE LANDSCAPE PLANTING PLAN, DETAIL DRAWINGS AND SPECIFICATIONS.
C. TREE BASIN MUST BE SUBSTANTIALLY CONSTRUCTED AND COMPACTED TO PROVIDE FOR DETENTION OF IRRIGATION WATER AT CONTRACTOR DETERMINED IRRIGATION INTERVAL AND RUN TIME.

H9 SPRAY HEAD FOR SUPPLEMENTAL TREE IRRIGATION ON SLOPES SECTION - NO SCALE

R.M. 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 RINGS OR DISC. DECALS AND/OR ADHESIVE LABELS ARE NOT ACCEPTABLE.

*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.

OTAY WATER DISTRICT
PROJECT NO. 09944-060189
72 624, 711 R.F. 620
REVIEWED BY: [Signature] DATE: [Date]
SIGNATURE EXP. 1 YEAR

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

"AS-BUILT"
SIGNED: [Signature] DATE: [Date]
PRINT NAME: [Name] R.L.A. # [Number]
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. [Date]

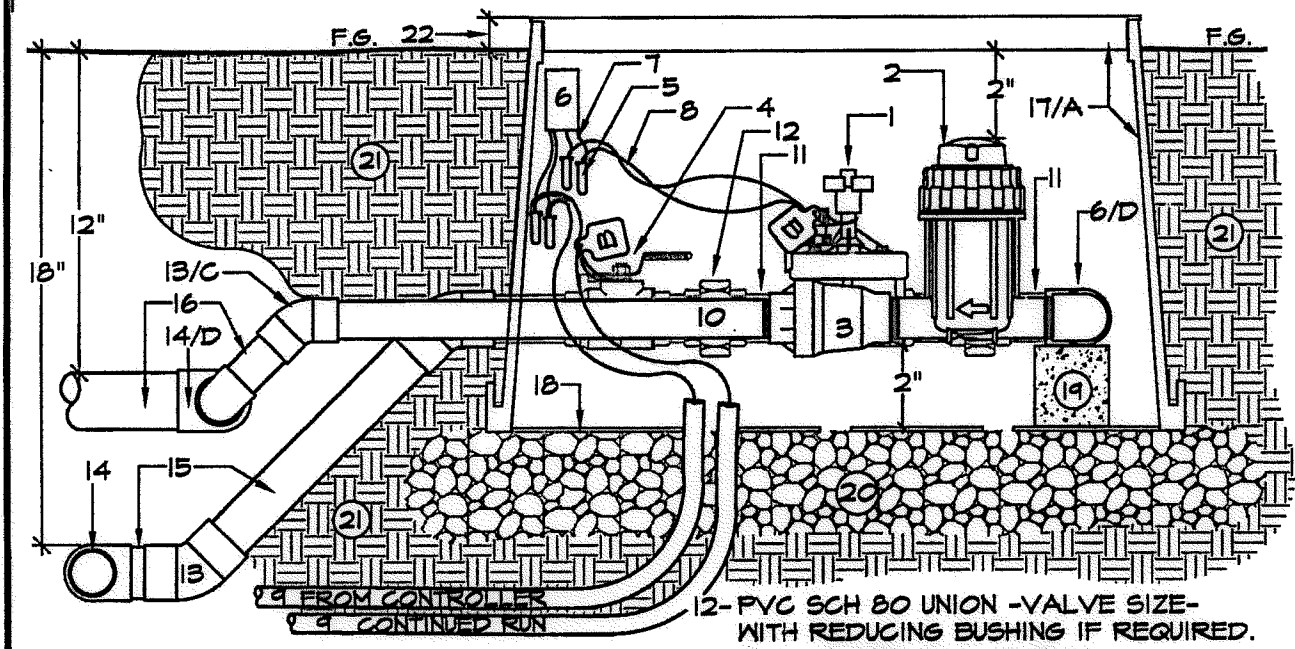
REGISTERED LANDSCAPE ARCHITECT
THOMAS A. PICARD
9/30/19
CALIFORNIA

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

DATE: 15 FEB 18
SCALE: NO SCALE
JOB NO. 15024
DRAWN BY: T.P./T.G.
W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved:	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUTOFF VALVES 4 INDUSTRIAL PAD ROSES	7/3/18	[Signature]	DESCRIPTION: ROSES DISK MARKED "SD CITY ENGR." IN 3/4" LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EAST/21' S OF PERMANENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (717 1359 PER R.O.S. 1481) ELEV=925.316' (HMD 80)	Horizontal N/A Vertical N/A	Field	Plans Prepared/Under Supervision Of	THOMAS A. PICARD	[Signature]	Kelly Broughton Director of Development Services or designee.	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 46 Sheet 46 of 88

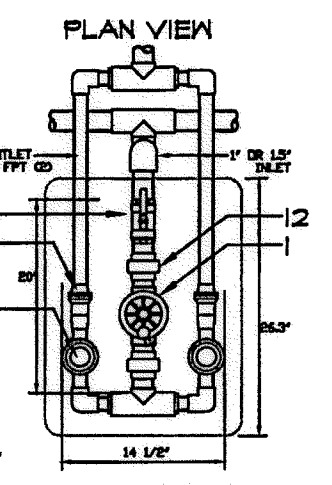
Print Date: 15 FEB 18 OWD WO# D0944-060189 OWD Permits & Erosion Control



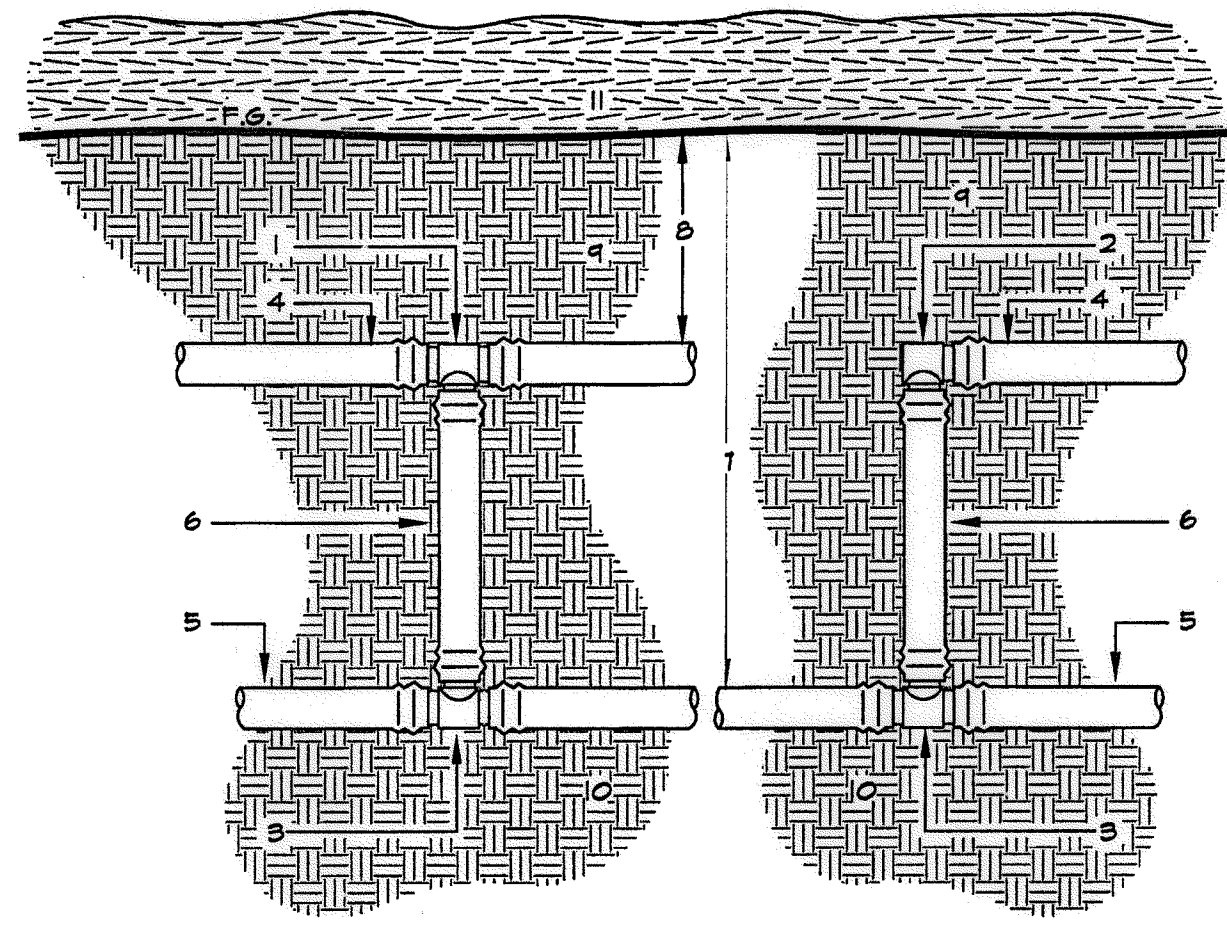
- 1- REMOTE CONTROL VALVE.
- 2- QUICK CHECK FILTER- X2.
- 3- ISOLATION BALL VALVE- EQUAL TO RCV SIZE.
- 4- WATERPROOF WIRE SPLICE- 3M DBY.
- 5- STATION DECODER.
- 6- DECODER LEADS COIL IV 2' EXTRA WIRE.
- 7- SOLENOID WIRES.
- 8- NETAFIM SINGLE NET CABLE AND CONDUIT OR SCH 40 PVC WITH DECODER CABLE.
- 9- PVC SCH 80 NIPPLE -TDE- L.A.R.
- 10- PVC SCH 80 NIPPLE -TDE- L.A.R. BEHIND.
- 11- PVC SCH 80 UNION -VALVE SIZE- WITH REDUCING BUSHING IF REQUIRED.
- 12- PVC 45 DEG. ELL -TYP 6X.
- 13- PVC TEE -SCH 80 ON MAINLINE, SCH 40 ON LATERAL LINE.
- 14- PVC PRESSURE PIPE.
- 15- PVC NON-PRESSURE PIPE.
- 16- JUNCTION RECTANGULAR VALVE BOX W/ PURPLE LOCKING LID.
- 17- FILTER FABRIC.
- 18- BRICK OR BLOCK SUPPORT.
- 19- 3/8" GRAVEL SUMP AND LEVELING PAD, 5" DEEP, MINIMUM.
- 20- 21- UNDISTURBED/COMPACTED SUBGRADE.
- 22- FLUSH IN TURF, 1" IN GROUND COVER.

NOTES:
 A. DRIP VALVE ASSEMBLIES FOR MEDIUM TO HIGH FLOW SITUATIONS.
 B. CONTRACTOR SHALL INCLUDE CHRISTY'S RUN WARNINGS TAGS AND STATION ID. TAGS INDICATING CONTROLLER AND STATION NUMBER. TAGS SHALL BE ATTACHED TO VALVE BONNET BOLT.
 C. PVC FITTINGS TO BE SCH 80 UPSTREAM, SCH 40 DOWNSTREAM.
 D. HIGH FLOW TEE TO BE 1"X1/2", MEDIUM FLOW TEE TO 1"X1/4".
 E. SIZE ASSEMBLY ACCORDING TO FLOW AS FOLLOWS:
 GPM RCV FILTER REGULATOR
 151 - 20 150-PESB-R QKCHK-100 (X2) PR-HF-40-4F4P (X2)
 201 - 30 150-PESB-R QKCHK-100 (X2) PR-HF-40-4F4P (X2)

BOX VB-MEP
 RCV, FILTER, VALVE BOX BY RAINBIRD.
 REGULATOR BY SENNINGER

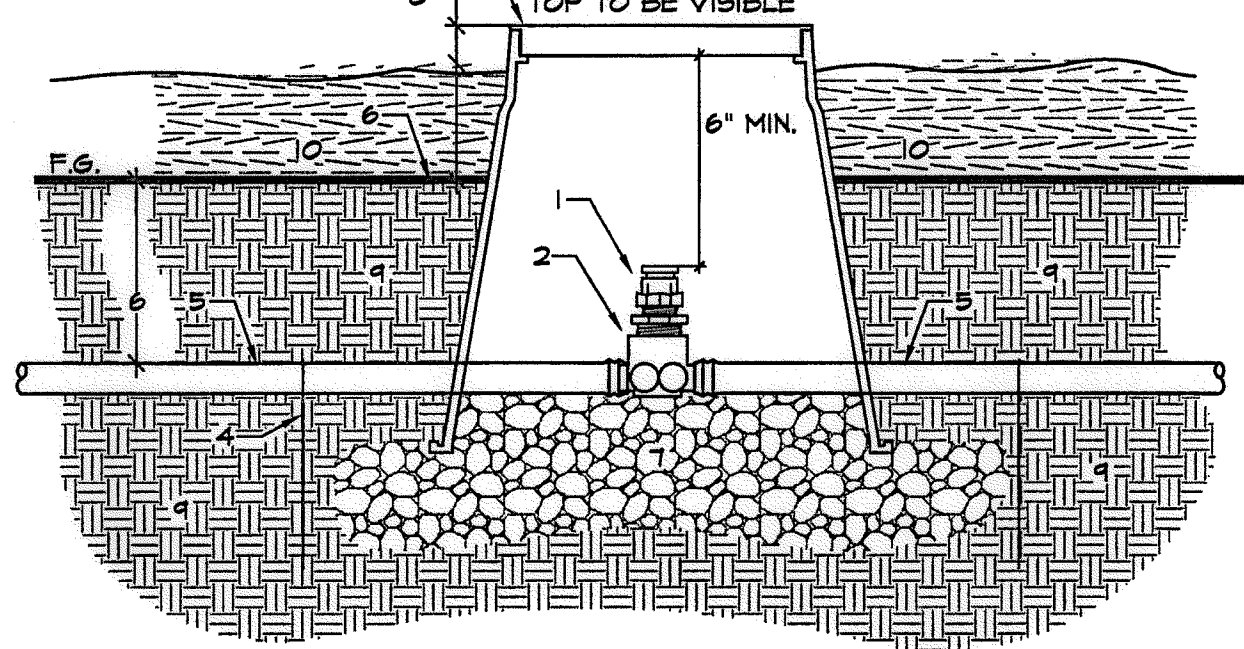


J2 DRIP IRRIGATION RCV ASSEMBLY
 MEDIUM AND HIGH FLOW SITUATIONS



- 1- XFD 17 MM INSERT TEE.
- 2- XFD 17 MM INSERT ELL.
- 3- XFD 17 MM INSERT TEE OR ELBOW ON MANIFOLD.
- 4- XFS DRIPLINE - SEE SPECS & LEGEND.
- 5- XFD BLANK TUBING - INLET OR EXHAUST MANIFOLD.
- 6- XFD BLANK POLY TUBING RISER.
- 7- AT PVC LATERAL LINE DEPTH.
- 8- 45" TO 5' TOP SOIL COVER TO TOP OF DRIPLINE.
- 9- SEE SPECS FOR DEPTH.
- 10- TOP SOIL COMPACTED TO PLANTING SPECIFICATIONS.
- 11- UNDISTURBED/COMPACTED SOIL.
- 12- MULCH - SEE PLANTING PLANS.

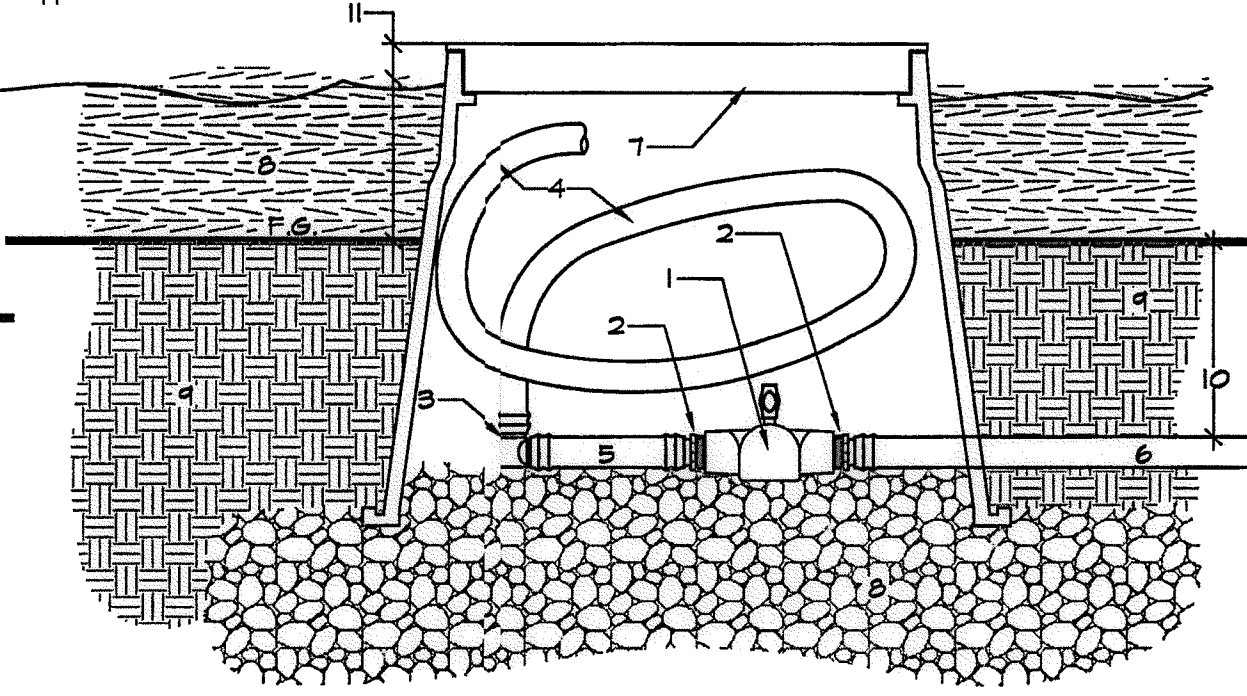
H1 START CONNECTION
 POLY SUB-GRADE



- 1- RAINBIRD ARVCSO RELIEF VALVE.
- 2- RAINBIRD XFD-TFA-075 TEE.
- 3- 7" ROUND VALVE BOX.
- 4- SECURE DRIPLINE WITH RAINBIRD TDS-050 TIE DOWN STAKES, 5' O.C.
- 5- XFS DRIPLINE OR BLANK TUBING ON COMMON MANIFOLD.
- 6- 4" MINIMUM COVER. SEE OTHER DETAIL AND SPECIFICATIONS FOR COVER DEPTH.
- 7- 15" CRUSHED GRAVEL LEVELING PAD AND SUMP. FILL TO SUPPORT BASE OF VALVE.
- 8- BOX TO BE EXPOSED ABOVE MULCH. SEE PLANTING PLAN FOR DEPTH OF MULCH TO DETERMINE DEPTH OF BOX BELOW FINISH GRADE.
- 9- UNDISTURBED OR COMPACTED SUB-GRADE.
- 10- MULCH.

NOTE:
 A. AIR/VAC TO BE INSTALLED AT HIGHEST LOCAL ELEVATION ON MANIFOLD LINE SO THAT ALL LATERALS SEE VACUUM RELIEF. SEE DRIPLINE LAYOUT DETAILS.
 B. THREAD AIR VACUUM RELIEF VALVE INTO ADAPTOR TEE WITH TEFLON TAPE.
 C. NOTCH SIDE OF BOX FOR UNOBSTRUCTED LINE ACCESS.
 D. PROVIDE CONT. SUPPORT OF TUBING & AIR/VACUUM VALVE.
 E. BRAND 'AVR' CONTROLLER AND STATION NUMBER INTO VALVE BOX LID. REFER TO VALVE BOX I.D. DETAIL DRAWINGS.

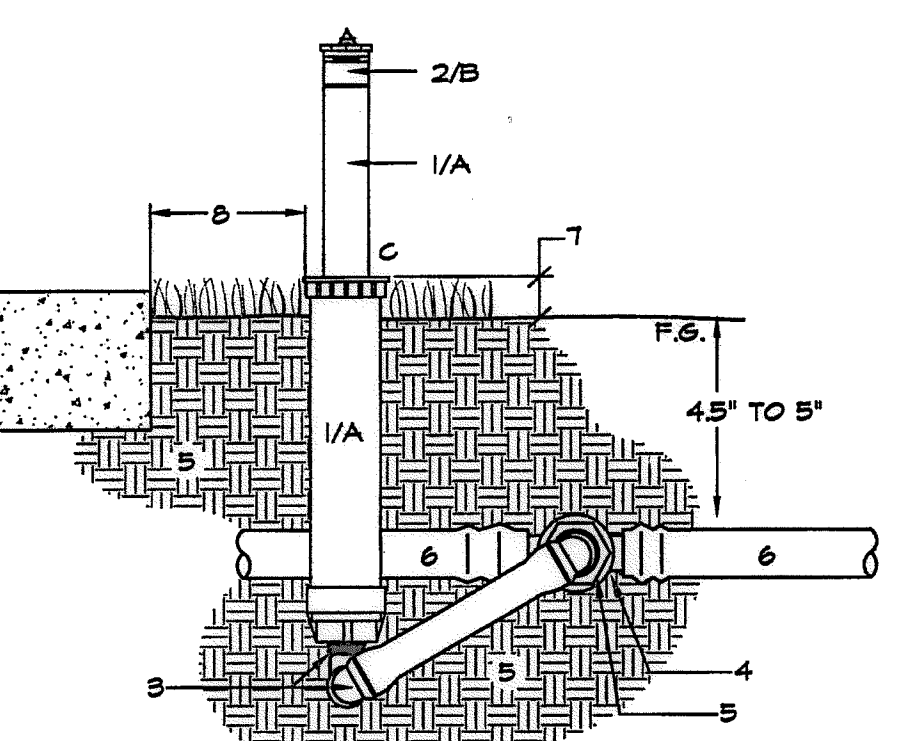
H2 AIR/VACUUM RELIEF FOR DRIPLINE SUB-GRADE
 IN SHRUB/ GROUND COVER PLANTING



- 1- 5" PVC BALL VALVE - KBI EBY-0500 OR EQUAL.
- 2- RAINBIRD XFD-MA-050 INSERT ADAPTER.
- 3- RAINBIRD XFD-ELBOW INSERT FITTING.
- 4- 1/2" X 5/8" I.D. FLEX PVC HOSE.
- 5- RAINBIRD XFS OR XFD DRIPLINE TUBING.
- 6- BLANK TUBING FLUSH MANIFOLD.
- 7- 10" ROUND VALVE BOX.
- 8- 15" CRUSHED GRAVEL LEVELING PAD AND SUMP. FILL TO SUPPORT BASE OF VALVE.
- 9- UNDISTURBED OR COMPACTED SUB-GRADE.
- 10- SEE OTHER DETAILS, NOTES AND SPECIFICATIONS FOR DRIPLINE INSTALLATION AND DEPTH OF COVER.
- 11- BOX TO BE EXPOSED ABOVE MULCH. SEE PLANTING PLAN FOR DEPTH OF MULCH TO DETERMINE DEPTH OF BOX BELOW FINISH GRADE.

NOTE:
 A. BRAND 'DBO' - DRIPLINE BLOWOUT, CONTROLLER AND STATION NUMBER INTO VALVE BOX LID. REFER TO TECHNICAL SPECIFICATIONS.

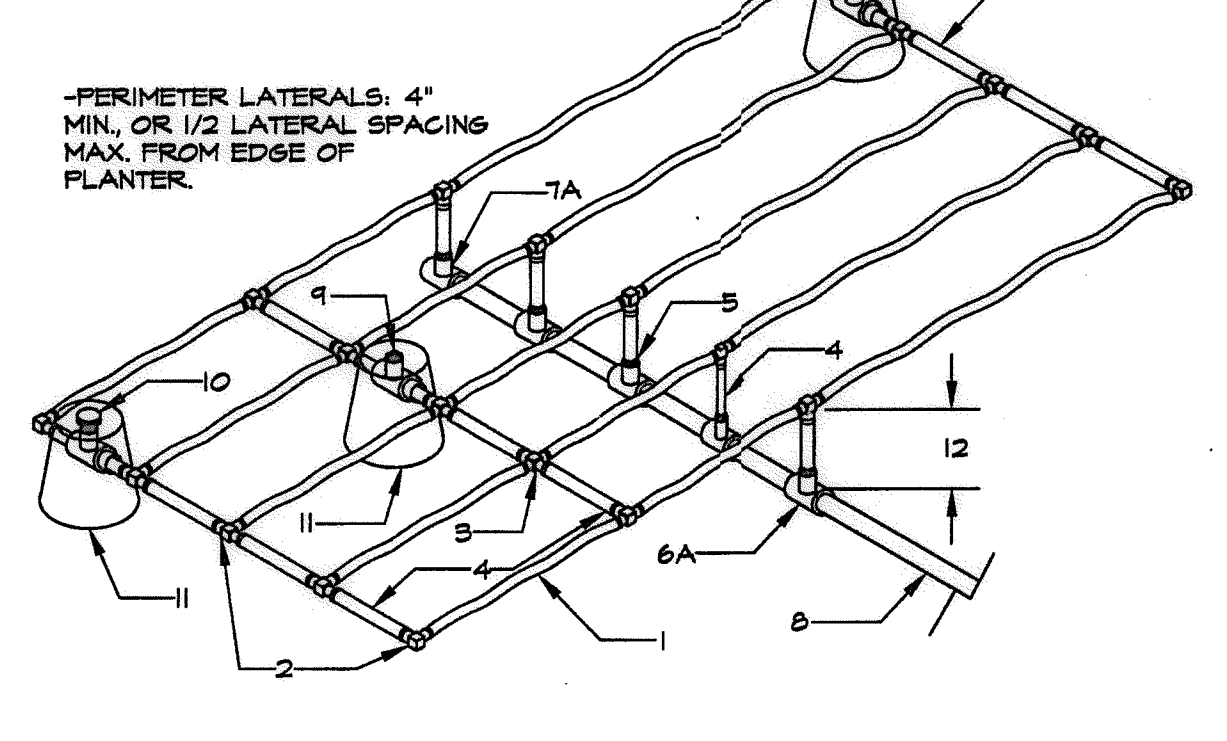
H3 DRIP LINE BLOW-OUT (MANUAL)



- 1- 6" POP-UP SPRAY HEAD.
- 2- 1/4" ADJUSTABLE ARC NOZZLE.
- 3- MANUFACTURED SWING JOINT- HUNTER SWING JOINT MODEL #S-1506.
- 4- HUNTER PLD-075 TEE INSERT TEE.
- 5- SCH 40 1/2"X1/2" TT BUSHING.
- 6- POLYETHYLENE BLANK TUBING-17MM.
- 7- AT FINISH GRADE IN TURF, 2" IN SHRUB AREA.
- 8- 6" TO 10" FROM HARDSCAPE.

NOTE:
 A. POP-UP BODY TO BE WITHOUT SIDE INLET.
 B. NOZZLE TO BE ADJUSTED CLOSED DURING NORMAL OPERATION, OPENED DURING SYSTEM FLUSHING MAINTENANCE OPERATION.
 C. RECYCLED WATER WARNINGS CAP IF REQUIRED.

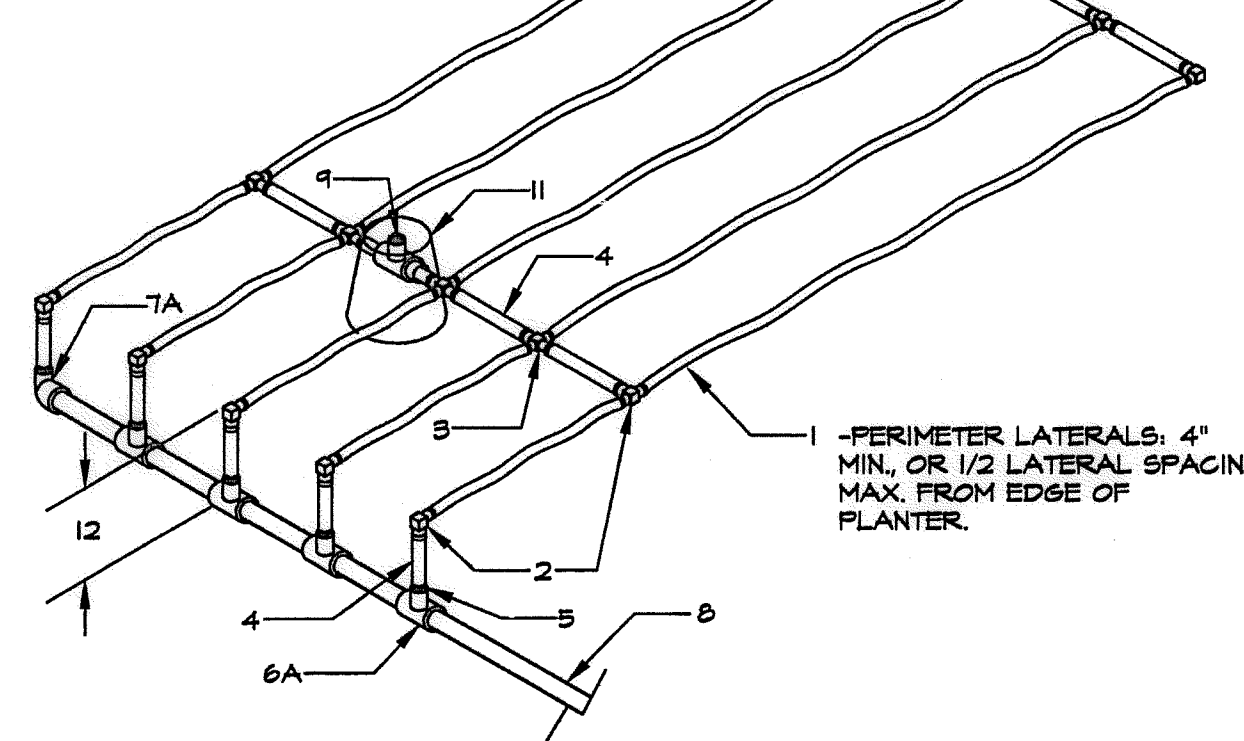
H4 DRIP SYSTEM OPERATION INDICATOR



- 1- XFS DRIPLINE - SEE SPECS & LEGEND.
- 2- XFD 17 MM INSERT TEE OR ELL.
- 3- XFD 17 MM INSERT CROSS.
- 4- BLANK DRIPLINE TUBING.
- 5- XFD-MA-050 X 1/2" MPT ADAPTER.
- 6- PVC TEE - 5/8X1/2" THREADED.
- 7- PVC ELL - 5/8X1/2" THREADED.
- 8- PVC PIPING INLET OR EXHAUST MANIFOLD.
- 9- RAINBIRD AR VALVE KIT.
- 10- NETAFIM TLOSOMPV-1 LINE FLUSH VALVE.
- 11- 10" ROUND VALVE BOX - SEE ACCOMPANYING DETAILS FOR INSTALLATION.
- 12- BURY DEPTH - SEE NOTES AND SPECS.

NOTE:
 A. RUN OF ELL OR TEE TO BE SIZED EQUAL TO LATERAL.
 B. DRIPLINE TO BE LAID FLAT AND SECURED TO SUBGRADE WITH STAPLES AT 5' CENTERS PRIOR TO BACK-FILL WITH MIN. 4" / MAX. 5" COVER.
 C. USE CAUTION WHEN SECURING DRIPLINE WITH STAPLES. DRIPLINE SHALL NOT BE OBSTRUCTED, KINKED, OR STRETCHED.

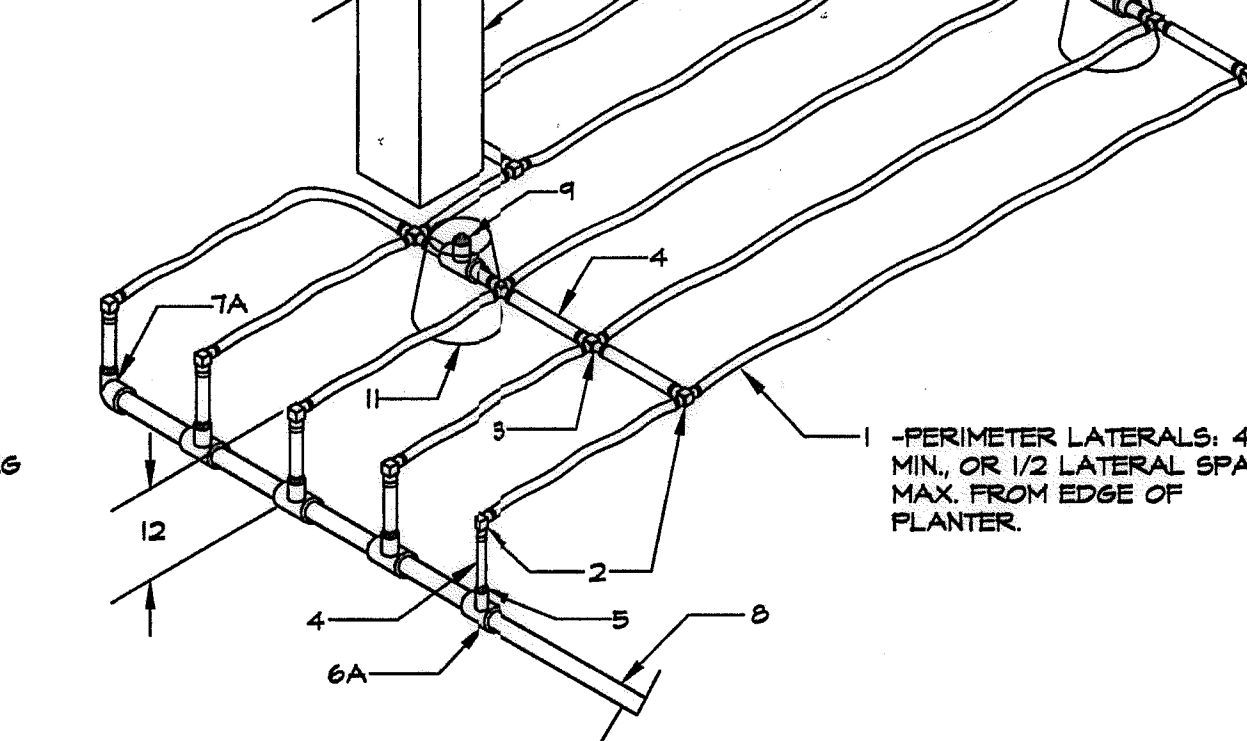
H5 START CONNECTION CENTER FEED
 PVC TO POLY SUB-GRADE



- 1- XFS DRIPLINE - SEE SPECS & LEGEND.
- 2- XFD INSERT TEE OR ELL.
- 3- XFD INSERT CROSS.
- 4- BLANK DRIPLINE TUBING.
- 5- RAINBIRD XFD-MA-050 X 1/2" MPT ADAPTER.
- 6- PVC TEE - 5/8X1/2" THREADED.
- 7- PVC ELL - 5/8X1/2" THREADED.
- 8- PVC PIPING INLET OR EXHAUST MANIFOLD.
- 9- RAINBIRD AR VALVE KIT.
- 10- NETAFIM TLOSOMPV-1 LINE FLUSH VALVE.
- 11- 10" ROUND VALVE BOX - SEE ACCOMPANYING DETAILS FOR INSTALLATION.
- 12- BURY DEPTH - SEE NOTES AND SPECS.

NOTE:
 A. RUN OF ELL OR TEE TO BE SIZED EQUAL TO LATERAL.
 B. DRIPLINE TO BE LAID FLAT AND SECURED TO SUBGRADE WITH STAPLES AT 5' CENTERS PRIOR TO BACK-FILL WITH MIN. 4" / MAX. 5" COVER.
 C. USE CAUTION WHEN SECURING DRIPLINE WITH STAPLES. DRIPLINE SHALL NOT BE OBSTRUCTED, KINKED, OR STRETCHED.

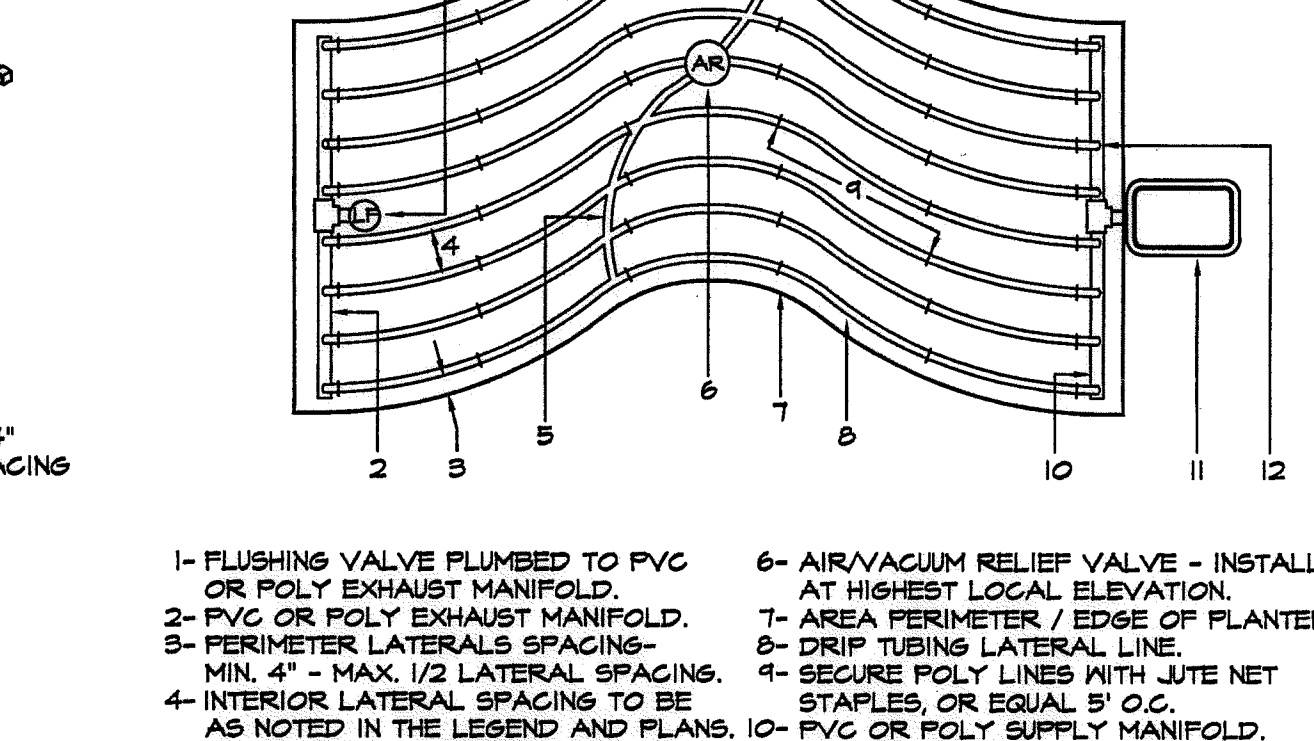
H6 START CONNECTION END FEED
 PVC TO POLY SUB-GRADE



- 1- XFS DRIPLINE - SEE SPECS & LEGEND.
- 2- XFD INSERT TEE OR ELL.
- 3- XFD INSERT CROSS.
- 4- BLANK DRIPLINE TUBING.
- 5- RAINBIRD XFD-MA-050 X 1/2" MPT ADAPTER.
- 6- PVC TEE - 5/8X1/2" THREADED.
- 7- PVC ELL - 5/8X1/2" THREADED.
- 8- PVC PIPING INLET OR EXHAUST MANIFOLD.
- 9- RAINBIRD AR VALVE KIT.
- 10- NETAFIM TLOSOMPV-1 LINE FLUSH VALVE.
- 11- 10" ROUND VALVE BOX - SEE ACCOMPANYING DETAILS FOR INSTALLATION.
- 12- BURY DEPTH - SEE NOTES AND SPECS.

NOTE:
 A. RUN OF ELL OR TEE TO BE SIZED EQUAL TO LATERAL.
 B. DRIPLINE TO BE LAID FLAT AND SECURED TO SUBGRADE WITH STAPLES AT 5' CENTERS PRIOR TO BACK-FILL WITH MIN. 4" / MAX. 5" COVER.
 C. USE CAUTION WHEN SECURING DRIPLINE WITH STAPLES. DRIPLINE SHALL NOT BE OBSTRUCTED, KINKED, OR STRETCHED.

H7 START CONNECTION END FEED (OBSTRUCTED)
 PVC TO POLY SUB-GRADE





- 1- FLUSHING VALVE PLUMBED TO PVC OR POLY EXHAUST MANIFOLD.
- 2- PVC OR POLY EXHAUST MANIFOLD.
- 3- PERIMETER LATERALS SPACING- MIN. 4" - MAX. 1/2 LATERAL SPACING.
- 4- INTERIOR LATERAL SPACING TO BE AS NOTED IN THE LEGEND AND PLANS.
- 5- BLANK TUBING MANIFOLD FOR AIR VAC RELIEF.
- 6- AIR/VACUUM RELIEF VALVE - INSTALL AT HIGHEST LOCAL ELEVATION.
- 7- AREA PERIMETER / EDGE OF PLANTER.
- 8- DRIPLINE LATERAL LINE.
- 9- SECURE POLY LINES WITH LUTE NET STAPLES, OR EQUAL 5' O.C.
- 10- PVC OR POLY SUPPLY MANIFOLD.
- 11- REMOTE CONTROL VALVE WITH FILTER AND FRV.
- 12- START CONNECTION AS APPROPRIATE SEE OTHER DETAILS.

NOTE:
 A. DRIPLINE TO BE PLACED IN PARALLEL AND CONCENTRIC LINES EQUALLY AND UNIFORMLY SPACED FOR ENTIRE LENGTH OF RUN. SPACE LINES AS SHOWN AND/OR NOTED ON DRAWINGS AND SPECS.
 B. SEE RAINBIRD 'SUBSURFACE DRIPLINE DESIGN, INSTALLATION AND MAINTENANCE GUIDE' FOR ADDITIONAL INFORMATION.
 C. DRIPLINE TO BE LAID FLAT AND SECURED TO TRENCH BOTTOM OR FINISH GRADE MINUS 5" WITH STAPLES AT 5' CENTERS PRIOR TO BACK-FILL.
 D. USE CAUTION WHEN SECURING DRIPLINE WITH STAPLES. DRIPLINE SHALL NOT BE OBSTRUCTED OR KINKED.

H8 DRIP SYSTEM LAYOUT FOR
 CURVILINEAR AREA

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.

*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.

OTAY WATER DISTRICT PROJECT NO. 00944-060189 RPZ 624, 711 RPZ 680 REVIEWED BY: <i>[Signature]</i> DATE: 5/14/17 SIGNATURE EXPIRES AFTER 1 YEAR		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	"AS-BUILT" SIGNED: _____ DATE: _____ PRINT NAME: _____ R.L.A. # _____ DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____	 Tributary LA, Inc. 2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax	DATE: 10 APR '17 SCALE: NO SCALE JOB NO. 15024 DRAWN BY: T.P./T.G. W.O. NO. OR-3001G
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CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved: <i>[Signature]</i> Date: 5-15-17	CITY OF CHULA VISTA	Drawing No.	
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.				DESCRIPTION: BENCH MARK MARKED "30 CITY ENGR." IN 3/4" IRON PIPE LOCATION: 1.5 MILES EAST OF MIX OF MAIN ST. & HERITAGE ON BOX MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. UTM 1359 PRD R.0.3 (841) ELEV=629.319' (NVD 88)	Horizontal	Field	Plans Prepared Under Supervision Of	THOMAS A. PICARD			Kelly Broughton Director of Development Services or designee.	LANDSCAPE IRRIGATION WATER PRESSURE CALCULATIONS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 47 Sheet 47 of 88

Print Date: 10 APR '17 OWD WO# D0944-060189 Otay Ranch, Village 3 - Slope & Erosion Control

VILLAGE 3 EROSION CONTROL CONTROLLER "SC" STATION "17" @ 65 - HIGHEST FLOW

HYDRAULIC GRADIENT	680.00 FT.
ELEVATION AT P.O.C.	215.00 FT.
PRESSURE AVAILABLE AT P.O.C.	201.35 PSI
REGULATED PRESSURE	80.00 PSI

Q	SIZE	LEN.	J	LOSS
65	2"	30	2.97	0.89 PSI
65	2"			3.20 PSI
65	2"			0.10 PSI
65	2"			1.50 PSI
65	2"			0.85 PSI
65	2"			0.30 PSI
65	2"			1.70 PSI
65	3"	10	0.50	0.05 PSI
65	2-1/2"	665	1.31	8.71 PSI
VAR	VAR			0.40 PSI
65	2"			1.80 PSI
VAR	VAR			3.00 PSI
				22.51 PSI
				2.25 PSI
				45.00 PSI
				24.76 PSI
				1.00 FT.
				-50.00 FT.
				23.82 PSI
				45.94 PSI
				34.06 PSI

VILLAGE 3 EROSION CONTROL CONTROLLER "SG" STATION "22" @ 59 GPM

HYDRAULIC GRADIENT	680.00 FT.
ELEVATION AT P.O.C.	335.00 FT.
PRESSURE AVAILABLE AT P.O.C.	149.39 PSI
REGULATED PRESSURE	90.00 PSI

Q	SIZE	LEN.	J	LOSS
59	2"	35	2.84	0.99 PSI
59	2"			2.70 PSI
59	2"			0.25 PSI
59	2"			0.00 PSI
59	2-1/2"			0.59 PSI
59	2"			0.50 PSI
59	2"			1.50 PSI
59	3"	120	0.43	0.52 PSI
59	2-1/2"		0.21	0.00 PSI
VAR	VAR			0.40 PSI
59	1-1/2"			2.90 PSI
VAR	VAR			3.00 PSI
				13.35 PSI
				1.34 PSI
				45.00 PSI
				14.69 PSI
				1.00 FT.
				-0.43 PSI
				60.12 PSI
				28.88 PSI

VILLAGE 3 EROSION CONTROL - HIGHEST FLOW CONTROLLER "SA2" STATION "23" @ 86 GPM

HYDRAULIC GRADIENT	680.00 FT.
ELEVATION AT P.O.C.	158.00 FT.
PRESSURE AVAILABLE AT P.O.C.	226.03 PSI
REGULATED PRESSURE	100.00 PSI

Q	SIZE	LEN.	J	LOSS
86	2"	30	2.20	0.66 PSI
86	2"			6.20 PSI
86	2"			0.50 PSI
86	2"			0.00 PSI
86	2-1/2"			1.10 PSI
86	2"			0.50 PSI
86	2"			3.53 PSI
86	3"			0.00 PSI
86	2-1/2"	463	0.98	4.54 PSI
VAR	VAR			0.40 PSI
86	1-1/2"			2.90 PSI
VAR	VAR			3.00 PSI
				23.33 PSI
				2.33 PSI
				45.00 PSI
				25.66 PSI
				12.00 FT.
				-5.20 PSI
				75.86 PSI
				24.14 PSI

VILLAGE 3 EROSION CONTROL - HIGHEST FLOW CONTROLLER "SA1" STATION "X" @ XX GPM

HYDRAULIC GRADIENT	680.00 FT.
ELEVATION AT P.O.C.	158.00 FT.
PRESSURE AVAILABLE AT P.O.C.	226.03 PSI
REGULATED PRESSURE	160.00 PSI

Q	SIZE	LEN.	J	LOSS
56	2"	30	2.20	0.66 PSI
56	1-1/2"			2.30 PSI
56	1-1/2"			0.50 PSI
56	1-1/2"			0.00 PSI
56	1-1/2"			0.52 PSI
56	1-1/2"			0.50 PSI
56	1-1/2"			3.53 PSI
56	3"	463	0.37	1.71 PSI
56	2-1/2"	0	0.00	0.00 PSI
VAR	VAR			0.40 PSI
56	1-1/2"			2.90 PSI
VAR	VAR			3.00 PSI
				16.02 PSI
				1.60 PSI
				45.00 PSI
				17.62 PSI
				12.00 FT.
				-5.20 PSI
				67.62 PSI
				92.18 PSI

VILLAGE 3 EROSION CONTROL CONTROLLER "SE" STATION "8" @ 64 GPM

HYDRAULIC GRADIENT	680.00 FT.
ELEVATION AT P.O.C.	380.00 FT.
PRESSURE AVAILABLE AT P.O.C.	129.90 PSI
REGULATED PRESSURE	90.00 PSI

Q	SIZE	LEN.	J	LOSS
64	2"	80	3.10	2.48 PSI
64	1-1/2"			8.10 PSI
64	1-1/2"			0.25 PSI
64	1-1/2"			0.00 PSI
64	1-1/2"			1.62 PSI
64	1-1/2"			0.50 PSI
64	1-1/2"			4.00 PSI
64	2-1/2"	450	1.31	5.90 PSI
64	3"			0.00 PSI
VAR	VAR			0.40 PSI
64	2"			1.80 PSI
VAR	VAR			3.00 PSI
				28.05 PSI
				2.00 FT.
				-0.87 PSI
				76.72 PSI
				13.28 PSI

VILLAGE 3 EROSION CONTROL CONTROLLER "SB2" STATION "12" @ 12

HYDRAULIC GRADIENT	680.00 FT.
ELEVATION AT P.O.C.	255.00 FT.
PRESSURE AVAILABLE AT P.O.C.	184.03 PSI
REGULATED PRESSURE	100.00 PSI

Q	SIZE	LEN.	J	LOSS
12	2"	35	0.14	0.05 PSI
12	1-1/2"			0.00 PSI
12	1-1/2"			1.60 PSI
12	1-1/2"			13.00 PSI
12	1-1/2"			2.20 PSI
12	1-1/2"			5.00 PSI
12	1-1/2"			7.88 PSI
12	2"	250	0.14	0.35 PSI
12	2-1/2"	423	0.06	0.25 PSI
VAR	VAR			0.40 PSI
12	1"			1.80 PSI
VAR	VAR			3.00 PSI
				35.53 PSI
				3.55 PSI
				45.00 PSI
				39.08 PSI
				15.00 FT.
				-6.50 PSI
				90.58 PSI
				9.42 PSI

VILLAGE 3 EROSION CONTROL CONTROLLER "SI" STATION "15" @ 60 GPM

HYDRAULIC GRADIENT	680.00 FT.
ELEVATION AT P.O.C.	158.00 FT.
PRESSURE AVAILABLE AT P.O.C.	226.03 PSI
REGULATED PRESSURE	95.00 PSI

Q	SIZE	LEN.	J	LOSS
60	2"	30	2.85	0.86 PSI
60	2"			2.70 PSI
60	2"			0.30 PSI
60	3"			0.61 PSI
60	2"			0.50 PSI
60	2"			3.84 PSI
60	3"	1140	0.43	4.90 PSI
60	2-1/2"			0.00 PSI
VAR	VAR			0.40 PSI
60	2"			2.30 PSI
VAR	VAR			3.00 PSI
				20.21 PSI
				2.02 PSI
				22.23 PSI
				45.00 PSI
				37.00 FT.
				-16.00 FT.
				83.25 PSI
				11.75 PSI

VILLAGE 3 EROSION CONTROL CONTROLLER "SD" STATION "28" @ 56 GPM

HYDRAULIC GRADIENT	680.00 FT.
ELEVATION AT P.O.C.	325.00 FT.
PRESSURE AVAILABLE AT P.O.C.	153.72 PSI
REGULATED PRESSURE	85.00 PSI

Q	SIZE	LEN.	J	LOSS
56	2"	35	2.44	0.86 PSI
56	1-1/2"			6.20 PSI
56	1-1/2"			1.80 PSI
56	1-1/2"			0.00 PSI
56	1-1/2"			1.33 PSI
56	1-1/2"			0.50 PSI
56	1-1/2"			7.00 PSI
56	2"			0.00 PSI
56	2-1/2"	165	0.96	1.58 PSI
VAR	VAR			0.40 PSI
56	2"			2.80 PSI
VAR	VAR			3.00 PSI
				24.47 PSI
				2.45 PSI
				26.91 PSI
				45.00 PSI
				10.00 FT.
				-4.33 PSI
				76.24 PSI
				8.76 PSI

VILLAGE 3 EROSION CONTROL CONTROLLER "I-3C" STATION "1" @ 21 GPM

HYDRAULIC GRADIENT	680.00 FT.
ELEVATION AT P.O.C.	375.00 FT.
PRESSURE AVAILABLE AT P.O.C.	132.07 PSI
REGULATED PRESSURE	80.00 PSI

Q	SIZE	LEN.	J	LOSS
21	2"	28	0.71	0.20 PSI
21	1.5"			2.50 PSI
21	1.5"			1.00 PSI
21	1.5"			5.00 PSI
21	1.5"			1.30 PSI
21	1.5"			0.50 PSI
21	1.5"			3.10 PSI
21	2"	200	0.71	1.42 PSI
21	1.5"			0.00 PSI
VAR	VAR			0.40 PSI
21	1.5"			3.10 PSI
VAR	VAR			3.00 PSI
				21.52 PSI
				2.15 PSI
				23.68 PSI
				4.00 PSI
				4.00 FT.
				-1.73 PSI
				65.41 PSI
				14.59 PSI

VILLAGE 3 EROSION CONTROL CONTROLLER "SH" STATION "6" @ 56 GPM

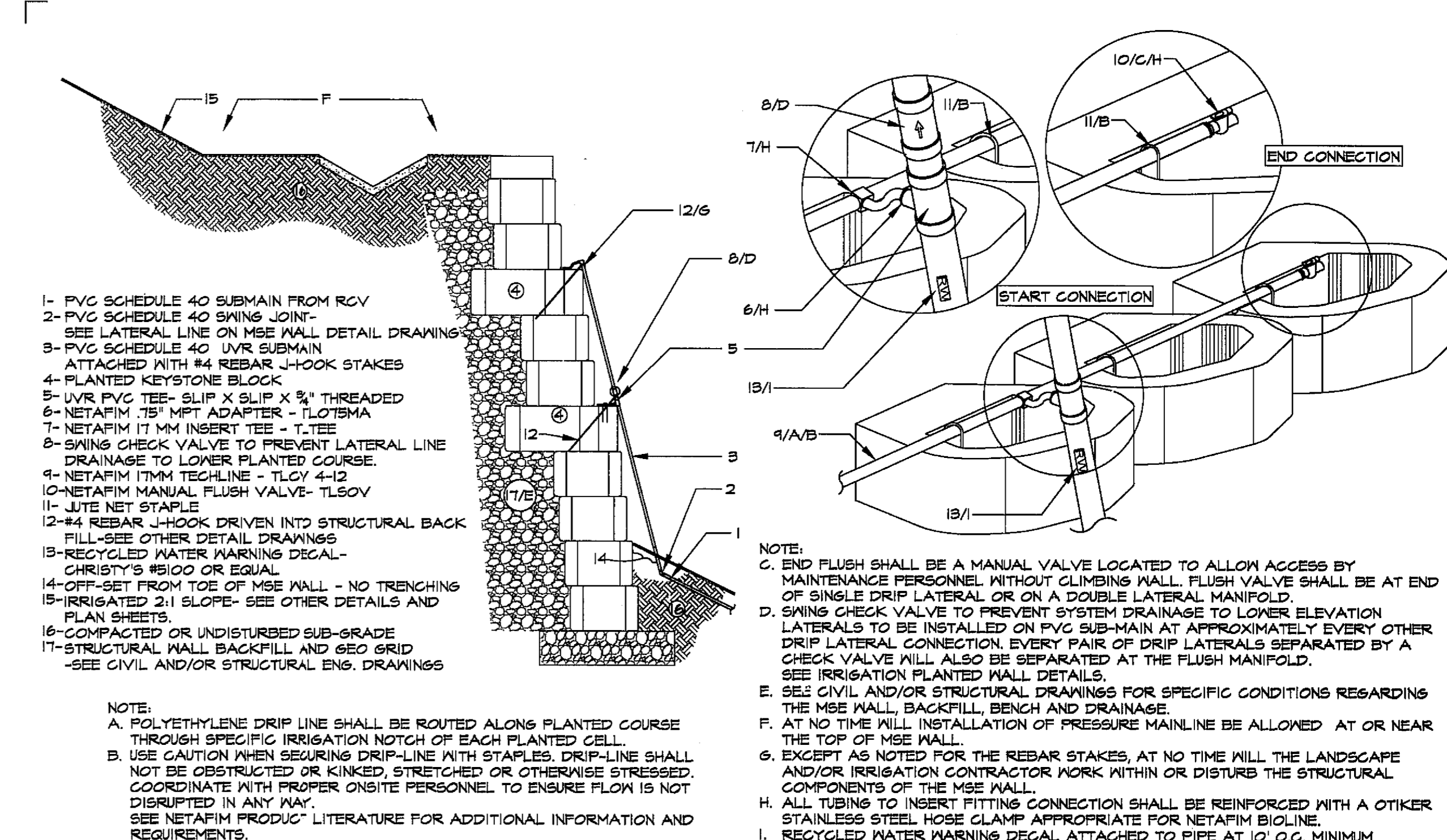
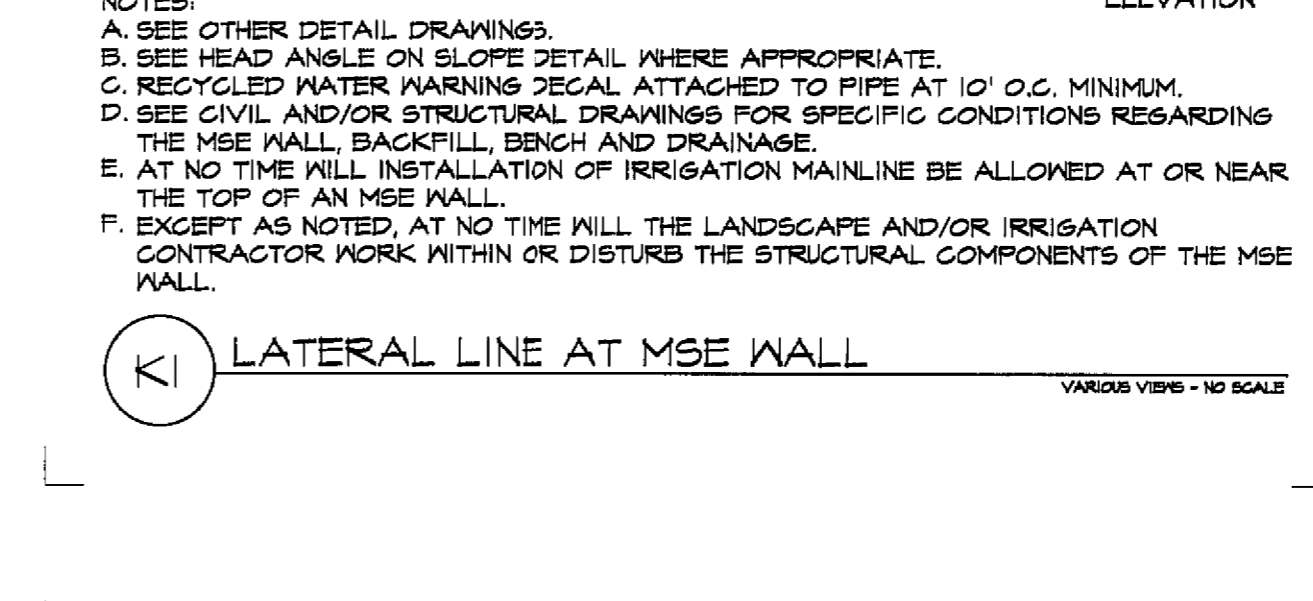
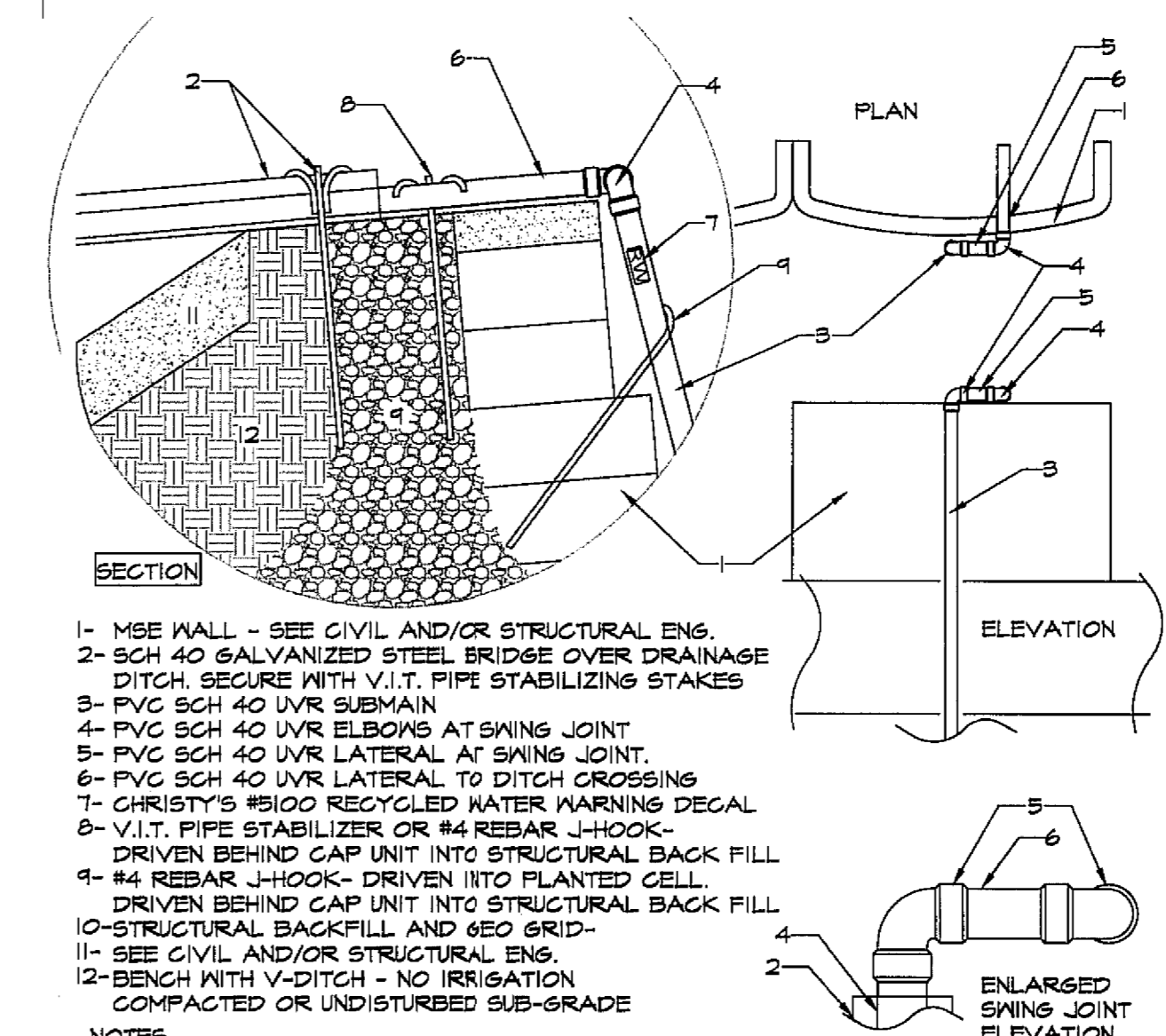
HYDRAULIC GRADIENT	680.00 FT.
ELEVATION AT P.O.C.	335.00 FT.
PRESSURE AVAILABLE AT P.O.C.	149.39 PSI
REGULATED PRESSURE	60.00 PSI

Q	SIZE	LEN.	J	LOSS
56	2"	10	2.45	0.25 PSI
56	2"			2.30 PSI
56	2"			0.01 PSI
56	2"			0.00 PSI
56	2"			0.38 PSI
56	2"			0.50 PSI
56	2"			1.50 PSI
56	3"	690	0.39	2.69 PSI
56	2-1/2"			0.00 PSI
VAR	VAR			0.40 PSI
56	1-1/2"			2.90 PSI
VAR	VAR			3.00 PSI
				13.93 PSI
				1.39 PSI
				15.32 PSI
				45.00 PSI
				-35.00 FT.
				15.16 PSI
				45.17 PSI
				14.83 PSI

VILLAGE 3 EROSION CONTROL CONTROLLER "SB" STATION "16" @ 32 GPM

HYDRAULIC GRADIENT	680.00 FT.
ELEVATION AT P.O.C.	173.00 FT.
PRESSURE AVAILABLE AT P.O.C.	219.53 PSI
REGULATED PRESSURE	100.00 PSI

Q	SIZE	LEN.	J	LOSS
32	2"	35	0.84	0.29 PSI
32	1-1/2"			2.10 PSI
32	1-1/2"			0.00 PSI
32	1-1/2"			5.00 PSI
32	1-1/2"			1.11 PSI
32	1-1/2"			2.50 PSI
32	1-1/2"			2.50 PSI
32	2-1/2"	658	0.42	3.60 PSI
32	3"			0.00 PSI
VAR	VAR			0.40 PSI
32	1-1/2"			2.30 PSI
VAR	VAR			3.00 PSI
				22.81 PSI
				2.28 PSI
				25.09 PSI
				45.00 PSI
				27.00 FT.
				-11.69 PSI
				81.78 PSI
				18.22 PSI



DETAIL DRAWINGS SPECIFIC TO THE HOA MAINTAINED MSE WALLS

PC PRESSURE REQUIREMENT AND FRICTION LOSS CALCULATIONS FOR HIGHEST FLOW CFD SYSTEMS

CALCULATED SURPLUS PRESSURE BASED UPON REGULATED PRESSURE AT POC SHOWS A LOWER VALUE THEN THAT CALCULATED FROM THE TRUE AVAILABLE PRESSURE.

OTAY WATER DISTRICT
 Project No. D0944-060189
 P.Z. 824, 711 R.P.Z. 680
 5/10/19
 REVIEWED BY: [Signature] DATE: 5/10/19
 NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE

"AS-BUILT"
 SIGNED: _____ DATE: _____
 PRINT NAME: THOMAS PICARD R.L.A. # 4001
 DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/19

"IT'S THE LAW! CALL 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 ARCHITECT
 9/30/19
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 760.434.9300 office
 760.434.9303 fax
 DATE: 26 MAR '19
 SCALE: NO SCALE
 JOB NO. 15024
 DRAWN BY: T.P./T.G.
 W.O. NO. OR-3001G

CONTRACTOR	16026-01 - 16026-93	BY	HUNSAKER & ASSOC.	REVISIONS	ADD WATER CALCS. FOR NEW METER.	Date	5/10/19	App'd	[Signature]	BENCH MARK	BRIS: DSK MARKED "SO CITY ENGR." IN 3/4" R/W	SCALE	Horizontal	Office	Designed By	Thomas A. Picard	Drawn By	Thomas A. Picard	Checked By	Thomas A. Picard	Plans Originally Approved:	5-15-17	CITY OF CHULA VISTA	Drawing No.	16050 - 48		
INSPECTOR										DESCRIPTION:	14 WELLS EAST OF MIX OF MAIN ST. & HERITAGE RD ON ROCK MOUNTAIN 100' EASTERN OF PROMENADE W/ BRIDGES & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (P/F 1359 PER R.O.S. 1441) ELEV=625.319' (NVD)88'		Vertical	Field	Plans Prepared	Under Supervision	5/22/19	Approved:	Mark A. Carr	Date:	5-22-19					LANDSCAPE IRRIGATION WATER PRESSURE CALCULATIONS AND SCHEDULING GUIDELINES FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Sheet 48 of 88

ESTIMATED WATER REQUIREMENTS USING NORMAL YEAR CIMS DATA
OTAY RANCH VILLAGE 3 EROSION CONTROL
CHULA VISTA, CA

WEATHER DATA AND REFERENCE REQUIRED IRRIGATION												
	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
ET ₀ CIMS #147 @ Otay Lakes	2.30	2.70	3.90	4.60	5.60	6.10	6.30	6.10	4.90	3.70	2.70	2.30
HISTORICAL AVERAGE PRECIPITATION	2.10	2.10	1.00	0.50	0.00	0.00	0.00	0.00	0.00	0.50	1.00	2.10
EFFECTIVE PRECIPITATION	1.24	1.24	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.17	0.50	1.24
REFERENCE REQUIRED IRRIGATION	1.06	1.46	3.40	4.60	5.60	6.10	6.30	6.10	4.90	3.53	2.20	1.06
EVAPOTRANSPIRATION	51.20 INCHES			EFFECTIVE PRECIPITATION 4.69 INCHES			REFERENCE REQUIRED IRRIGATION 46.31 INCHES					

BASE IRRIGATION REQUIREMENT IN INCHES PER MONTH FOR EACH ZONE														
ZONE	TRIM	COEF	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
TURF SUN	Trim	1	0.85	1.17	2.72	3.68	4.48	4.88	5.04	4.88	3.92	2.83	1.76	0.85
SHADE	Trim	0.8	0.68	0.93	2.17	2.94	3.56	3.90	4.03	3.90	3.14	2.26	1.41	0.68
AT PAVING	Trim	1.25	0.68	0.93	2.17	2.94	3.56	3.90	4.03	3.90	3.14	2.26	1.41	0.68
SHRUB/G.C. SUN	Trim	1	0.42	0.58	1.36	1.84	2.24	2.44	2.52	2.44	1.96	1.41	0.88	0.42
SHADE	Trim	0.8	0.34	0.47	1.09	1.47	1.79	1.95	2.02	1.95	1.57	1.13	0.70	0.34
AT PAVING	Trim	1.25	0.34	0.47	1.09	1.47	1.79	1.95	2.02	1.95	1.57	1.13	0.70	0.34

SCHEDULING GUIDELINES																
ZONE WATER TIMES IN MINUTES PER DAY																
HYDROZONE	Pr	Rate	Days	Station	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
SHRUB / GROUND COVER S.W. EXP.																
ROTORS TOP SLOPE SOUTHWEST EXP.	72	75	5	1.00	2.20	3.03	7.05	9.54	11.61	12.65	13.07	12.65	10.16	7.33	4.56	2.20
ROTORS MD SLOPE SOUTHWEST EXP.	36	75	5	1.00	4.40	6.06	14.09	19.08	23.23	25.30	26.13	25.30	20.33	14.65	9.12	4.40
ROTORS TOE SLOPE SOUTHWEST EXP.	72	75	5	1.00	2.20	3.03	7.05	9.54	11.61	12.65	13.07	12.65	10.16	7.33	4.56	2.20
MPR STREAM BUBBLER	1.20	75	5	1.00	1.65	2.27	5.29	7.16	8.71	9.49	9.80	9.49	7.62	5.50	3.42	1.65
SPRAY TOP SLOPE SOUTHWEST EXP.	1.85	75	5	1.00	0.86	1.18	2.74	3.71	4.52	4.92	5.09	4.92	3.96	2.85	1.77	0.86
SHRUB / GROUND COVER N.E. EXP.																
ROTORS TOP SLOPE NORTHEAST EXP.	72	75	5	1.00	1.76	3.03	7.05	9.54	11.61	12.65	13.07	12.65	10.16	7.33	4.56	2.20
ROTORS MD SLOPE NORTHEAST EXP.	36	75	5	1.00	3.52	6.06	14.09	19.08	23.23	25.30	26.13	25.30	20.33	14.65	9.12	4.40
ROTORS TOE SLOPE NORTHEAST EXP.	72	75	5	1.00	1.76	3.03	7.05	9.54	11.61	12.65	13.07	12.65	10.16	7.33	4.56	2.20
MPR STREAM BUBBLER	1.20	75	5	1.00	1.65	2.27	5.29	7.16	8.71	9.49	9.80	9.49	7.62	5.50	3.42	1.65
SPRAY TOP SLOPE NORTHEAST EXP.	1.85	75	5	1.00	0.86	1.18	2.74	3.71	4.52	4.92	5.09	4.92	3.96	2.85	1.77	0.86
SHRUB / GROUND COVER S.W. EXP.																
ROTORS TOP SLOPE SOUTHWEST EXP.	72	75	5	1.00	2.20	3.03	7.05	9.54	11.61	12.65	13.07	12.65	10.16	7.33	4.56	2.20
ROTORS MD SLOPE SOUTHWEST EXP.	36	75	5	1.00	4.40	6.06	14.09	19.08	23.23	25.30	26.13	25.30	20.33	14.65	9.12	4.40
ROTORS TOE SLOPE SOUTHWEST EXP.	72	75	5	1.00	2.20	3.03	7.05	9.54	11.61	12.65	13.07	12.65	10.16	7.33	4.56	2.20
MPR STREAM BUBBLER	1.20	75	5	1.00	1.65	2.27	5.29	7.16	8.71	9.49	9.80	9.49	7.62	5.50	3.42	1.65
SPRAY TOP SLOPE SOUTHWEST EXP.	1.85	75	5	1.00	0.86	1.18	2.74	3.71	4.52	4.92	5.09	4.92	3.96	2.85	1.77	0.86
SHRUB / GROUND COVER N.E. EXP.																
ROTORS TOP SLOPE NORTHEAST EXP.	72	75	5	1.00	1.76	3.03	7.05	9.54	11.61	12.65	13.07	12.65	10.16	7.33	4.56	2.20
ROTORS MD SLOPE NORTHEAST EXP.	36	75	5	1.00	3.52	6.06	14.09	19.08	23.23	25.30	26.13	25.30	20.33	14.65	9.12	4.40
ROTORS TOE SLOPE NORTHEAST EXP.	72	75	5	1.00	1.76	3.03	7.05	9.54	11.61	12.65	13.07	12.65	10.16	7.33	4.56	2.20
MPR STREAM BUBBLER	1.20	75	5	1.00	1.65	2.27	5.29	7.16	8.71	9.49	9.80	9.49	7.62	5.50	3.42	1.65
SPRAY TOP SLOPE NORTHEAST EXP.	1.85	75	5	1.00	0.86	1.18	2.74	3.71	4.52	4.92	5.09	4.92	3.96	2.85	1.77	0.86
SHRUB / GROUND COVER S.W. EXP.																
ROTORS TOP SLOPE SOUTHWEST EXP.	72	75	5	1.00	2.20	3.03	7.05	9.54	11.61	12.65	13.07	12.65	10.16	7.33	4.56	2.20
ROTORS MD SLOPE SOUTHWEST EXP.	36	75	5	1.00	4.40	6.06	14.09	19.08	23.23	25.30	26.13	25.30	20.33	14.65	9.12	4.40
ROTORS TOE SLOPE SOUTHWEST EXP.	72	75	5	1.00	2.20	3.03	7.05	9.54	11.61	12.65	13.07	12.65	10.16	7.33	4.56	2.20
MPR STREAM BUBBLER	1.20	75	5	1.00	1.65	2.27	5.29	7.16	8.71	9.49	9.80	9.49	7.62	5.50	3.42	1.65
SPRAY TOP SLOPE SOUTHWEST EXP.	1.85	75	5	1.00	0.86	1.18	2.74	3.71	4.52	4.92	5.09	4.92	3.96	2.85	1.77	0.86

BASIS FOR SCHEDULING

CONTROLLER "SE"														
ZONE WATER TIMES IN MINUTES PER DAY														
STATIONS W/ S.W. EXPOSURE	STA. CNT.	DESCRIPTION	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
1, 9, 12, 18, 21, 26	6	ROTORS TOP SLOPE SOUTHWEST EXP.	1.65	2.27	5.29	7.16	8.71	9.49	9.80	9.49	7.62	5.50	3.42	1.65
3, 4, 6, 7, 10, 14, 15, 19, 22, 23, 24, 27, 28	13	ROTORS MD SLOPE SOUTHWEST EXP.	3.30	4.54	10.57	14.31	17.42	18.98	19.60	18.98	15.24	10.99	6.84	3.30
20, 31, 32	3	ROTORS TOE SLOPE SOUTHWEST EXP.	1.65	2.27	5.29	7.16	8.71	9.49	9.80	9.49	7.62	5.50	3.42	1.65
2, 5, 8, 11, 25, 29, 30	7	ROTORS TOE SLOPE SOUTHWEST EXP.	1.65	2.27	5.29	7.16	8.71	9.49	9.80	9.49	7.62	5.50	3.42	1.65
13, 16	2	SPRAY TOP SLOPE SOUTHWEST EXP.	0.77	1.06	2.47	3.34	4.07	4.43	4.58	4.43	3.56	2.57	1.60	0.77
17	1	SPRAY TOE SLOPE SOUTHWEST EXP.	0.77	1.06	2.47	3.34	4.07	4.43	4.58	4.43	3.56	2.57	1.60	0.77
33, 34	2	TREES SOUTHWEST EXP.	1.04	1.43	3.33	4.51	5.49	5.98	6.18	5.98	4.81	3.47	2.16	1.04
		MINUTES PER DAY TURF	73	108	252	341	415	452	467	452	363	262	163	79
		HOURS PER DAY TURF	1.31	1.80	4.20	5.68	6.92	7.54	7.78	7.54	6.05	4.37	2.72	1.31
		TOTAL RUN TIME IN MINUTES PER DAY	79	108	252	341	415	452	467	452	363	262	163	79
		TOTAL RUN TIME HOURS PER DAY	1.31	1.80	4.20	5.68	6.92	7.54	7.78	7.54	6.05	4.37	2.72	1.31

CONTROLLER "SD"														
ZONE WATER TIMES IN MINUTES PER DAY														
STATIONS W/ S.W. EXPOSURE	STA. CNT.	DESCRIPTION	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
3, 5, 9, 14, 19, 24, 28	7	ROTORS TOP SLOPE SOUTHWEST EXP.	1.65	2.27	5.29	7.16	8.71	9.49	9.80	9.49	7.62	5.50	3.42	1.65
6, 7, 10, 11, 12, 15, 16, 17, 20, 21, 22, 25, 26	13	ROTORS MD SLOPE SOUTHWEST EXP.	3.30	4.54	10.57	14.31	17.42	18.98	19.60	18.98	15.24	10.99	6.84	3.30
20, 31, 32	3	ROTORS TOE SLOPE SOUTHWEST EXP.	1.65	2.27	5.29	7.16	8.71	9.49	9.80	9.49	7.62	5.50	3.42	1.65
4, 8, 13, 18, 23, 27, 29	7	ROTORS TOE SLOPE SOUTHWEST EXP.	1.65	2.27	5.29	7.16	8.71	9.49	9.80	9.49	7.62	5.50	3.42	1.65
1, 30	2	SPRAY TOP SLOPE SOUTHWEST EXP.	0.77	1.06	2.47	3.34	4.07	4.43	4.58	4.43	3.56	2.57	1.60	0.77
2, 31	2	SPRAY TOE SLOPE SOUTHWEST EXP.	0.77	1.06	2.47	3.34	4.07	4.43	4.58	4.43	3.56	2.57	1.60	0.77
32, 33, 34	3	TREES SOUTHWEST EXP.	1.04	1.43	3.33	4.51	5.49	5.98	6.18	5.98	4.81	3.47	2.16	1.04
		MINUTES PER DAY TURF	72	99	231	313	381	415	429	415	334	240	150	72
		HOURS PER DAY TURF	1.20	1.66	3.85	5.22	6.35	6.92	7.15	6.92	5.56	4.01	2.49	1.20
		TOTAL RUN TIME IN MINUTES PER DAY	72	99	231	313	381	415	429	415	334	240	150	72
		TOTAL RUN TIME HOURS PER DAY	1.20	1.66	3.85	5.22	6.35	6.92	7.15	6.92	5.56	4.01	2.49	1.20

CONTROLLER "SB"														
ZONE WATER TIMES IN MINUTES PER DAY														
STATIONS W/ S.W. EXPOSURE	STA. CNT.	DESCRIPTION	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
5, 19	2	ROTORS TOP SLOPE SOUTHWEST EXP.	2.75	3.79	8.81	11.93	14.52	15.81	16.33	15.81	12.70	9.16	5.70	2.75
4, 7, 8, 12, 13	5	ROTORS MD SLOPE SOUTHWEST EXP.	5.50	7.57	17.62	23.85	29.04	31.63	32.67	31.63	25.41	18.32	11.39	5.50
3, 6, 14, 15, 16, 18	6	ROTORS TOE SLOPE SOUTHWEST EXP.	2.75	3.79	8.81	11.93	14.52	15.81	16.33	15.81	12.70	9.16	5.70	2.75
10, 11, 17	3	SPRAY TOP SLOPE SOUTHWEST EXP.	1.28	1.77	4.11	5.57	6.78	7.39	7.63	7.39	5.93	4.28	2.66	1.28
9, 20	2	SPRAY TOE SLOPE SOUTHWEST EXP.	1.28	1.77	4.11									

Table for CONTROLLER "SC" showing ZONE WATER TIMES IN MINUTES PER DAY for 4 DAYS PER WEEK S.W. EXP and 4 DAYS PER WEEK N.E. EXP. Includes columns for STATION, DESCRIPTION, and months JAN-DEC.

Table for CONTROLLER "SA1" showing ZONE WATER TIMES IN MINUTES PER DAY for 5 DAYS PER WEEK S.W. EXP and 5 DAYS PER WEEK N.E. EXP. Includes columns for STATION, DESCRIPTION, and months JAN-DEC.

Table for OTAY RANCH VILLAGE 3 EROSION CONTROL CONTROLLER "SA1" showing ZONE WATER TIMES IN MINUTES PER DAY for 5 DAYS PER WEEK S.W. EXP and 5 DAYS PER WEEK N.E. EXP. Includes columns for STATION, DESCRIPTION, and months JAN-DEC.

Table for CONTROLLER "SI" showing ZONE WATER TIMES IN MINUTES PER DAY for 4 DAYS PER WEEK S.W. EXP and 4 DAYS PER WEEK N.E. EXP. Includes columns for STATION, DESCRIPTION, and months JAN-DEC.

Table for CONTROLLER "BB" showing ZONE WATER TIMES IN MINUTES PER DAY for 3 DAYS PER WEEK S.W. EXP and 3 DAYS PER WEEK N.E. EXP. Includes columns for STATION, DESCRIPTION, and months JAN-DEC.

Table for CONTROLLER "SH" showing ZONE WATER TIMES IN MINUTES PER DAY for 4 DAYS PER WEEK S.W. EXP and 4 DAYS PER WEEK N.E. EXP. Includes columns for STATION, DESCRIPTION, and months JAN-DEC.

Table for CONTROLLER "SG" showing ZONE WATER TIMES IN MINUTES PER DAY for 3 DAYS PER WEEK S.W. EXP and 3 DAYS PER WEEK N.E. EXP. Includes columns for STATION, DESCRIPTION, and months JAN-DEC.

NOT A PART - REFER TO LANDSCAPE & IRRIGATION PLANS BY RIDGE LANDSCAPE ARCHITECTURE. OWD# D1019-060288 DEH# DEH2021-LRWS-001351 CV WO# GR210042

Table for CONTROLLER "1-28" showing ZONE WATER TIMES IN MINUTES PER DAY for 3 DAYS PER WEEK S.W. EXP and 3 DAYS PER WEEK N.E. EXP. Includes columns for STATION, DESCRIPTION, and months JAN-DEC.

NOT A PART - REFER TO LANDSCAPE & IRRIGATION PLANS BY RIDGE LANDSCAPE ARCHITECTURE. OWD# D1019-060288 DEH# DEH2021-LRWS-001351 CV WO# GR210042

Table for CONTROLLER "R-14" showing ZONE WATER TIMES IN MINUTES PER DAY for 3 DAYS PER WEEK S.W. EXP and 3 DAYS PER WEEK N.E. EXP. Includes columns for STATION, DESCRIPTION, and months JAN-DEC.

Table for CONTROLLER "R-16" showing ZONE WATER TIMES IN MINUTES PER DAY for 3 DAYS PER WEEK S.W. EXP and 3 DAYS PER WEEK N.E. EXP. Includes columns for STATION, DESCRIPTION, and months JAN-DEC.

Table for CONTROLLER "MU-1" showing ZONE WATER TIMES IN MINUTES PER DAY for 3 DAYS PER WEEK S.W. EXP and 3 DAYS PER WEEK N.E. EXP. Includes columns for STATION, DESCRIPTION, and months JAN-DEC.

Table for CONTROLLER "MU-2" showing ZONE WATER TIMES IN MINUTES PER DAY for 3 DAYS PER WEEK S.W. EXP and 3 DAYS PER WEEK N.E. EXP. Includes columns for STATION, DESCRIPTION, and months JAN-DEC.

IRRIGATION SCHEDULING GUIDELINES

* 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.I.M. IDENTIFICATION BY COLOR CODING. SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE.

OTAY WATER DISTRICT Project No. D0944-060189 LRWS No. 2019-00134 P.Z. 624, 711, R.P.Z. 680

"AS-BUILT" SIGNED: DATE: PRINT NAME: R.L.A. # DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP.

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

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

DATE: 7 APR '22 SCALE: NO SCALE JOB NO. 15024 DRAWN BY: T.P., J.T.G.M. W.O. NO. OR-3001G

CONSTRUCTION RECORD table with columns: CONSTRUCTION RECORD, REFERENCES, BY, REVISIONS, Date, App'd, BENCH MARK, SCALE, Office, Field, Traffic, Office, Plans Prepared Under Supervision Of, Approved: Date, Director of Development Services or designee, CITY OF CHULA VISTA, OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL, CHULA VISTA TENTATIVE TRACT MAP NO. 13-02, Drawing No. 16050 - 51, Sheet 51 of 66

**WATER AGENCIES' STANDARDS
STANDARD SPECIFICATIONS
SECTION 15152 RECYCLED WATER FACILITIES (ONSITE)
PART 1 GENERAL**

1.01 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.

1.02 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 WATER WORKS ASSOCIATION GUIDELINES FOR DISTRIBUTION OF NON-POTABLE WATER
CCR - CALIFORNIA CODE OF REGULATIONS TITLE 22 AND TITLE 17.
DOHS - DEPARTMENT OF HEALTH SERVICES
RECYCLED WATER PLAN CHECK AND INSPECTION MANUAL, COUNTY OF SAN DIEGO, DEPARTMENT OF ENVIRONMENTAL HEALTH

1.03 RELATED WORK SPECIFIED ELSEWHERE
WAS STANDARD DRAWINGS
WAS STANDARD SPECIFICATION 01000

1.04 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 ONLY.

1.05 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 15551 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.

1.06 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 THE 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.

1.07 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 REFERRED TO 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.

1.08 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 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, HUBBLERS, 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 DESIGN 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 GALLONS PER MINUTE (GPM)
4. ESTIMATE OF THE YEARLY DEMAND IN GALLONS PER DAY (GPD)
5. DESIGN OPERATING PRESSURE AT THE METER IN POUNDS PER SQUARE INCH (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 FEET
3. OPERATING PRESSURE IN PSI
4. FLOW IN 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 HOIE 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 IN 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 SERVICE NOTES ARE TO BE INCLUDED ON ALL ONSITE RECYCLED WATER SYSTEM DESIGN PLANS. THESE NOTES, AS APPLIED, 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.

1.09 WARNING/IDENTIFICATION TAPE
ALL IRRIGATION PIPE, BOTH POTABLE AND RECYCLED, SHALL INCLUDE THE INSTALLATION OF WARNING/IDENTIFICATION TAPE.

PART 2 MATERIALS

2.01 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-120 FOR SDR RATED PIPE. ENDS SHALL BE SOLVENT WELDED JOINTS CONFORMING TO ASTM-D2872.
2. 100MM (4") AND LARGER PIPE SHALL CONFORM TO EITHER AWWA C900 OR C905 WITH ELASTOMERIC RING BELL-TYPE PIPE ENDS, CONFORMING TO ASTM-D3318, WHEN PURPLE PIPE IS UNAVAILABLE, 0.203MM (0.008") OR 8 MILS PURPLE PLASTIC SLEEVE MATERIAL MAY BE USED IN ADDITION TO SECTION 15151.
3. IDENTIFICATION MARKINGS SHALL BE CONTINUOUS ON TWO SIDES OF THE PIPE. MARKINGS SHALL INCLUDE THE NOMINAL PIPE SIZE, PIPE 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 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 SHAL 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 GRIIP 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 A/CME THREAD TYPE FOR OPERATION WITH A SPECIAL COUPLER KEY. THEY SHALL BE CONSTRUCTED OF BRASS WITH A SOLID PURPLE-COLORED LOOKING RUBBER OR VINYL COVER. THE LOOKING 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. 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 PC. 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") WEATHER-PROOF 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 STRAINERS WYE LEG. J. CHECK VALVES SHALL BE IN-LINE, SPRING-LOADED, BRONZE-BODY CONSTRUCTION. CHECK VALVES SHALL BE GLOBE, WAFFER, 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.

2.02 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 A/CME 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.

2.03 WARNING/IDENTIFICATION TAPE
WARNING/IDENTIFICATION TAPE MATERIALS SHALL CONFORM TO SECTION 15000.

PART 3 EXECUTION

3.01 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 FLOW (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.

3.03 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 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 (18").
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.

3.04 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 NON-COMPLIANCE WITH ANYONE OF THE SPECIFIC PROHIBITIONS AS LISTED IN THESE RULES AND REGULATIONS. HOWEVER, BY DEFINITION, NON-COMPLIANCE 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.

3.05 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 TIMEFRAME FOR COMPLETING THE CORRECTIVE ACTION SHOULD BE NEGOTIATED WITH THE DISTRICT BY THE CUSTOMER. SUCH CORRECTIIONS CAN INVOLVE HUMAN FACTORS, SUCH AS ADDITIONAL TRAINING OR PROCEDURES MODIFICATIONS, AS WELL AS PHYSICAL ALTERATIONS TO THE SYSTEM. CORRECTIIONS NOT MADE IN ACCORDANCE WITH THE TIMEFRAME 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.

WATER AGENCY STANDARDS (WAS) SECTION 15152 SHALL TAKE PRECEDENCE IN THE EVENT OF CONFLICT.

*THE OTAY WATER DISTRICT SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO CONSTRUCTION AT (619) 610-2241. 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.

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.

OTAY WATER DISTRICT
PROJECT NO. D0944-060189
PZ 624, 711 RPZ 680
REVIEWED BY: [Signature] DATE: 5/11/17
SIGNATURE EXPIRES AFTER 1 YEAR

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 UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"AS-BUILT"
SIGNED: [Signature] DATE: [Blank]
PRINT NAME: [Blank] R.L.A. # [Blank]
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. [Blank]

REGISTERED LANDSCAPE ARCHITECT
THOMAS A. PICARD
3/15/17
Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.434.9300 office
760.434.9303 fax

DATE: 10 APR '17
SCALE: NO SCALE
JOB NO. 15024
DRAWN BY: T.P./T.G.
W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved:	CITY OF CHULA VISTA	Drawing No.	
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.				DESCRIPTION: PASS, DIGK MARKED "50 CITY ENGR." IN 3/4" LOCATION: 5 MILES EAST OF INDIAN WALK ST. & HERITAGE D. ON S. SIDE OF HERITAGE ROAD, 100' EAST OF HERITAGE ROAD. 10' HIGH BOLLARDS @ 1700' SOUTHERLY F. WATER STORAGE FACILITY. (77) 1359 PER R.O.S. 4/11. ELEV=603.17' (UNADJ.)	Horizontal N/A Vertical N/A	Field Traffic	Plans Prepared Under Supervision Of	Date	[Blank]	[Blank]	[Signature]	LANDSCAPE IRRIGATION SPECIFICATIONS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 52 Sheet 52 of 88

Print Date: 10 APR '17
OWD WO# D0944-060189
Otay Ranch, Village 3 - Slope & Erosion Control

1.9. CONTROLLER CHARTS: THE CONTRACTOR SHALL PREPARE COLOR-CODED CHARTS SHOWING THE VALVES, MAINLINE, AND SPRINKLER HEADS SERVICED BY THAT PARTICULAR CONTROLLER.

1.9.1. WITHIN EACH CONTROLLER, EACH VALVE/SYSTEM SHALL BE IDENTIFIED BY A UNIQUE COLOR.

1.9.2. ALL VALVES SHALL BE NUMBERED TO MATCH THE OPERATION SCHEDULE AND THE DRAWINGS. ONLY THOSE AREAS CONTROLLED BY THAT CONTROLLER SHALL BE SHOWN.

1.9.3. CONTROLLER CHARTS SHALL BE A PLOT PLAN, ENTIRE OR PARTIAL, SHOWING BUILDINGS, WALKS, ROADS AND WALLS. A PHOTOGRAPHIC PRINT OF THIS PLAN, REDUCED AS NECESSARY AND LEGIBLE IN ALL DETAILS, SHALL BE MADE TO A SIZE THAT WILL FIT INTO THE CONTROLLER COVER.

1.9.4. THIS PRINT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE AND SHALL BE HERMETICALLY SEALED BETWEEN TWO PIECES OF TEN MILLIMETER PLASTIC.

1.9.5. FOR EACH CONTROLLER, THE CONTRACTOR SHALL PROVIDE TWO SETS OF 11" X 17" CONTROLLER CHARTS AS FOLLOWS: ONE COLOR CODED LAMINATED SET TO THE OTAY WATER DISTRICT.

1.9.6. ONE COLOR CODED LAMINATED SET TO: SECURED ON THE INSIDE SURFACE OF THE COVER OF EACH AUTOMATIC CONTROLLER.

1.10. EQUIPMENT, KEYS, MANUALS & CERTIFICATIONS: 1.10.1. UPON COMPLETION OF THE CONTRACTOR'S MAINTENANCE PERIOD, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EQUIPMENT TO THE CITY OF CHULA VISTA:

A. (2) CONTROLLER/C.C.U. ENCLOSURE KEYS FOR EACH ENCLOSURE.

B. (2) KEYS TO ACCESS SPECIAL ELECTRICAL SWITCH INSIDE EACH CONTROLLER ENCLOSURE.

C. (1) ACME THREAD QUICK COUPLING KEYS AND MATCHING SWIVELS FOR RECYCLED WATER IRRIGATION SYSTEMS.

D. (2) SETS OF TOOLS REQUIRED FOR SERVICING AND/OR ADJUSTING EACH SPRINKLER AND VALVE TYPE.

E. (1) COPY OF THE BACKFLOW PREVENTION DEVICE CERTIFICATION.

1.0.1. IN ADDITION TO THE EQUIPMENT REQUIRED BY THE CITY OF CHULA VISTA, THE CONTRACTOR SHALL SUBMIT THE FOLLOWING TO THE OWNER'S REPRESENTATIVE:

A. (1) CONTROLLER/C.C.U. ENCLOSURE KEYS FOR EACH ENCLOSURE.

B. (1) CONTROLLER/C.C.U. KEYS FOR EACH CONTROLLER.

C. (1) KEYS TO ACCESS SPECIAL ELECTRICAL SWITCH INSIDE EACH CONTROLLER ENCLOSURE.

D. (1) STANDARD QUICK COUPLING LOCKING COVER KEYS.

E. (1) ACME THREAD QUICK COUPLING KEYS AND MATCHING SWIVELS FOR RECYCLED WATER IRRIGATION SYSTEMS.

F. (2) SETS OF TOOLS REQUIRED FOR SERVICING AND/OR ADJUSTING EACH SPRINKLER AND VALVE TYPE.

G. (1) COPY OF THE BACKFLOW PREVENTION DEVICE CERTIFICATION.

H. (2) SETS OF SERVICE MANUALS FOR ALL IRRIGATION EQUIPMENT INSTALLED.

1.1. GUARANTEES: 1.1.1. 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 ONE (1) YEAR MAINTENANCE PERIOD.

1.1.2. THE COMPLETE IRRIGATION SYSTEM, INCLUDING SETTING OF THE BACKFILL IN TRENCHES AND REPAIRS AND/OR REPLACEMENT OF ANY MATERIAL DAMAGED THEREBY OR THERE FROM.

1.1.3. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTY SHALL ONLY SUPPLEMENT THE GUARANTEE.

1.2. WATER SERVICE: 1.2.1. POINT OF CONNECTIONS SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE WITH OWNERS AUTHORIZED REPRESENTATIVE AND GOVERNING WATER DISTRICT TO HAVE WATER AVAILABLE WHEN REQUIRED.

1.2.2. INDIVIDUALLY OWNED, ACCESSED OR MAINTAINED AREAS SHALL BE SEPARATELY METERED AND CONTROLLED.

1.2.3. EACH POINT OF CONNECTION SHALL BE SERVICED BY A CHECK VALVE, LOCATED DOWN STREAM OF THE METER AND APPROVED BY THE CITY OF CHULA VISTA, OTAY WATER DISTRICT AND THE COUNTY OF SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH.

1.3. ELECTRICAL SERVICE: 1.3.1. POINT OF CONNECTION SHOWN ON PLANS IS APPROXIMATE. CONTRACTOR SHALL COORDINATE WITH OWNER'S AUTHORIZED REPRESENTATIVE TO HAVE POWER AVAILABLE WHEN REQUIRED.

1.3.2. INDIVIDUALLY OWNED, ACCESSED OR MAINTAINED AREAS SHALL BE SEPARATELY METERED AND CONTROLLED.

1.3.3. CONTROLLERS SHALL OPERATE ON SINGLE PHASE, 110 TO 120 VOLT, 60 CYCLE, ALTERNATING CURRENT AND "UL" LISTED.

1.3.4. CONTROLLERS SHALL BE ENCLOSED IN A U.L. LISTED WEATHERPROOF CORROSION-RESISTANT ENCLOSURE WITH LOCKING COVER.

1.3.5. CONDUIT FOR 120 VOLT AND 24 VOLT WIRING SHALL BE APPROVED BY GOVERNING BUILDING CODES AND INSPECTIONS FOR ELECTRICAL SERVICE.

1.4. COMMUNICATION SERVICE: 1.4.1. CENTRAL CONTROL SYSTEM AND METHOD OF COMMUNICATION TO INDIVIDUAL CONTROLLERS, SHALL BE AS SPECIFIED ON PLANS.

1.4.2. POINT OF CONNECTION SHOWN ON PLANS IS APPROXIMATE. CONTRACTOR SHALL COORDINATE WITH OWNER'S AUTHORIZED REPRESENTATIVE TO HAVE COMMUNICATION LINE AVAILABLE WHEN REQUIRED.

1.4.3. PRIOR TO INSTALLATION, CONTRACTOR SHALL FIELD VERIFY THAT PHONE COMMUNICATION TO EACH CCU LOCATION IS ADEQUATE AND UNOBSTRUCTED.

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.

2.3. PRESSURE REGULATION DEVICES: AS SPECIFIED IN DRAWINGS. 2.4. AUTOMATIC CONTROL SYSTEM: AS SPECIFIED IN DRAWINGS.

2.4.1. CONTRACTOR SHALL FURNISH LOW VOLTAGE SYSTEM MANUFACTURED EXPRESSLY FOR CONTROL OF AUTOMATIC CIRCUIT VALVES OF UNDERGROUND IRRIGATION SYSTEMS. PROVIDE UNIT OF CAPACITY TO SUIT NUMBER OF CIRCUITS AS INDICATED.

2.4.2. MECHANISM SHALL BE HOUSED IN A STURDY, VANDAL-PROOF ENCLOSURE, MANUFACTURED OF 14 GAUGE STEEL, OR CASE ALUMINUM; FURNISHED FOR MAXIMUM PROTECTION, AS CALLED FOR ON THE DRAWINGS (SIZE AS REQUIRED).

2.5. AUTOMATIC CONTROL WIRE: LOW VOLTAGE. 2.5.1. DIRECT BURIAL COPPER WIRE AWG-G.F. 600 VOLT, SINGLE CONDUCTOR SOLID COPPER, PLASTIC INSULATED CABLE, U.L. APPROVED FOR DIRECT BURIAL APPLICATION.

2.5.2.1. FOR TRADITIONAL CONTROL SYSTEMS WITH SINGLE PILOT WIRE TO EACH REMOTE CONTROL VALVE, WIRE SIZE SHALL BE AS FOLLOWS:

WIRE RUN PILOT WIRE SIZE COMMON WIRE SIZE

EXCEEDING 1200' 12 GA. 12 GA.

TO 1200' 14 GA. 12 GA.

2.5.2.2. FOR TRADITIONAL CONTROL SYSTEMS WITH SINGLE PILOT WIRE TO EACH REMOTE CONTROL VALVE, WIRE COLOR SHALL BE AS FOLLOWS:

PILOT WIRES SHALL NOT BE WHITE OR RED AND MUST BE UNIQUE IN COLOR FOR EACH CONTROLLER. COMMON WIRE SHALL BE WHITE WITH COLORED STRIP EQUAL IN COLOR TO PILOT WIRE.

EXAMPLE: CONTROLLER PILOT WIRE COMMON WIRE SPARE WIRE

"H-1" BLACK WHITE W/BLACK STRIP RED W/BLACK STRIP

"H-2" BLUE WHITE W/BUE STRIP RED W/BUE STRIP

"H-3" YELLOW WHITE W/YELLOW STRIP RED W/YELLOW STRIP

2.5.2.3. WIRE CONNECTORS FOR SPLICING 24 VAC CONTROL WIRE SHALL BE WATERPROOF, DIRECT BURY, PRE-FILLED SPLICE HOUSING WITH DIELECTRIC SILICON SEALANT WITH WIRE NUTS OR BRASS CRIMP. WIRE CONNECTOR SHALL BE MODEL DRY AS MANUFACTURED BY THE 3M COMPANY, OR EQUAL.

2.6. FLOW, RAIN, MOISTURE SENSING DEVICES: 2.6.1. ALL SENSING DEVICES SHALL BE AS SPECIFIED IN DRAWINGS.

2.7. MASTER CONTROL / REMOTE CONTROL VALVES: AS SPECIFIED IN DRAWINGS. 2.7.1. VALVES SHALL BE OPERABLE MANUALLY WITHOUT ELECTRICITY BY MEANS OF AN INTERNAL BLEED. THE VALVE SHALL HAVE A PRESSURE REGULATING MODULE (CAPABLE OF REGULATING OUTLET PRESSURE BETWEEN 15 AND 100 P.S.I. (HOR-5 P.S.I.). MODULE SHALL HAVE AN ADJUSTING SCREW FOR SETTING PRESSURE AND A SCHRADER VALVE CONNECTION FOR MONITORING PRESSURE.

2.7.2. PRESSURE REGULATOR SHALL BE ADJUSTED AT EACH VALVE FOR PROPER DOWNSTREAM PRESSURE REQUIRED.

2.8. QUICK COUPLING VALVES: 2.8.1. QUICK COUPLING VALVES SHALL BE 1" SIZE, 2-PIECE BRASS BODY WITH STAINLESS SPRING. AS SPECIFIED ON THE DRAWINGS.

2.8.2. QUICK COUPLING VALVES SERVICING POTABLE WATER IRRIGATION SYSTEMS SHALL ACCEPT A STANDARD BAYONET STYLE KEY. VALVE BODY SHALL BE WITH LOCKING YELLOW RUBBER COVER.

2.8.3. 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.

2.8.3.1. ACME THREADED QUICK COUPLING VALVES ARE NOT PERMITTED ON POTABLE WATER SYSTEMS.

2.8.4. QUICK COUPLING KEY SHALL BE OF BRASS/BRONZE WITH SWIVEL ASSEMBLY. SUPPLY TWO (2) KEYS/SWIVEL ASSEMBLIES FOR EACH TYPE OF QUICK COUPLING VALVE USED.

2.9. BALL VALVES OR GATE VALVES: AS SPECIFIED IN DRAWINGS.

2.10. NON-PRESSURE LATERAL LINE ANTI-DRAIN VALVES: 2.10.1. ANTI-DRAIN VALVES SHALL BE REQUIRED TO PREVENT LOW HEAD DRAINAGE OF IRRIGATION WATER FROM SPRINKLER SYSTEM DUE TO CHANGES IN ELEVATION.

2.10.2. ANTI-DRAIN VALVES SPECIFIED WITHIN CITY OF CHULA VISTA C.F.D. MAINTAINED AREAS SHALL BE VALCON 5000-SERIES.

2.10.3. ANTI-DRAIN VALVES SPECIFIED WITHIN HOME OWNER ASSOCIATION MAINTAINED AREAS SHALL BE HUNTER HCV-SERIES.

2.11. MANUAL AND ANTI-SIPHON VALVES: 2.11.1. MANUAL AND ANTI-SIPHON 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.

2.12. VALVE AND PULL BOXES: 2.12.1. VALVE BOX OR BOX ASSEMBLIES FOR USE WITH RECYCLED WATER:

2.12.1.1. MASTER CONTROL VALVE/PRESSURE REGULATOR ASSEMBLY:

2.12.1.1.1. 1" VALVE ASSEMBLY SHALL BE A STANDARD RECTANGULAR PLASTIC VALVE BOX AND 6" EXTENSION WITH LOCKABLE PURPLE TOP. MANUFACTURED BY DURA PLASTICS, PART #123-DB-2-DS, OR EQUAL.

2.12.1.1.2. 1-1/2" AND 2" VALVE ASSEMBLY SHALL BE A JUMBO RECTANGULAR PLASTIC VALVE BOX AND 6" EXTENSION WITH LOCKABLE PURPLE TOP. MANUFACTURED BY RAINBIRD, PART #PVB/JMB (BOX) AND #PVB/JMBEXT (EXTENSION).

2.12.1.2. REMOTE CONTROL VALVE, ISOLATION BALL VALVE ASSEMBLY:

2.12.1.2.1. SHALL BE A STANDARD RECTANGULAR PLASTIC VALVE BOX WITH LOCKABLE PURPLE TOP. MANUFACTURED BY DURA PLASTICS, PART #123-DB-2-DS, OR EQUAL.

2.12.1.3. QUICK COUPLER VALVE ASSEMBLY:

2.12.1.3.1. SHALL BE A 12" ROUND PLASTIC VALVE BOX WITH LOCKABLE PURPLE TOP. MANUFACTURED BY DURA PLASTICS, PART #103-DB-2-DS, OR EQUAL.

2.12.1.4. MAINLINE STUB-OUT

2.12.1.4.1. SHALL BE A STANDARD RECTANGULAR PLASTIC VALVE BOX AND 6" EXTENSION WITH LOCKABLE PURPLE TOP. MANUFACTURED BY DURA PLASTICS PART #123-DB-2-DS.

2.12.2. VALVE BOX OR BOX ASSEMBLIES FOR USE WITH POTABLE WATER:

2.12.2.1. MASTER CONTROL VALVE/PRESSURE REGULATOR ASSEMBLY:

2.12.2.1.1. 1" VALVE ASSEMBLY SHALL BE A STANDARD RECTANGULAR PLASTIC VALVE BOX AND 6" EXTENSION WITH LOCKABLE GREEN TOP. MANUFACTURED BY DURA PLASTICS, PART #121-DB-2-DS, OR EQUAL.

2.12.2.1.2. 1-1/2" AND 2" VALVE ASSEMBLY SHALL BE A JUMBO RECTANGULAR PLASTIC VALVE BOX AND 6" EXTENSION WITH LOCKABLE GREEN TOP. MANUFACTURED BY RAINBIRD, PART #PVB/JMB (BOX) AND #PVB/JMBEXT (EXTENSION).

2.12.2.2. REMOTE CONTROL VALVE, ISOLATION BALL VALVE ASSEMBLY:

2.12.2.2.1. SHALL BE A STANDARD RECTANGULAR PLASTIC VALVE BOX WITH LOCKABLE GREEN TOP. MANUFACTURED BY DURA PLASTICS, PART #121-DB-2-DS, OR EQUAL.

2.12.2.3. QUICK COUPLER VALVE ASSEMBLY:

2.12.2.3.1. SHALL BE A 12" ROUND PLASTIC VALVE BOX WITH LOCKABLE GREEN TOP. MANUFACTURED BY DURA PLASTICS, PART #101-DB-2-DS, OR EQUAL.

2.12.2.4. MAINLINE STUB-OUT

2.12.2.4.1. SHALL BE A STANDARD RECTANGULAR PLASTIC VALVE BOX AND 6" EXTENSION WITH LOCKABLE GREEN TOP. MANUFACTURED BY DURA PLASTICS PART #121-DB-2-DS.

2.12.3. PULL OR SPICE BOXES:

2.12.3.1. SHALL BE A 12" ROUND PLASTIC VALVE BOX WITH LOCKABLE GREEN TOP. MANUFACTURED BY DURA PLASTICS, PART #101-DB-2-DS, OR EQUAL.

FOR MORE THAN 16 CONTROL WIRES OR FOR CONDUITED PULL BOX, SHALL BE A STANDARD RECTANGULAR PLASTIC VALVE BOX WITH LOCKABLE GREEN TOP. MANUFACTURED BY DURA PLASTICS, PART #121-DB-2-DS, OR EQUAL.

2.13. PIPE AND FITTINGS: 2.13.1. Polyvinyl chloride (PVC) pipe and fittings:

2.13.1.1. All on-site recycled water irrigation piping, and on-site potable water piping installed under this design shall be identified in accordance with the district's standard specifications.

2.13.1.2. All PVC pipe shall be made from N.S.F. approved, Type I, Grade II 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.

2.13.1.3. 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.

2.13.1.4. All pressure supply lines located upstream of remote control valves and quick couplers shall meet the following criteria:

2.13.1.4.1. 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.

2.13.1.4.2. 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 D1785.

2.13.1.5. All non-pressure distribution (lateral) lines located downstream of remote control valves shall meet the following criteria:

2.13.1.5.1. For irrigated areas, located within a City of Chula Vista community facilities district, all non-pressure lateral lines shall be schedule 40 polyvinyl chloride (PVC) conforming to ASTM resin specification D1784 and product design specification ASTM D1785.

2.13.1.5.2. For irrigated areas, located within a home owner's association maintained area, all non-pressure lateral lines shall be Class 200 polyvinyl chloride (PVC) with SDR of 21.

2.13.1.5.3. Minimum lateral line pipe size is 3/4" - 1/2" diameter pipe is not permitted.

2.13.1.6. No close nipples shall be used.

2.13.1.7. All on-site potable water piping shall be white PVC.

2.13.1.8. 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 slow recycled water pipe or equal.

2.13.1.9. Polyvinyl chloride pipe fittings and connections shall be produced from Type I, 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 milled thread pipe, 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.

2.13.1.9.1. Fittings for pressure supply lines located upstream of remote control valves and quick couplers shall meet the following criteria: Fittings shall be schedule 80 socket and/or threaded type conforming product design specification ASTM D2417 and ASTM D2464.

2.13.1.9.2. Fittings for non-pressure distribution lines located downstream of remote control valves shall meet the following criteria: Fittings shall be schedule 40 socket and/or threaded type conforming product design specification ASTM D2464.

2.13.1.10. 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.

2.13.1.11. Electrical conduit for low voltage control wire to be PVC Sch 40 grey.

2.13.1.12. Solvent cements shall comply with ASTM D2694. Pipe 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 D2694.

2.13.1.13. Thread lubricant shall be Teflon ribbon-type, or approved equal, suitable for threaded installations as per manufacturer's recommendations.

2.13.2. METALLIC PIPE AND FITTINGS 2.13.2.1. 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.

2.13.2.2. Fittings for copper pipe shall meet ANSI B 16.22 wrought copper or cast brass, recessed solder joint type fittings.

2.13.2.3. Brass pipe shall be IPS standard weight 125 pounds, 85% red brass.

2.13.2.4. Brass fittings shall be standard 125 pound class 85% red brass fittings and connections.

2.13.2.5. Galvanized steel pipe shall be schedule 40 ASTM, 120-gal threaded, coupled and hot-dip galvanized.

2.13.2.6. Galvanized steel fittings shall be heavy pattern, banded, and galvanized malleable iron.

2.14. CONCRETE THRUST BLOCK AND SUPPORTS: 2.14.1. All concrete work shall be 2,000 PSI minimum compressive strength at twenty-eight (28) days, 5 sack mix, tool finished on exposed surfaces.

2.15. IDENTIFICATION TAPES: 2.15.1. Warning/identification Tape materials shall conform to W.A.S. Part 2.08 of Section 15000.

2.15.2. 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) 268-4583. Further marking tape shall meet the following criteria:

2.15.2.1. 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.

2.15.2.2. 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.

2.15.2.3. 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.

2.16. WARNING AND VALVE/STATION IDENTIFICATION TAGS: 2.16.1. Recycled water identification tags shall be weatherproof plastic 3" x 4", purple in color with the words in black letters reading, "CAUTION-RECYCLED WATER-DO NOT DRINK", imprinted on one side and "PELIGRO-AGUA IMPURA - ICTOMARF", printed on the other side.

2.16.2. Warning tags shall be model # ID -MAX-PR-RC006 manufactured by T. Christy Enterprises, or equal.

2.16.3. 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.

2.16.4. 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.

2.16.5. Weatherproof black ink marker to be model # ID-TAGPEN as manufactured by T. Christy Enterprises, or equal.

2.17. SPRINKLERS: 2.17.1. 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 drawings.

2.17.2. 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 legend.

2.17.3. All sprinkler heads shall be equipped with a manufacturer installed internal check valve, when available.

2.17.4. All sprinkler heads used on recycled water systems shall be equipped with manufacturer's purple covers.

2.18. DRIP EQUIPMENT (See Irrigation Legend, Notes and Detail Drawings): 2.18.1. Pressure Regulators:

2.18.1.1. Pressure regulating valve for drip systems shall be a preset device for the design flows.

2.18.1.2. Pressure regulator shall be constructed of durable high-impact, engineering-grade thermoplastics and high quality stainless steel compression spring and internal hardware.

2.18.1.3. Pressure regulating valve shall be as specified in the irrigation legend and sized according to notes in the detail drawings.

A. Pressure regulating valve may be a separate component of the drip control valve assembly as shown in the irrigation equipment legend.

B. Pressure regulating valve may be an integrated component of the drip control valve kit as distributed by the manufacturer.

2.18.2. Strainer / Filter Units:

2.18.2.1. Screen filter for drip systems shall be a basket type body allowing for top access. Screen filter shall be manufactured of high-impact, engineering-grade thermoplastics with polyester mesh screen element welded to a color-coded polypropylene frame. Color coding indicating mesh size (all filters to have white elements indicating 200 mesh).

2.18.2.2. Screen filter inlet and outlet to be at the bottom of the body allowing continuous progression of installation from valve to sub-main at equal elevation.

2.18.2.3. Screen filter to have a pressure differential indicator on the top cover.

2.18.2.4. Screen filter shall be sized according to notes in the detail drawings and legend.

2.18.2.5. Screen filter to be model qkch-075 or qkch-100 and be an integral component of the drip control valve assembly.

2.18.3. Drip Lateral Blow-Out:

2.18.3.1. 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.

2.18.4. Drip lateral air/vacuum relief valve:

2.18.4.1. Drip system air/vacuum relief valve shall be a true vacuum relief application.

2.18.4.2. Drip lateral air/vacuum relief valve to be model TLAVRV valve kit as manufactured and distributed by Netafim.

2.18.5. Drip Tubing (lateral):

2.18.5.1. Drip tubing shall be constructed of premium grade, linear, low density, polyethylene resin with 2% carbon black added or U.V. protection.

2.18.5.2. Drip tubing shall be with integral winding compensating emitters, pre-inserted within the tubing interior during the extrusion process.

2.18.5.3. Pressure compensating emitters shall operate at a wide range of pressure from 15 to 60 psi while emitting water at +/- 5% of the design discharge.

2.18.6. Drip fittings: barbed insert fittings for the joining of drip tubing shall be to the same manufacturer and as recommended by the tubing manufacturer. See the detail drawings.

2.18.6.1. Drip fitting to tubing reinforcement: all joining of drip tubing installed upon a Mechanically Stabilized Earth (MSE) wall shall be reinforced with stainless steel clamps. Clamps shall be manufactured by "Oetiker" and shall be one "ear" type. Nominal size that is recommended for use with Netafim Bioline is 13/16", Part No. 2105S.

PART 3 - EXECUTION

Part 3 shall conform to Part 3 Section 15152 of the Water Agencies' Standards, latest edition, where applicable, except as hereinafter modified, revised and/or changed:

3.1. GENERAL: 3.1.1. 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.

3.1.2. Unless Otherwise Indicated: Contractor shall comply with requirements of uniform plumbing code.

3.1.3. Plant Material Installed Prior To Irrigation: All 24" box size and larger shall be planted prior to the installation of irrigation piping.

3.1.4. Water Pressure Verification: At each point of connection prior to installing work. Notify the owner's authorized representative if pressure is less than indicated on drawings. Contractor is responsible for all field revisions if owner's authorized representative is not informed of discrepancies.

3.1.5. Point Of Connection: Connect to existing street service line at location indicated.

3.1.6. SYSTEM DESIGN: 3.1.6.1. All scaled dimensions are approximate. The contractor shall check and verify all dimensions on the site prior to proceeding with work under this contract.

3.1.6.2. The contractor shall locate and mark all existing utilities such as power, telephone, domestic water, water, and fire 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 progresses 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.

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3.6. FLOW, RAIN, MOISTURE SENSING DEVICE:
3.6.1. ALL SENSING DEVICES SHALL BE LOCATED AND/OR ARRANGED APPROXIMATELY AS INDICATED ON PLANS AND SUBJECT TO FIELD APPROVAL BY THE LANDSCAPE ARCHITECT.
3.6.2. IN GENERAL LOCATIONS SHALL BE AS FOLLOWS:
FLOW SENSING - LOCATED DOWNSTREAM OF MASTER CONTROL VALVE ON COMMON MAINLINE SECTION.
RAIN SENSING - LOCATED TO PROVIDE A CLEAR VIEW OF THE SKY AND WHERE IT WILL NOT BE AFFECTED BY SPRAY FROM AN IRRIGATION SYSTEM.
MOISTURE SENSING - LOCATED IN REPRESENTATIVE HYDROZONE WITHIN ROOTED SOIL PROFILE.
3.6.3. EACH CONTROLLER ASSEMBLY SHALL BE EQUIPPED WITH ITS OWN RAIN SENSING DEVICE, UNLESS SYSTEM IS OPERATED BY A CENTRAL CONTROL SYSTEM.
3.6.3. EACH CONTROLLER ASSEMBLY SHALL BE EQUIPPED WITH ITS OWN FLOW SENSING DEVICE.
3.7. MASTER CONTROL / REMOTE CONTROL VALVE:
3.7.1. LOCATE AND INSTALL IN SHRUB AREAS, AT APPROXIMATE LOCATIONS AS SHOWN ON THE DRAWINGS.
3.7.2. INSTALLATION SHALL INCLUDE A PVC OR BRASS UNION ON THE DOWNSTREAM SIDE OF THE VALVE. ALL CONNECTIONS TO VALVES SHALL BE MADE HORIZONTALLY.
3.7.3. LOCATE MASTER CONTROL VALVE ON COMMON MAINLINE SECTION DOWNSTREAM OF THE BACKFLOW PREVENTION EQUIPMENT AND UPSTREAM OF THE FLOW SENSING DEVICE.
3.7.4. WHERE POSSIBLE, VALVES SHALL BE GROUPED TOGETHER IN A MANFOLD DOWNSTREAM OF A MANIFOLD ISOLATION VALVE AS DETAILED AND SHOWN ON THE PLANS.
3.8. QUICK COUPLING VALVES:
3.8.1. WHERE POSSIBLE, INSTALL QUICK COUPLING VALVES IN SHRUB AREAS, AT APPROXIMATE LOCATIONS AS SHOWN ON THE DRAWINGS.
3.8.2. QUICK COUPLING VALVES SHALL BE INSTALLED WITHIN A VALVE BOX AS DETAILED AND SPECIFIED IN PART 2. 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.
3.8.3. QUICK COUPLING VALVES ON RECYCLED WATER SYSTEMS MUST BE SUCH THAT ACCESS AND OPERATION CAN BE ACCOMPLISHED ONLY WITH A SPECIAL ACME THREADED KEY.
3.9. BALL VALVES:
3.9.1. WHERE POSSIBLE, INSTALL BALL VALVES IN SHRUB AREAS, AT APPROXIMATE LOCATIONS AS SHOWN ON THE DRAWINGS.
3.9.2. BALL VALVES SHALL BE INSTALLED TO ISOLATE INDIVIDUAL VALVES OR VALVE MANIFOLDS AND/OR SECTIONS OF THE IRRIGATION MAINLINE.
3.9.3. BALL VALVES SHALL BE INSTALLED TO SECTION THE IRRIGATION MAINLINE INTO MANAGEABLE AREAS, TO LIMIT DRAINING OF MAINLINE DURING REPAIRS.
3.10. NON-PRESSURE LATERAL LINE ANTI DRAIN VALVES:
3.10.1. PROVIDE MANUFACTURER'S INSTALLED ANTI-DRAIN VALVES IN ALL POP-UP SPRINKLER HEADS.
3.10.2. WHERE MANUFACTURER'S INSTALLED ANTI-DRAIN VALVES ARE NOT AVAILABLE INSTALL ANTI-DRAIN VALVES ON POP-UP SPRINKLERS SWING JOINT ASSEMBLY OR BELOW THE HEAD FOR SHRUB HEADS ON RISERS.
3.10.3. ADDITIONAL IN-LINE ANTI-DRAIN VALVES SHALL BE INSTALLED WHEREVER NECESSARY TO PREVENT LOW HEAD DRAINAGE AFTER THE SYSTEM IS SHUT OFF.
3.11. MANUAL AND ANTI-SIPHON VALVES:
3.11.1. MANUAL AND ANTI-SIPHON CONTROL VALVES SHALL BE INSTALLED AS DIRECTED BY THE PLANS AND DETAIL DRAWINGS.
3.11.2. MANUAL AND ANTI-SIPHON CONTROL VALVES SHALL BE LOCATED IN INCONSPICUOUS LOCATION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
3.12. VALVE AND PULL BOXES:
3.12.1. INSTALL NO MORE THAN ONE VALVE PER BOX.
3.12.2. VALVE BOXES SHALL BE INSTALLED ADJACENT TO PAVED SURFACES WITH CLEARANCE AS DETAILED, WHERE POSSIBLE.
3.12.3. VALVE BOXES SHALL BE SET AT HEIGHTS AS FOLLOWS:
IN SHRUB AREAS - TOP OF COVER SET ONE INCH ABOVE FINISH GRADE.
IN TURF AREAS - TOP OF COVER SET ONE-HALF INCH ABOVE OR EVEN WITH FINISH GRADE.
IN ALL CONDITIONS - TOP OF COVER SET NO HIGHER THAN ADJACENT PAVING SURFACE.
3.12.4. 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.
3.12.5. ALL VALVE BOX LIDS SHALL BE MARKED TO IDENTIFY INCLUDED EQUIPMENT AS SHOWN IN THE VALVE BOX I.D. DETAIL DRAWING.
3.12.6. IN ADDITION TO THE "E" IDENTIFICATION FOR 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.
3.13. INSTALLATION OF PIPE:
3.13.1. INSTALLATION OF POLYVINYL CHLORIDE PIPE:
3.13.1.1. BECAUSE OF THE FRAGILE NATURE OF PLASTIC PIPE AND FITTINGS, EXERCISE CAUTION IN HANDLING, LOADING AND STORING, TO AVOID DAMAGE.
3.13.1.2. 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 TO BE SUBJECTED TO UNDUE BENDING OR CONCENTRATED EXTERNAL LOAD AT ANY POINT.
3.13.1.3. 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.
3.13.1.4. 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.
3.13.1.5. 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.
3.13.1.6. PIPE SHALL BE SNAKED FROM SIDE-TO-SIDE OF TRENCH BOTTOM TO ALLOW FOR EXPANSION AND CONTRACTION.
3.13.1.7. CENTER LOAD PIPE WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING AND SLIPPING UNDER PRESSURE. LEAVE JOINTS EXPOSED FOR SITE OBSERVATION DURING TESTING.
3.13.1.8. 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.
3.13.1.9. PLASTIC TO METAL JOINTS SHALL BE MADE WITH PLASTIC MALE ADAPTERS, METAL NIPPLE HAND TIGHTENED, PLUS ONE TURN WITH A STRAP WRENCH.
3.13.1.10. PLASTIC TO PLASTIC JOINTS: SOLVENT-WELD, USING SOLVENT RECOMMENDED BY PIPE MANUFACTURER ONLY.
3.13.1.11. SOLVENT-WELD JOINTS: ASSEMBLE PER MANUFACTURER'S RECOMMENDATIONS.
3.13.1.12. PROVIDE MINIMUM OF 6" OF CLEARANCE BETWEEN PIPES SHARING THE SAME TRENCH.
3.13.1.13. 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.
3.13.2. INSTALLATION OF METALLIC PIPE:
3.13.2.1. CUT BY POWER HACKSAW, CIRCULAR CUTTING MACHINE USING AN ABRASIVE WHEEL, OR HAND HACKSAW. CUT NO PIPE WITH METALLIC WHEEL CUTTER OF ANY DESCRIPTION. REAM AND REMOVE ROUGH EDGES OF BURRS SO SMOOTH AND UNOBSTRUCTED FLOW IS OBTAINED.
3.13.2.2. CAREFULLY AND SMOOTHLY PLACE THREAD LUBRICANT ON MALE THREAD ONLY. TIGHTEN SCREWED JOINTS WITH TONGS OR WRENCHES. CAULKING IS NOT PERMITTED.
3.13.2.3. USE DIELECTRIC FITTINGS AT CONNECTION WHERE PIPES OF DISSIMILAR METAL ARE JOINED.
3.13.3. EXCAVATION OF TRENCHES:
3.13.3.1. 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.

3.13.3.2. TRENCH DEPTH, MEASURED FROM FINISH GRADE TO TOP OF PIPE, FOR IRRIGATION PIPE LINES SHALL BE AS FOLLOWS:
3.13.3.3. RECYCLED AND POTABLE PRESSURE SUPPLY LINE:
2-1/2" I.D. PIPE AND SMALLER 18" MIN.
3" AND LARGER 24" MIN.
3.13.3.4. RECYCLED NON-PRESSURE LINE:
2-1/2" I.D. PIPE AND SMALLER 18" MIN.
3" AND LARGER 24" MIN.
3.13.3.5. POTABLE NON-PRESSURE LINE:
2-1/2" I.D. PIPE AND SMALLER 18" MIN.
3" AND LARGER 24" MIN.
3.13.3.6. RECYCLED AND POTABLE PRESSURE SUPPLY LINE IN SLEEVE:
UNDER VEHICULAR PAVING 36" MIN.
UNDER PEDESTRIAN PAVING 18" MIN.
WALLS OR DRAINAGE FEATURES 18" MIN.
3.13.3.7. RECYCLED AND POTABLE NON-PRESSURE LINE IN SLEEVE:
UNDER VEHICULAR PAVING 30" MIN.
UNDER PEDESTRIAN PAVING 18" MIN.
WALLS OR DRAINAGE FEATURES 18" MIN.
3.13.3.8. ELECTRICAL AND COMMUNICATION CABLE IN SLEEVE:
ALL CASES 3" MIN.
3.13.4. SUBSOIL SHALL BE FREE OF ALL ROCKS OVER ONE (1) INCH DIAMETER, DEBRIS, AND LITTER PRIOR TO USE AS BACKFILL.
3.13.5. 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 WORKSMANSHIP AND MATERIALS.
3.13.6. 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.
3.13.7. 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.
3.14. CONCRETE THRUST BLOBS AND SUPPORTS:
3.14.1. THRUST BLOBS 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.
3.15. WARNING/IDENTIFICATION TAPE:
3.15.1. WARNING/IDENTIFICATION TAPE SHALL BE INSTALLED ON ALL ON-SITE POTABLE AND RECYCLED LINES AS CALLED FOR IN SECTION 15000
3.16. RECYCLED WATER WARNING AND VALVE/STATION IDENTIFICATION TAG:
3.16.1. PROVIDE AND INSTALL AS DIRECTED BY THE PLANS AND DETAIL DRAWINGS AND AS REQUIRED BY THE DISTRICT.
3.16.2. RECYCLED WATER WARNING TAG SHALL BE INSTALLED AS DIRECTED BY THE PLANS AND DETAIL DRAWINGS AND AS REQUIRED BY THE DISTRICT.
3.16.3. VALVE/STATION IDENTIFICATION TAG SHALL BE INSTALLED AS DIRECTED BY THE PLANS AND DETAIL DRAWINGS.
3.17. SPRINKLER HEADS:
3.17.1. ALL SPRINKLER HEADS SHALL BE INSTALLED AS PER DETAILS SHOWN.
3.17.2. SHRUB HEADS OR RISERS ARE NOT PERMITTED ADJACENT TO PAVING SURFACES, HEADERS, AT TOP OF RETAINING WALLS, IN FRONT OF PROJECT SIGNAGE OR IN TURF AREAS.
3.17.3. TOP OF POP-UP SPRINKLER HEADS SHALL BE INSTALLED FLUSH WITH ADJACENT PAVING SURFACE.
3.17.4. 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 BACKFILL CURB.
3.17.5. SPRINKLER HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS, WINDOVS, WALLS AND ALL OTHER NON-DESIGNATED USE AREAS.
3.17.6. SPRINKLER HEADS WITH THE SAME CIRCUIT SHALL BE OF THE SAME MANUFACTURER AND SERIES AND HAVE A UNIFORM PRECIPITATION RATE.
3.17.7. SPACING OF SPRINKLER HEADS SHALL NOT EXCEED MAXIMUM DISTANCES AS INDICATED IN THE IRRIGATION LEGEND.
3.17.8. 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 DCSO.
3.18. DRIP IRRIGATION EQUIPMENT: SEE DETAIL DRAWINGS.
3.18.1. PRESSURE REGULATORS
3.18.1.1. PRESSURE REGULATING SHALL BE AN INTEGRAL PART OF THE DRIP IRRIGATION CONTROL VALVE ASSEMBLY INSTALLED WITHIN A VALVE BOX AS DETAILED.
3.18.2. STRAINER/FILTER UNITS
3.18.2.1. SCREEN FILTER SHALL BE AN INTEGRAL PART OF THE DRIP IRRIGATION CONTROL VALVE ASSEMBLY INSTALLED WITHIN A VALVE BOX AS DETAILED.
3.18.3. DRIP LATERAL BLOW-OUT:
3.18.3.1. DRIP LATERAL BLOW-OUT SHALL BE CONTRACTOR FABRICATED AS DETAILED.
3.18.3.2. DRIP LATERAL BLOW-OUT SHALL BE INSTALLED AT HYDRAULIC END POINTS (SINGLE DRIP LINES OR EXHAUST MANIFOLDS) WITHIN VALVE BOX AS DETAILED.
3.18.4. DRIP LATERAL AIR/VACUUM RELIEF VALVE:
3.18.4.1. 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.
3.18.4.2. DRIP LATERAL AIR/VACUUM RELIEF VALVE SHALL BE INSTALLED WITHIN VALVE BOX AS DETAILED.
3.18.5. DRIP TUBING (LATERAL)
3.18.5.1. 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.
3.18.5.2. INSTALLATION METHOD
A. DRIP TUBING CAN BE PLACED AND SECURED TO PREPARED AND FINISHED GRADE MINUS 4.5" THEN COVERED TO SPECIFIED DEPTH WITH APPROVED TOP SOIL.
B. DRIP TUBING CAN BE SECURED TO BOTTOM OF SHALLOW "SLIT" TRENCHES THEN COVERED TO SPECIFIED DEPTH WITH APPROVED TOP SOIL.
C. INSTALLATION OF TUBING IS CRITICAL AND AT ALL TIMES DURING INSTALLATION MUST BE PROTECTED TO ABSOLUTELY PREVENT INTRODUCTION OF DEBRIS.
D. 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.
3.18.6. DISTRIBUTION TUBING: DISTRIBUTION TUBING SHALL BE USED TO LOCATE EMISSION POINTS AS DETAILED. TUBING SHALL BE PROVIDED WITH 4" OF SOIL COVER AS NOTED.
3.18.7. 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.
3.18.7.1. DRIP FITTINGS: FOR ALL TUBING INSTALLED UPON AN INSE WALL, INSERT FITTINGS WILL BE REINFORCED WITH STAINLESS STEEL CLAMPS. STAINLESS STEEL CLAMPS ARE TO BE SLIPPED OVER THE TUBING BEFORE BEING FITTED TO BARBED INSERT FITTINGS. PLACE THE CLAMP BETWEEN THE FIRST AND SECOND RIDGE OF THE BARBED INSERT FITTINGS. CRIMP THE "EAR" OF THE CLAMP TIGHTLY WITH AN OETEKER PINCER TOOL. CRIMP THE CLAMP TWICE TO ENSURE PROPER SEATING.
3.18.8. 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.

3.18. FLUSHING SYSTEMS:
3.18.1. 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.
3.19. TESTING:
3.19.1. TESTING SHALL BE CONDUCTED IN THE PRESENCE OF CITY AND/OR WATER DISTRICT INSPECTORS AND THE LANDSCAPE ARCHITECT AS REQUIRED. NOTIFY APPROPRIATE PARTY IN WRITING WHEN TESTING WILL BE CONDUCTED.
3.19.1.1. PRIOR TO BACKFILL OF TRENCHES EACH CIRCUIT SHALL BE TESTED FOR CONTINUITY.
3.19.1.2. 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.
3.19.1.3. THE CONTRACTOR WILL OBTAIN WRITTEN VERIFICATION OF THE WIRE CONTINUITY. THE TEST SHALL CONDUCTED BY THE CONTROLLER ASSEMBLER, SITEONE GREENTECH. THIS TEST AND CERTIFICATION WILL BE COMPLETED AT NO ADDITIONAL COST.
3.19.2. TESTING OF PIPE:
3.19.2.1. ALL PRESSURE LINES SHALL BE TESTED UNDER HYDROSTATIC PRESSURE OF 125 LBS PER SQUARE INCH AND ALL NON PRESSURE LINES SHALL BE TESTED UNDER THE EXISTING STATIC PRESSURE AND BOTH BE PROVEN WATERTIGHT. (CONTRACTOR TO SUPPLY ALL HYDROSTATIC TEST EQUIPMENT NEEDED FOR TESTING.)
3.19.2.2. 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.
3.19.2.3. PRESSURE TEST SHALL BE OBSERVED AND APPROVED BY CITY AND WATER DISTRICT INSPECTORS, LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO BACKFILL. BACKFILLING TRENCHES PRIOR TO INSPECTION WILL NOT BE ALLOWED AND ALL PREMATURELY FILLED TRENCHES SHALL BE SUBJECT TO REOPENING AS DIRECTED BY THE LANDSCAPE ARCHITECT.
3.19.3. TESTING OF SYSTEM PERFORMANCE (COVERAGE TEST):
3.19.3.1. OPERATIONAL TESTING SHALL OCCUR AFTER BACKFILL IS IN PLACE, AND SPRINKLER HEADS ADJUSTED TO FINAL POSITION. PERFORMANCE WILL ILLUSTRATE COMPLETE COVERAGE (HEAD-TO-HEAD) WITHOUT OVERSPRAY.
3.19.3.2. 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 GROUND COVER AREAS.
3.19.3.3. AT NO TIME WILL SPRINKLER HEAD OR VALVE BOX BE ABOVE ADJACENT CURB OR PEDESTRIAN PAVING.
3.20. SITE OBSERVATION VISITS BY THE ARCHITECT:
3.20.1. IN ALL CASES WHERE SITE OBSERVATION VISITS OF THE IRRIGATION SYSTEM WORK IS 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 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.
3.21.2. SITE OBSERVATION WILL BE REQUIRED FOR THE FOLLOWING PARTS OF THE WORK:
3.21.2.1. 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 AND APPROVED.
3.21.2.2. UPON INSTALLATION AND TESTING OF VALVES, QUICK COUPLERS, DEVICES, AUTOMATIC CONTROLLERS, AND CONTROL VALVES AND WIRES.
3.21.2.3. WHEN THE SPRINKLER SYSTEM IS COMPLETED PRIOR TO PLANTING, 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 LAWN AND PLANTING AREAS IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES.
3.21.2.4. 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.
3.22. PRESSURE TEST:
3.22.1. NOTIFY LANDSCAPE ARCHITECT IN WRITING WHEN PRESSURE TESTING WILL BE CONDUCTED. CONDUCT TESTS IN PRESENCE OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
3.22.2. ALL PRESSURE LINES SHALL BE TESTED UNDER HYDROSTATIC PRESSURE OF 150 LBS. IN AND ALL NON PRESSURE LINES SHALL BE TESTED UNDER THE EXISTING STATIC PRESSURE AND BOTH BE PROVEN WATERTIGHT. (CONTRACTOR TO SUPPLY ALL HYDROSTATIC TEST EQUIPMENT NEEDED FOR TESTING.)
3.22.3. 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.
3.22.4. TESTS SHALL BE OBSERVED AND APPROVED BY THE CITY AND WATER DISTRICT INSPECTOR, LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO BACKFILL. BACKFILLING TRENCHES PRIOR TO INSPECTION WILL NOT BE ALLOWED AND ALL PREMATURELY FILLED TRENCHES SHALL BE SUBJECT TO REOPENING AS DIRECTED BY THE LANDSCAPE ARCHITECT.
3.23. COVERAGE TEST:
3.23.1. NOTIFY LANDSCAPE ARCHITECT IN WRITING WHEN COVERAGE TESTING WILL BE CONDUCTED. CONDUCT TESTS IN PRESENCE OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.
3.23.2. COVERAGE TESTING: PERFORM OPERATIONAL TESTING AFTER HYDROSTATIC TESTINGS COMPLETED, BACKFILL IS IN PLACE, AND SPRINKLER HEADS ADJUSTED TO FINAL POSITION.
3.23.3. AFTER COMPLETION OF LANDSCAPE WORK, CAREFULLY ADJUST HEADS SO THEY WILL BE FLUSH WITH LAWN AREAS OR NOT MORE THAN 1/2" ABOVE FINISH GRADE IN GROUND COVER AREA.
3.24. SITE OBSERVATION VISITS BY THE ARCHITECT:
3.24.1. IN ALL CASES WHERE SITE OBSERVATION VISITS OF THE IRRIGATION SYSTEM WORK IS REQUIRED AND/OR WHERE PORTIONS OF THE WORK ARE SPECIFIED TO BE PERFORMED UNDER THE DIRECTION AND/OR SITE OBSERVATION OF THE ARCHITECT OR THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR, OWNER'S REPRESENTATIVE AND ARCHITECT AT LEAST THREE (3) WORKING DAYS IN ADVANCE OF THE TIME SUCH SITE OBSERVATION AND/OR WHEN DIRECTION IS REQUIRED.
3.24.2. SITE OBSERVATION WILL BE REQUIRED FOR THE FOLLOWING PARTS OF THE WORK:
3.24.2.1. UPON INSTALLATION AND TESTING 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 AND APPROVED.
3.24.2.2. UPON INSTALLATION AND TESTING OF VALVES, QUICK COUPLERS, DEVICES, AUTOMATIC CONTROLLERS, AND CONTROL VALVES AND WIRES.
3.24.2.3. WHEN THE SPRINKLER SYSTEM IS COMPLETED PRIOR TO PLANTING, 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 LAWN AND PLANTING AREAS IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES.
3.24.2.4. 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.
3.25. IRRIGATION SYSTEM MAINTENANCE:
3.25.1. GENERAL IRRIGATION SYSTEM MAINTENANCE:
3.25.1.1. AS A STANDARD PRACTICE, THE IRRIGATION SYSTEMS SHALL BE MAINTAINED IN A CONTINUOUS AND PROPER WORKING CONDITION FOR THE ENTIRE MAINTENANCE PERIOD.

3.25.1.2. 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:
• CONTINUOUSLY MONITORING AND ADJUSTING THE SPRINKLERS TO INSURE PROPER COVERAGE, WHILE AVOIDING OVER-SPRAY.
• INSURING PROPER OPERATION OF ALL IRRIGATION APPURTENANCES.
• MONITORING, ADJUSTING AND RECORDING IRRIGATION SCHEDULING, AS REQUIRED.
• RESPONSIBLY APPLYING WATER EFFICIENTLY AND BELOW THE OTAY WATER DISTRICT'S "MAXIMUM APPLIED WATER ALLOWANCE" (MAWA), AS PROVIDED IN THE APPROVED PLANS.
3.25.1.3. AS SHRUBS MATURE, RISERS MAY NEED TO BE USED TO EXTEND OVER THE TOP OF THE SHRUBS OR GROUND-COVERS TO PROVIDE PROPER COVERAGE.
3.25.1.4. 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.
3.25.1.5. THE MAINTENANCE FOREMAN SHALL HAVE THE EXPERIENCE AND KNOWLEDGE TO OPERATE AND REPAIR ALL EQUIPMENT SPECIFIED ON THIS PROJECT. THIS INCLUDES SPRINKLERS, APPURTENANCES AND THE IRRIGATION CONTROL SYSTEM.
3.26. IRRIGATION REPAIRS & REPLACEMENTS
3.26.1. IRRIGATION COMPONENTS WILL REQUIRE ROUTINE REPAIR, ADJUSTMENTS AND REPLACEMENT. REPAIRS TO ANY IRRIGATION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE ORIGINAL INSTALLATION DETAILS.
3.26.2. ALL MATERIALS USED IN REPAIRS ARE TO OF THE SAME MAKE AND KIND AS ORIGINALLY INSTALLED.
3.26.3. 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 BE 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 AND CITY OF CHULA VISTA LANDSCAPE INSPECTOR.
3.27. WATER USE
3.27.1. TWELVE MONTHS PRIOR TO THE SCHEDULED TURN-OVER DATE OF ANY LANDSCAPE AREA, PROPOSED WITH A CITY OF CHULA VISTA CPO, THE CONTRACTOR MUST HAVE THE PERMANENT WATER METER INSTALLED AND CERTIFIED BY THE OTAY WATER DISTRICT & SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.
3.27.2. THE CONTRACTOR IS LIMITED BY THE "MAXIMUM APPLIED WATER ALLOWANCE", AS DICTATED BY THE OTAY WATER DISTRICT.
3.27.3. THE CONTRACTOR WILL ONLY BE PERMITTED TO EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE, SHOULD THE PLANT ESTABLISHMENT PERIOD OCCUR DURING THE SUMMER MONTHS (MAY THROUGH SEPTEMBER). REGARDLESS OF WHEN THE MAINTENANCE PERIOD WAS INITIATED, THE WATER USE SHOULD NEVER EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE AFTER THE MONTH OF SEPTEMBER, UNLESS THERE IS DOCUMENTED UNSEASONABLY HOT WEATHER.
3.27.4. AT THE END OF SEPTEMBER, THE CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE TO THE OWNER'S REPRESENTATIVE AND CITY OF CHULA VISTA LANDSCAPE INSPECTOR, WRITTEN COPIES OF ALL WATER SCHEDULING OVER THE PAST SUMMER MONTHS AND THE PROPOSED SCHEDULES FOR THE UPCOMING FALL, WINTER & SPRING MONTHS.
3.27.5. THE CONTRACTOR (OR OWNER) SHALL SUBMIT INVOICES TO THE CITY OF CHULA VISTA LANDSCAPE INSPECTOR (FROM THE OTAY WATER DISTRICT), TO VERIFY THAT THE WATER USE IS EQUAL TO OR LOWER THAN THE CALCULATED "ESTIMATED WATER USE" (EWU), FOR THE FIVE SUMMER MONTHS (MAY THROUGH SEPTEMBER).
3.27.6. WATERING SHALL ONLY OCCUR AT NIGHT, WITHIN THE WATERING WINDOW SPECIFIED IN THESE PLANS. THE CONTRACTOR SHALL OPERATE THE SPRINKLER SYSTEM IN COMPLIANCE WITH THE SCHEDULING GUIDELINES PROVIDED IN THESE PLANS. ANY DEVIATION FROM THE SCHEDULING GUIDELINES WILL BE PERMITTED WITH WRITTEN DOCUMENTATION OF ALL CHANGES PROVIDED TO THE OWNER'S REPRESENTATIVE AND CITY OF CHULA VISTA'S LANDSCAPE INSPECTOR WITHIN SEVEN DAYS OF THE ADJUSTMENT. FAILURE TO RECORD SCHEDULING CHANGES MAY RESULT IN AN EXTENSION OF THE MAINTENANCE PERIOD, AT THE CONTRACTOR'S EXPENSE.
3.28. MAINTENANCE PERIODS
3.28.1. ALL AREAS PROPOSED TO BE CITY OF CHULA VISTA CPO SHALL BE MAINTAINED FOR A PERIOD OF NO LESS THAN TWO YEARS.
3.28.2. ALL OTHER AREAS PROPOSED TO BE MAINTAINED AS PART OF A HOME OWNER'S ASSOCIATION OR PRIVATELY MAINTAINED, SHALL BE MAINTAINED FOR A PERIOD OF NO LESS THAN NINETY DAYS.
3.28.3. 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 AND CITY OF CHULA VISTA'S LANDSCAPE INSPECTOR.
3.28.4. THE CONTRACTOR'S MAINTENANCE PERIOD WILL BE EXTENDED WHEN IT IS OF THE OPINION OF THE OWNER'S REPRESENTATIVE AND THE CITY OF CHULA VISTA'S LANDSCAPE INSPECTOR, THAT THE CONTRACTOR HAS NOT FULFILLED THEIR MAINTENANCE RESPONSIBILITIES, AS DEFINED IN THEIR CONTRACT. THE CONTRACTOR WILL BE RESPONSIBLE (AT THEIR OWN EXPENSE), FOR THE ADDITIONAL MAINTENANCE REQUIRED UNTIL THE AREA IS IN AN ACCEPTABLE CONDITION, AS DETERMINED BY THE OWNER'S REPRESENTATIVE AND THE CITY OF CHULA VISTA LANDSCAPE INSPECTOR.
WATER AGENCY STANDARDS (WAS) SECTION 15152 SHALL TAKE PRECEDENCE IN THE EVENT OF CONFLICT.

*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.

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.

OTAY WATER DISTRICT
PROJECT NO. D0944-060189
PZ 624, 711 RPZ 680
REVIEWED BY: [Signature] DATE: 5/14/17
SIGNATURE EXPIRES AFTER 1 YEAR

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

"AS-BUILT"
SIGNED: DATE:
PRINT NAME: R.L.A. #
DISCIPLINE: LANDSCAPE ARCHITECT
REGIST. EXP.



Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.434.9300 office
760.434.9303 fax
DATE: 10 APR '17
SCALE: NO SCALE
JOB NO. 15024
DRAWN BY: T.P./T.G.
W.O. NO. OR-3001G

Table with columns: CONSTRUCTION RECORD, REFERENCES, BY, REVISIONS, Date, App'd, BENCH MARK. Includes entries for Contractor, Inspector, and Date Completed.

Table with columns: SCALE, Office, Designed By, Drawn By, Checked By. Includes entries for Horizontal, Vertical, and Traffic scales, and names Thomas A. Picard and Kelly Broughton.

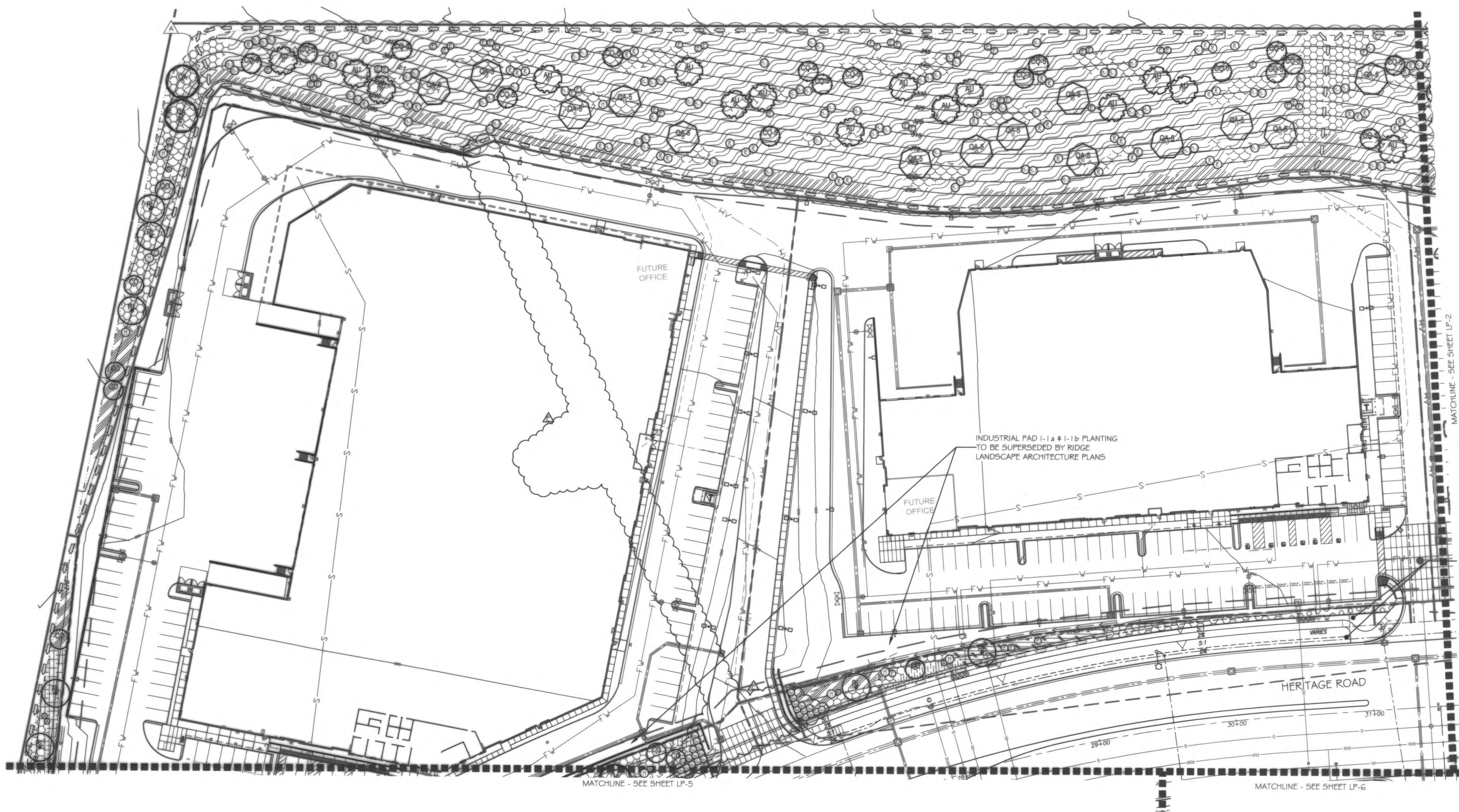
Approved: Kelly Broughton Date: 5-15-17
Director of Development Services or designee.

CITY OF CHULA VISTA
LANDSCAPE IRRIGATION SPECIFICATIONS FOR:
OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL
CHULA VISTA TENTATIVE TRACT MAP NO. 13-02
Drawing No. 16050-54
Sheet 54 of 68

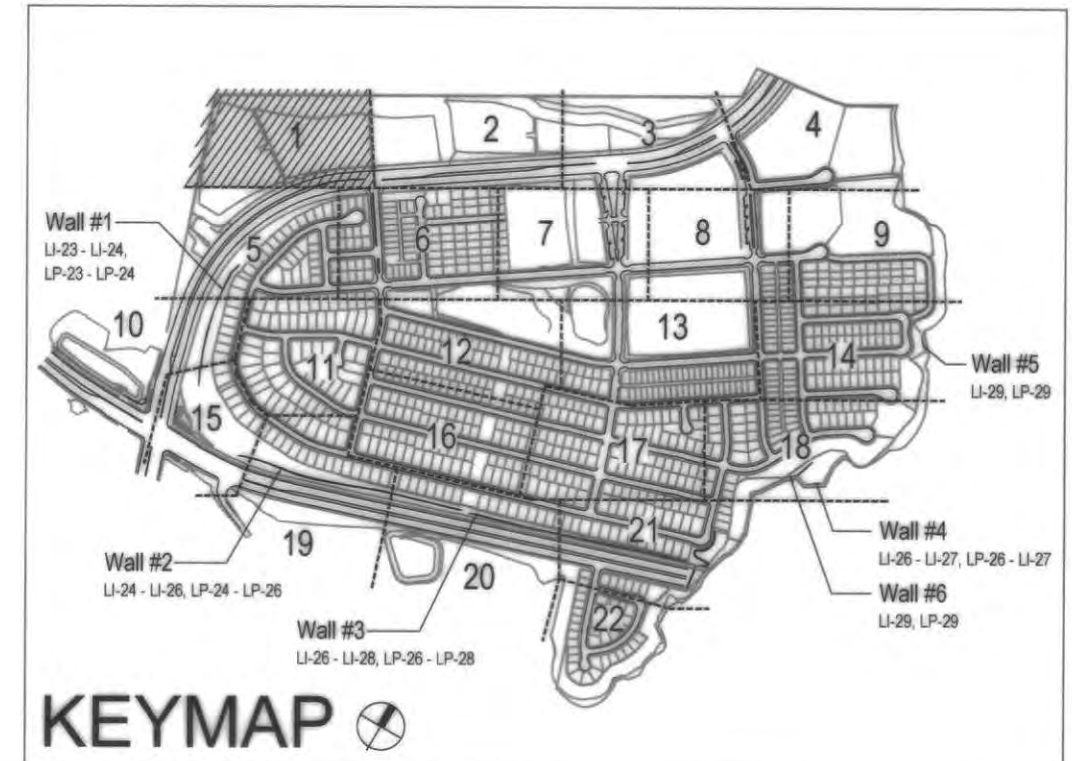
Print Date: 10 APR '17 OWD WO# D0944-060189 Otay Ranch, Village 3 - Slope & Erosion Control

PLANTING NOTES

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3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: 5DG4E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____, FOR GAS: 5DG4E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____.
4. CONTRACTOR TO INSTALL 3" DEEP BARK MULCH ON ALL SLOPE BENCHES, AT ALL NON-PLANTED AND NON-IRRIGATED LANDSCAPE AREAS OF 2% SLOPE OR LESS (BUILDING PADS EXCLUDED), AND AT ALL PLANTED AND IRRIGATED LANDSCAPE AREAS WHERE A HYDROSEED MIX IS NOT APPLIED.
5. FOR PLANTING LEGEND, SEE SHEET: LP-31.
6. FOR HYDROSEED LEGEND, SEE SHEET: LP-31.
7. FOR PLANTING DETAILS, SEE SHEET: LP-32.
8. FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-33 & LP-34.



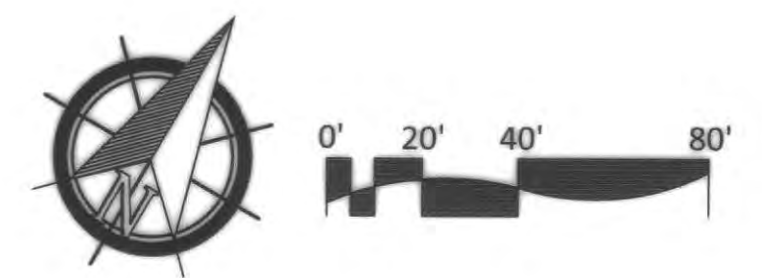
SEE VILLAGE 3 HERITAGE ROAD LANDSCAPE & IRRIGATION PLANS DWG #16044-01 -- 16044-44, W.O. # OR-837C FOR IMPROVEMENTS IN THIS AREA.



UTILITY LEGEND (PER CIVIL PLANS)

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

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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

CALIFORNIA

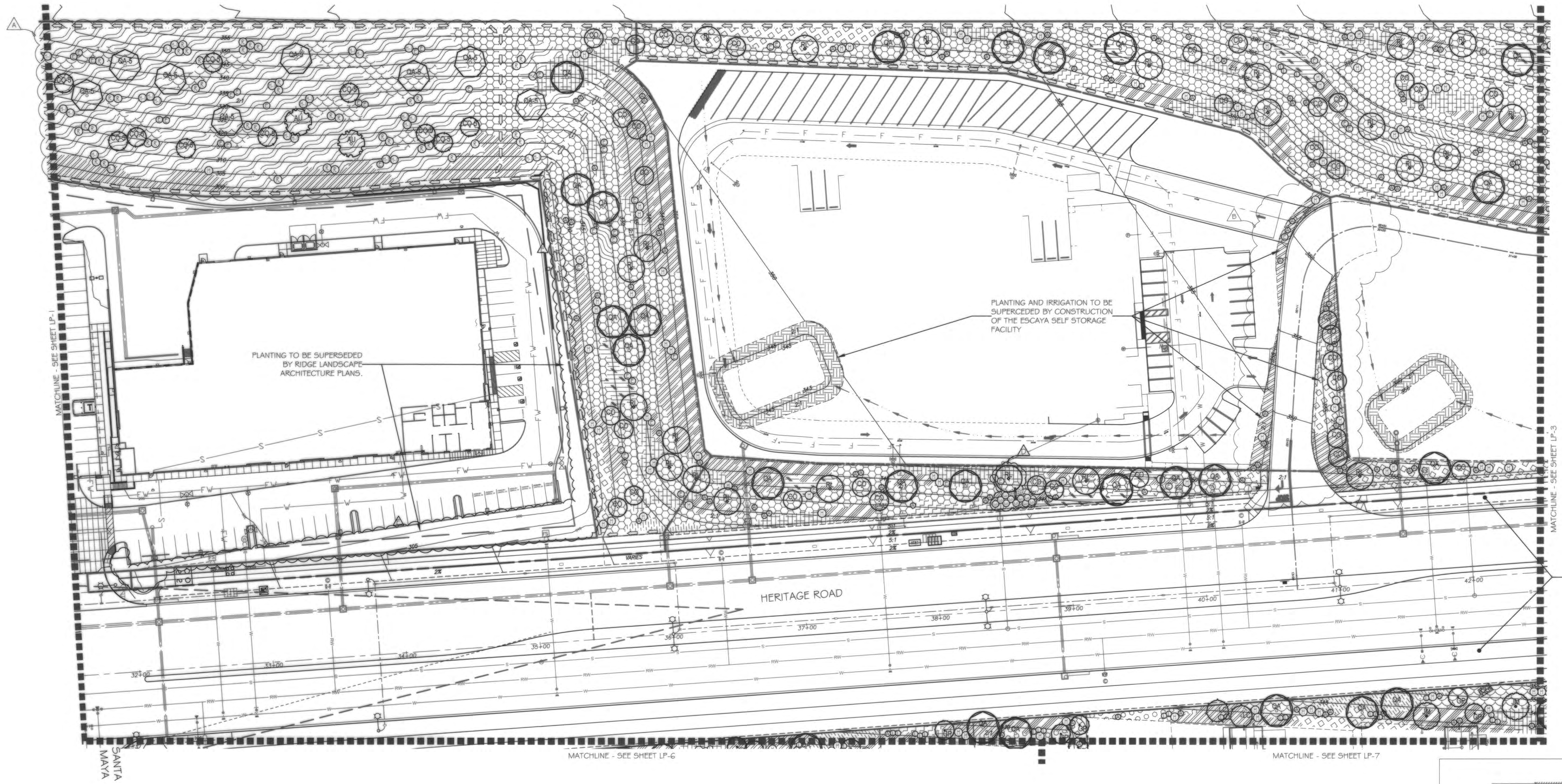
Tributary LA, Inc.

Landscape Architecture and Planning

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

DATE:	7 APR '22
SCALE:	1" = 40'
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	CITY OF CHULA VISTA	Drawing No.
	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUTOFF VALVES & INDUSTRIAL PAD SLOPES ADJUST PLANTING FOR INDUSTRIAL PADS 1-1a & 1-1b	03/15/22	[Signature]	BRASS DISK MARKED "30 CITY ENGR." IN 3/4" IRON PIPE 1.5 MILES EAST OF INTER OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10" HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (781 1200 PER R.O.S. 14841) ELEV=829.319' (NAD83)	Horizontal 1" = 40' Vertical 1" = 20' N/A		Thomas A. Picard			Plans Prepared Under Supervision Of Date: 4 / 7 / 22 R.L.A. No. 4001	Tiffany Allen Director of Development Services or designee.	LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050-55 Sheet 55 of 88

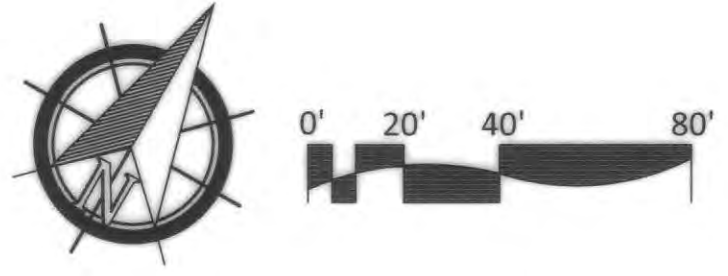
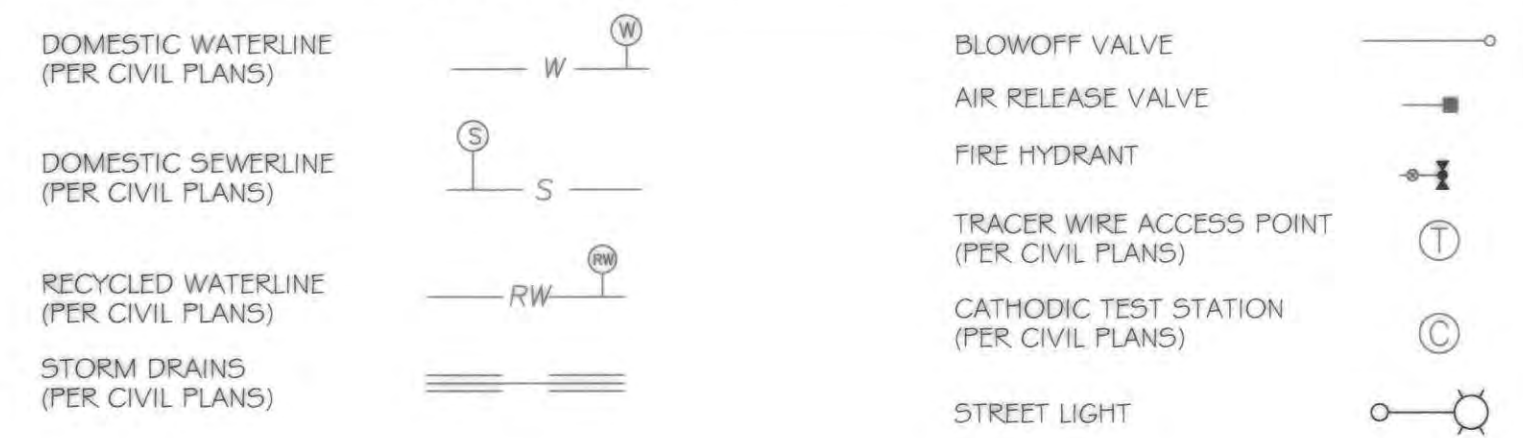


SEE VILLAGE 3 HERITAGE ROAD LANDSCAPE & IRRIGATION PLANS DWG #16044-01 -- 16044-44, W.O. # OR-637C FOR IMPROVEMENTS IN THIS AREA.

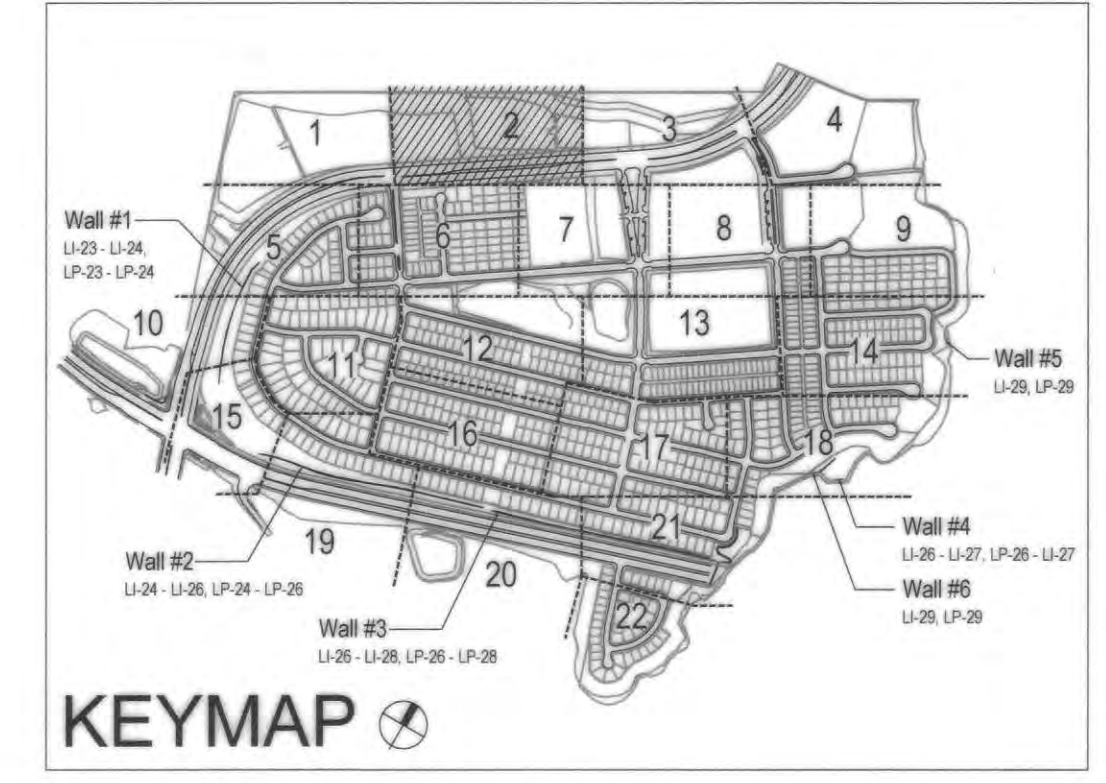
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UTILITY LEGEND (PER CIVIL PLANS)

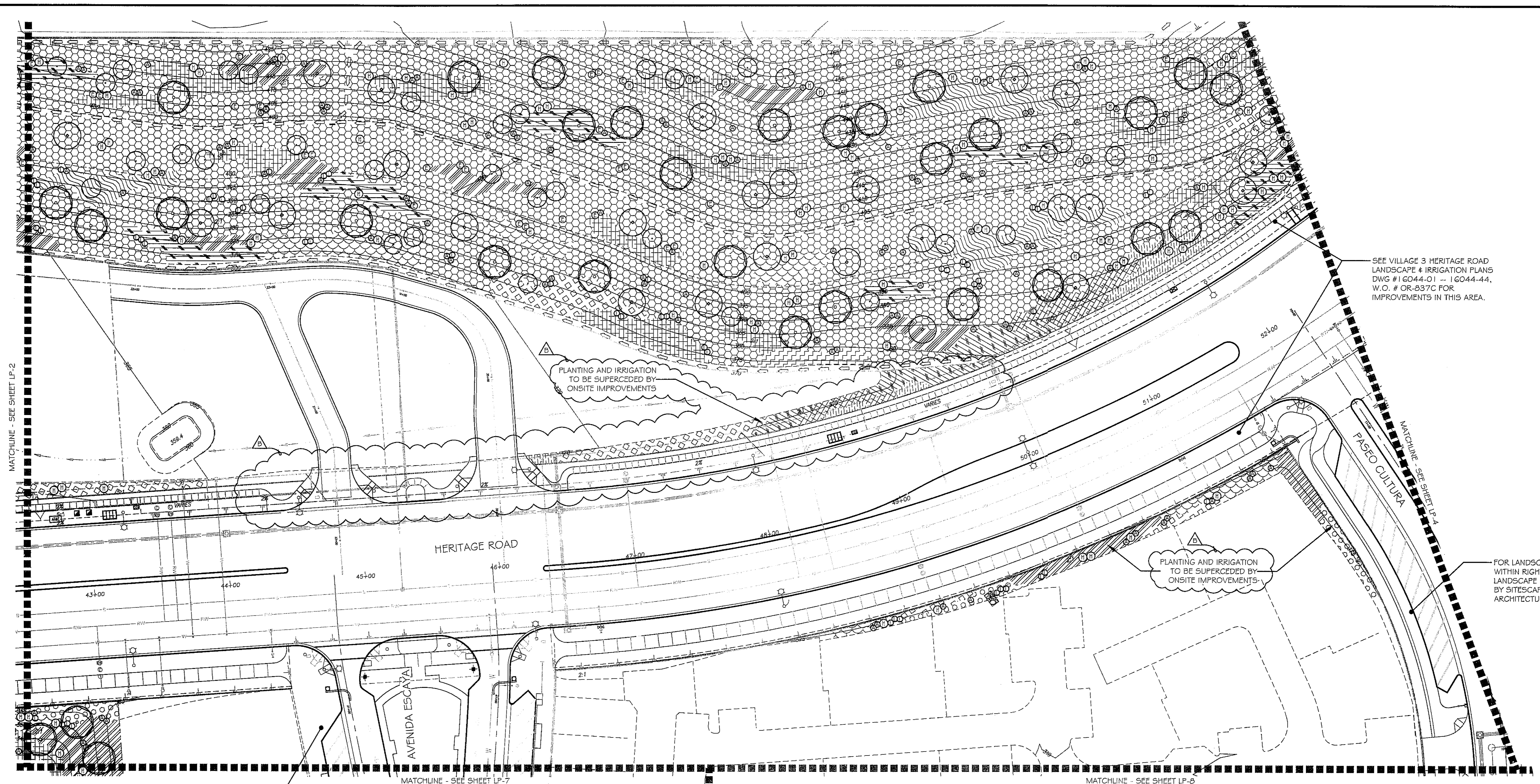


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<p>IT'S THE LAW! DIAL BEFORE YOU DIG!</p> <p>BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600</p>	<p>CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING</p> <p>1-800-227-2600</p> <p>UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p>	<p>REGISTERED LANDSCAPE ARCHITECT</p> <p>THOMAS A. PICARD ARCHITECT</p> <p>9/30/23</p> <p>CALIFORNIA</p>	<p>Tributary LA, Inc.</p> <p>Landscape Architecture and Planning</p> <p>2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax</p>	<p>DATE: 7 APR '22</p>
	<p>SCALE: 1" = 40'</p>			<p>JOB NO. 15024</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>DRAWN BY: T.P./T.G.M.</p>	<p>W.O. NO. OR-3001G</p>

CONSTRUCTION RECORD		REFERENCES	BY	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.	
<p>Contractor _____</p> <p>Inspector _____</p> <p>Date Completed _____</p>		16026-01 - 16026-93	HUNSAKER & ASSOC.	<p>ADD SHUTOFF VALVES & INDUSTRIAL PAD SLOPES 02/15/18 MK</p> <p>INDUSTRIAL PARK DRY SLOPES 5-12-18 MK</p> <p>ADJ. PLANTING FOR SIGN ADDITION 4-20-20 MK</p> <p>ADJUST FOR INDUSTRIAL PADS 4-20-20 MK</p>	02/15/18	MK	<p>DESCRIPTION: BRASS BENCH MARKED "SD CITY ENGR." IN 3/4" IRON PIPE</p> <p>LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 150' EASTSIDE OF PROMINENT HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 14843) ELEV=925.310' (NAD83)</p>	Horizontal 1" = 40' Vertical N/A	Field	THOMAS A. PICARD	Plans Prepared Under Supervision Of	_____	_____	Approved: _____ Tiffany Allen Director of Development Services or designee.	DATE: 4 / 7 / 22 R.L.A. No. 4001	LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 56 Sheet 56 of 58



SEE VILLAGE 3 HERITAGE ROAD LANDSCAPE & IRRIGATION PLANS DWG # 16044-01 -- 16044-44, W.O. # OR-837C FOR IMPROVEMENTS IN THIS AREA.

PLANTING AND IRRIGATION TO BE SUPERCEDED BY ONSITE IMPROVEMENTS

PLANTING AND IRRIGATION TO BE SUPERCEDED BY ONSITE IMPROVEMENTS

FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE LANDSCAPE IMPROVEMENT PLANS BY SITESCAPES LANDSCAPE ARCHITECTURE

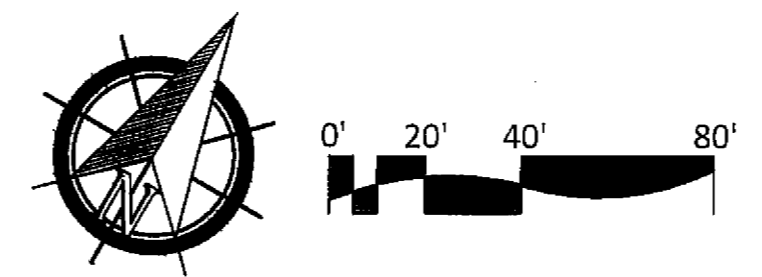
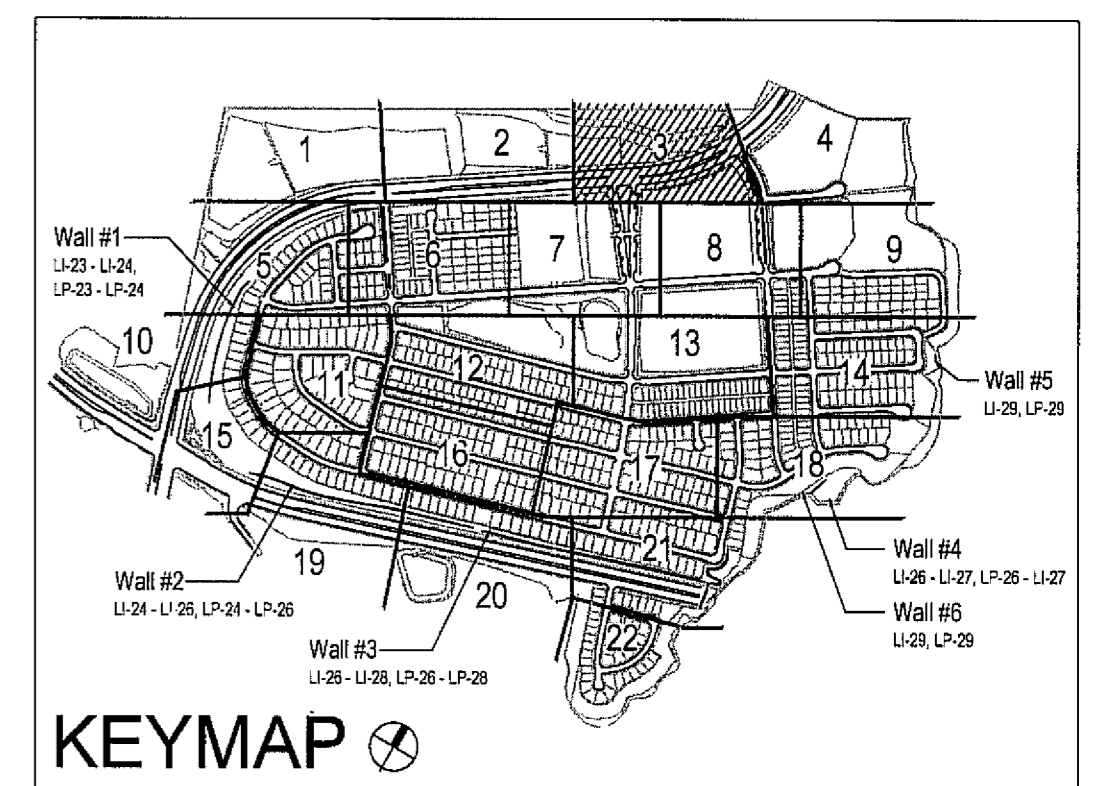
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UTILITY LEGEND (PER CIVIL PLANS)

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



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1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

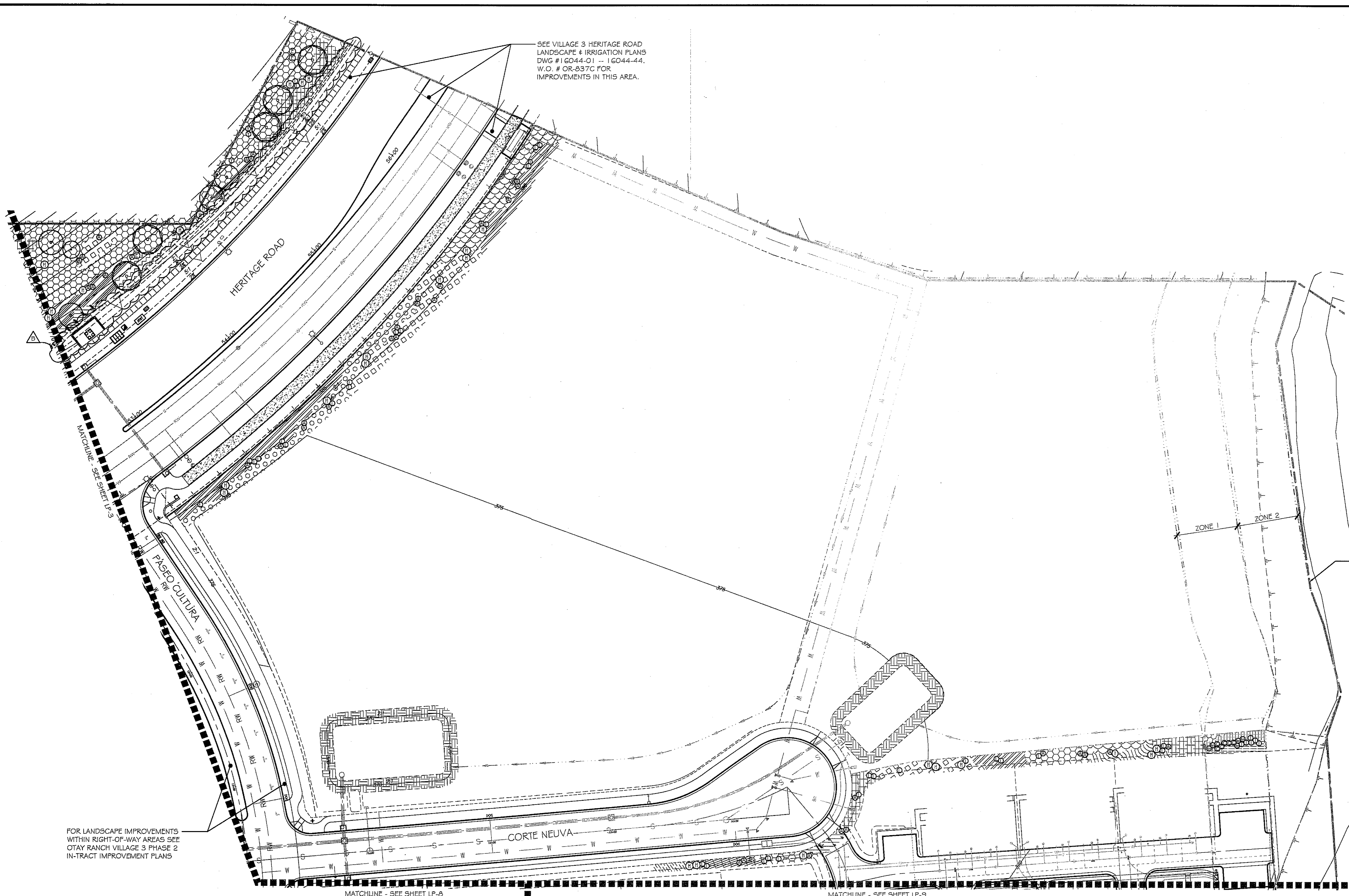
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REGISTERED LANDSCAPE ARCHITECT
THOMAS A. PICARD
9/29/19
37245
CALIFORNIA

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

DATE:	26 MAR '19
SCALE:	1" = 40'
JOB NO.:	15024
DRAWN BY:	T.P. / T.G.
W.O. NO.:	OR-3001 G

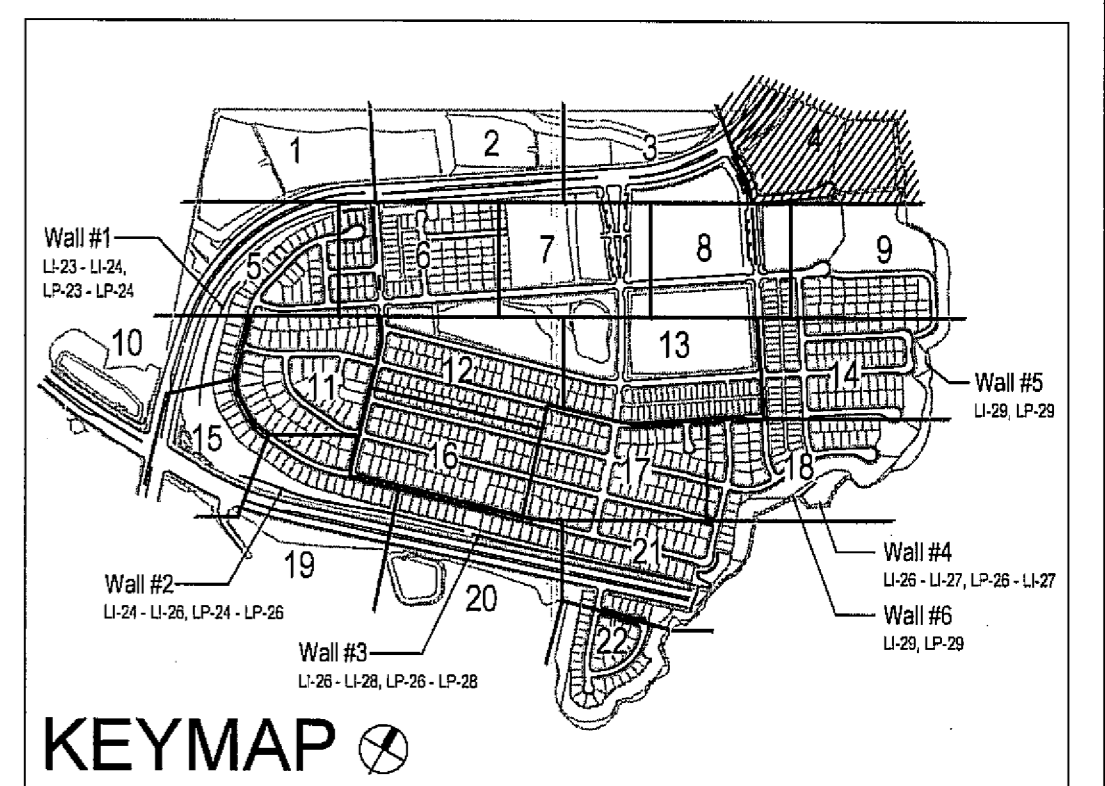
CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Plans Originally Approved:	5-15-17	CITY OF CHULA VISTA	Drawing No.
Contractor		16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUTOFF VALVES & INDUSTRIAL PAD SLOPES	02/15/18	MR	POINT MARKED "SD CITY ENGR." IN 3/4" DIA. DISK	Horizontal 1" = 40'		THOMAS A. PICARD	THOMAS A. PICARD	THOMAS A. PICARD	Under Supervision Of Date: 3/20/19 R.L.A. No. 4001	Approved: <i>Mark A. Cow</i> Date: 5.22.19 Kelly Broughton Director of Development Services or designee.	LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 57
Inspector				INDUSTRIAL PARK DWY ADDED. CHS/TE NOTE.	5-22-19	MR	LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PERMANENT 10' HIGH EXPOSED & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 1484) ELEV=829.31' (NAVD 88)	Vertical N/A								Sheet 57 of 88
Date Completed															REPLACEMENT SHEET	



SEE VILLAGE 3 HERITAGE ROAD LANDSCAPE & IRRIGATION PLANS DWG #16044-01 -- 16044-44, W.O. # OR-837C FOR IMPROVEMENTS IN THIS AREA.

FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

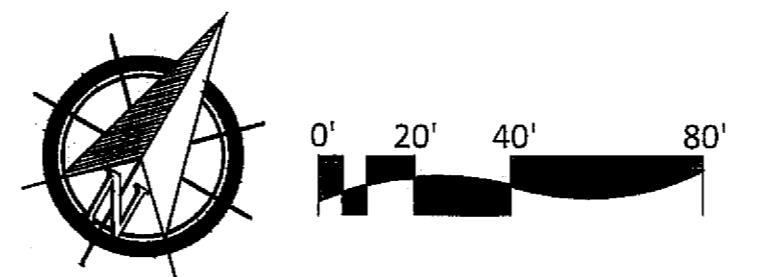
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UTILITY LEGEND (PER CIVIL PLANS)

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	⊞
STORM DRAINS (PER CIVIL PLANS)	≡≡≡	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	⊞
		CATHODIC TEST STATION (PER CIVIL PLANS)	⊞
		STREET LIGHT	⊞

ALL SCREENED FACILITIES ARE PER CIVIL PLANS. TRIBUTARY L.A., INC. CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS



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

DATE:	26 MAR '19
SCALE:	1" = 40'
JOB NO.:	15024
DRAWN BY:	T.P. / T.G.
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	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	INDUSTRIAL PARK SLOPES	5-22-19	[Signature]	DESCRIPTION: BRASS BENCH MARKED "SO CITY ENGR." IN 3/4" IRON PIPE. LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMONT 10' HIGH BENCHES & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (P&P 1359 PER R.O.S. 1484). ELEV. 829.518' (NAD83)	Horizontal 1" = 40' Vertical N/A		THOMAS A. PICARD	Under Supervision Of Date: 3/26/19 R.L.A. No. 4001		Approved: Mark A. Cano Date: 5-22-19 Kelly Broughton Director of Development Services or designee.	5-15-17	LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 58

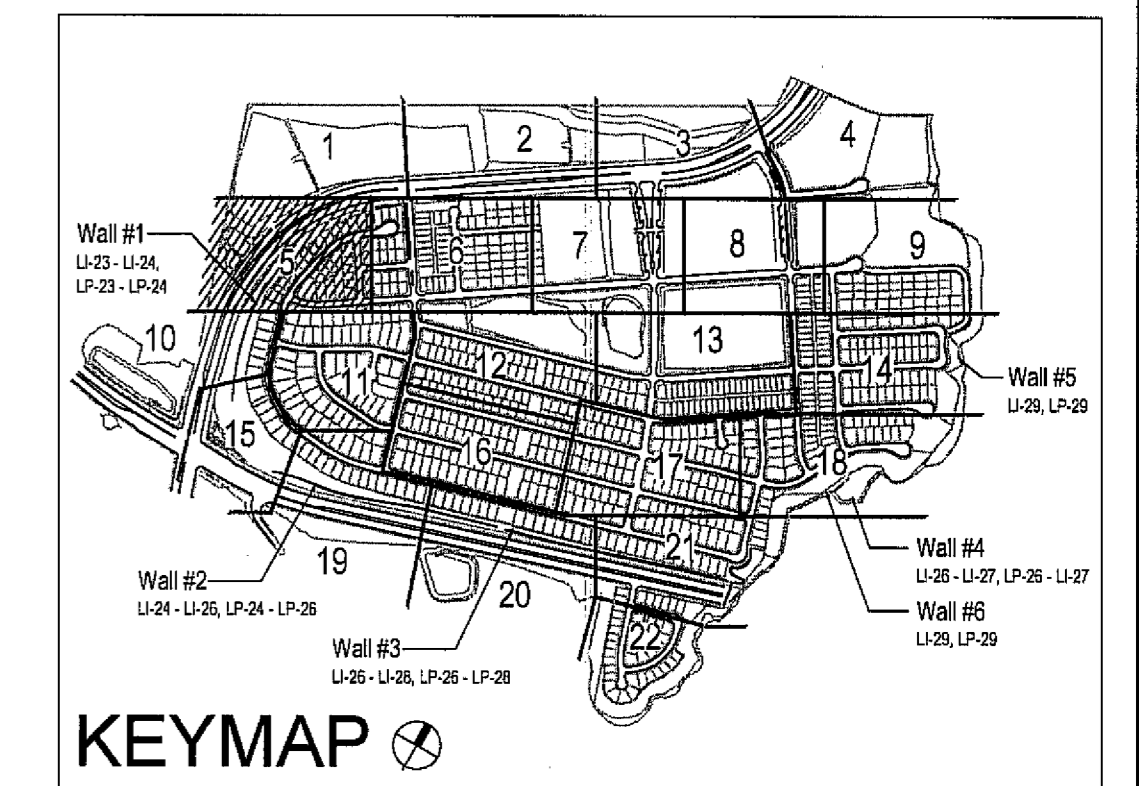
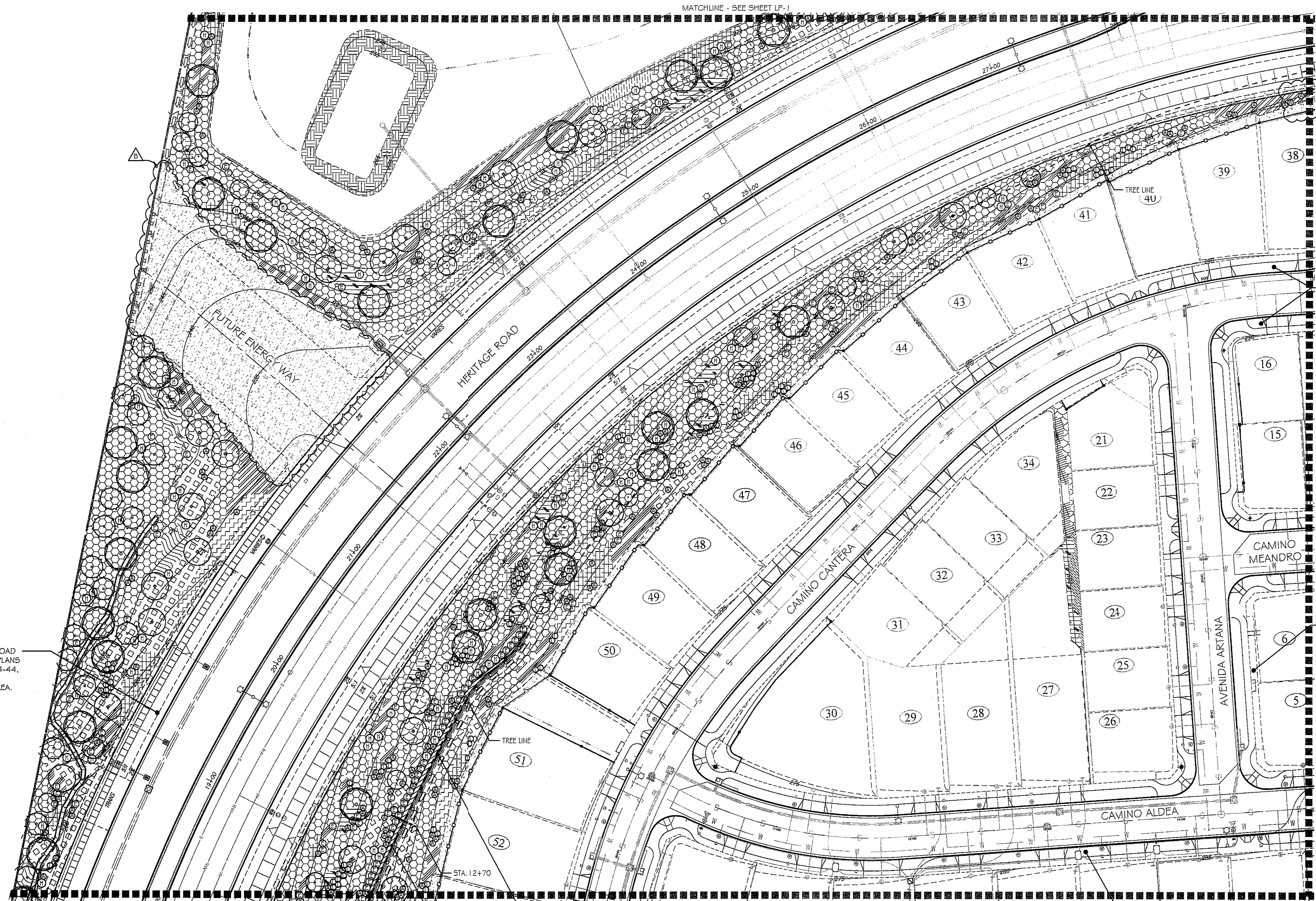
- PLANTING NOTES**
1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
 2. FOR GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - CITY OF CHULA VISTA WO #OR-3001 G, SHEETS 1602G-01 TO 1602G-93.
 3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____. FOR GAS: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____.
 4. CONTRACTOR TO INSTALL 3" DEEP BARK MULCH ON ALL SLOPE BENCHES, AT ALL NON-PLANTED AND NON-IRRIGATED LANDSCAPE AREAS OF 2% SLOPE OR LESS (BUILDING PADS EXCLUDED), AND AT ALL PLANTED AND IRRIGATED LANDSCAPE AREAS WHERE A HYDROSEED MIX IS NOT APPLIED.
 5. FOR PLANTING LEGEND, SEE SHEET: LP-31.
 6. FOR HYDROSEED LEGEND, SEE SHEET: LP-31.
 7. FOR PLANTING DETAILS, SEE SHEET: LP-32.
 8. FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-33 & LP-34.

FOR LANDSCAPE IMPROVEMENTS WITHIN HOA MAINTAINED SLOPE AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

FOR LANDSCAPE IMPROVEMENTS WITHIN HOA MAINTAINED SLOPE AREAS SEE OTAY RANCH VILLAGE 3 PHASE 1 IN-TRACT IMPROVEMENT PLANS

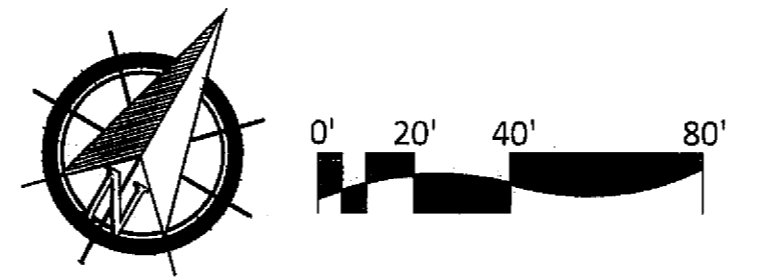
FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 1 IN-TRACT IMPROVEMENT PLANS

SEE VILLAGE 3 HERITAGE ROAD LANDSCAPE & IRRIGATION PLANS DWG #16044-01 - 16044-44, W.O. # OR-837C FOR IMPROVEMENTS IN THIS AREA.



UTILITY LEGEND (PER CIVIL PLANS)

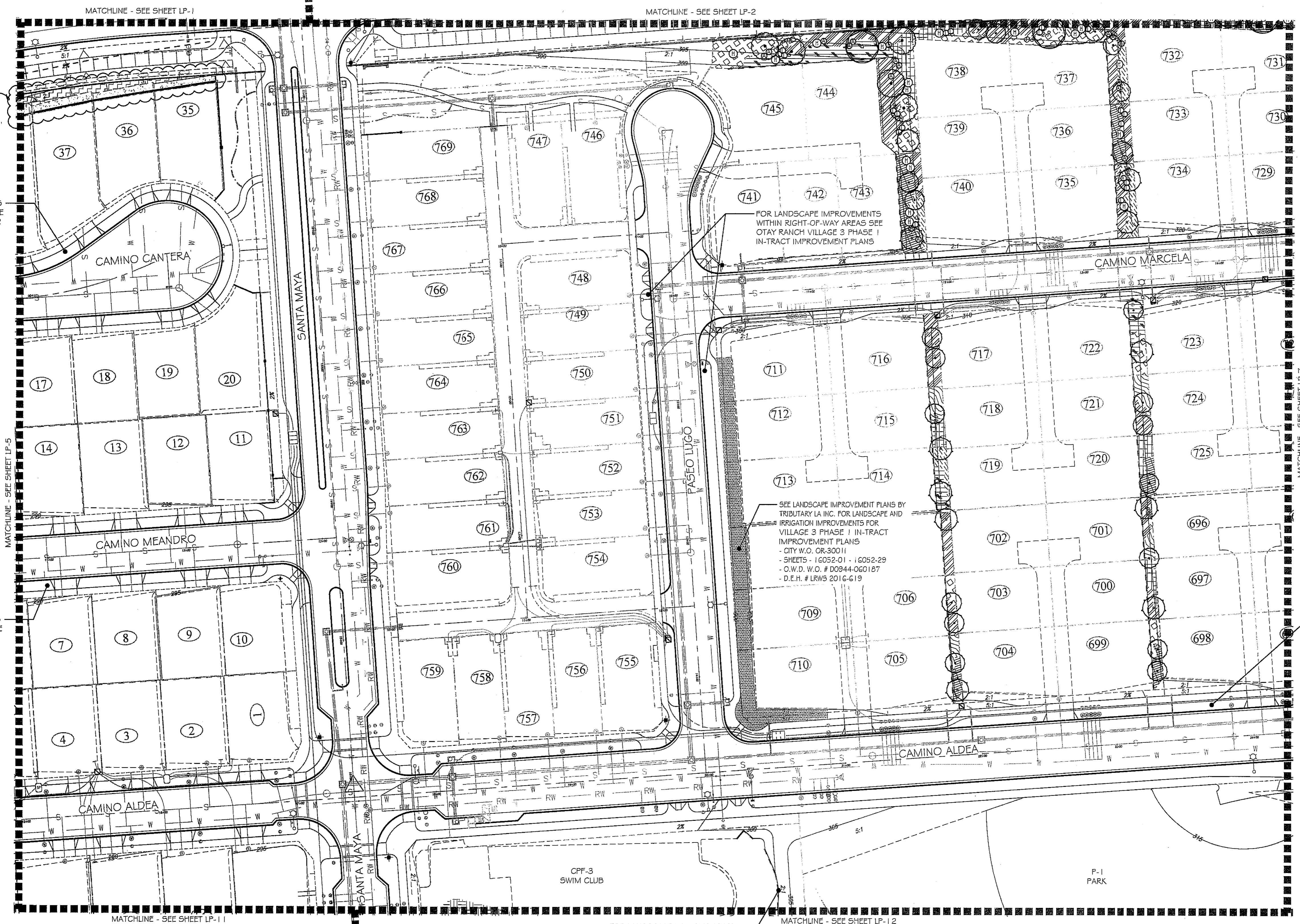
DOMESTIC WATERLINE (PER CIVIL PLANS)	— W —	BLOWOFF VALVE	— O —
DOMESTIC SEWERLINE (PER CIVIL PLANS)	— S —	AIR RELEASE VALVE	— A —
RECYCLED WATERLINE (PER CIVIL PLANS)	— RW —	FIRE HYDRANT	— F —
STORM DRAINS (PER CIVIL PLANS)	— SD —	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	— T —
		CATHODIC TEST STATION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



ALL SCREENED FACILITIES ARE PER CIVIL PLANS. TRIBUTARY L.A., INC. CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS

CONSTRUCTION RECORD		REFERENCES	BY	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.
Contractor		16026-01 - 16026-93	HUNSAKER & ASSOC.	LOT 36 PLANTING, ADD ENERGY WAY MULCH	6-22-19	MC	DESCRIPTION: BRASS DISK MARKED "50 CITY ENGR." IN 3/4" IRON PIPE. LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMONTORY 10' HIGH BOUNDARY & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (78' 1359 PER P.O.S. 1481) ELEV=828.318' (NAD83)	Horizontal 1" = 40' Vertical N/A			Plans Prepared Under Supervision Of Date: 3/28/19 THOMAS A. PICARD			Approved: Mark A. Caro Date: 5-22-19 Kelly Broughton Director of Development Services or designee.	LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 59
Inspector																
Date Completed																Sheet 59 of 88

- PLANTING NOTES**
1. 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.
 2. FOR GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - CITY OF CHULA VISTA WO #OR-300 I.G, SHEETS 16026-01 TO 16026-93.
 3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____. FOR GAS: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____.
 4. CONTRACTOR TO INSTALL 3" DEEP BARK MULCH ON ALL SLOPE BENCHES, AT ALL NON-PLANTED AND NON-IRRIGATED LANDSCAPE AREAS OF 2% SLOPE OR LESS (BUILDING PADS EXCLUDED), AND AT ALL PLANTED AND IRRIGATED LANDSCAPE AREAS WHERE A HYDROSEED MIX IS NOT APPLIED.
 5. FOR PLANTING LEGEND, SEE SHEET: LP-3.1.
 6. FOR HYDROSEED LEGEND, SEE SHEET: LP-3.1.
 7. FOR PLANTING DETAILS, SEE SHEET: LP-3.2.
 8. FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-3.3 & LP-3.4.



FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 1 IN-TRACT IMPROVEMENT PLANS

FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 1 IN-TRACT IMPROVEMENT PLANS

SEE LANDSCAPE IMPROVEMENT PLANS BY TRIBUTARY LA INC. FOR LANDSCAPE AND IRRIGATION IMPROVEMENTS FOR VILLAGE 3 PHASE 1 IN-TRACT IMPROVEMENT PLANS
 CITY W.O. OR-300 I.G
 SHEETS - 16052-01 - 16052-29
 O.W.D. W.O. # D0944-060187
 D.E.H. # LRWS 2016-619

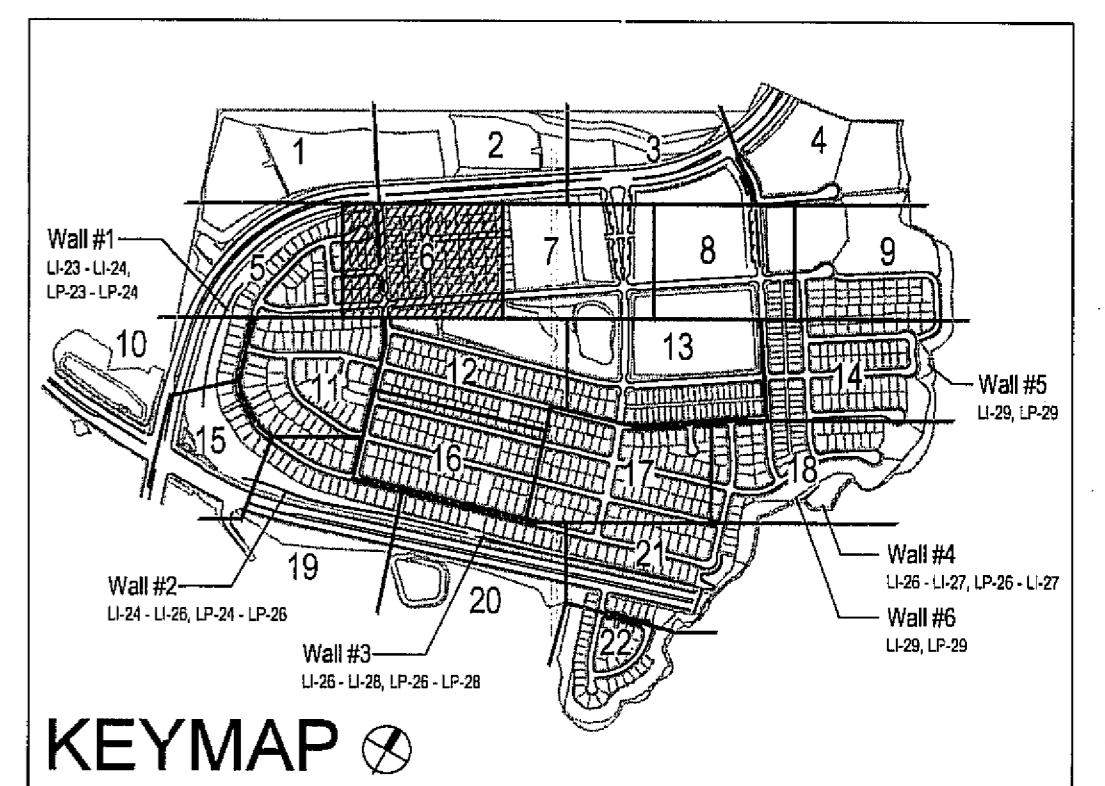
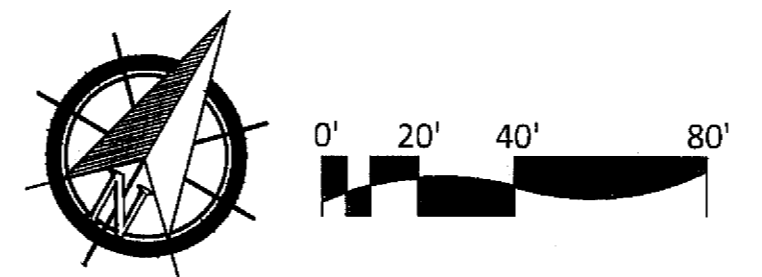
FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 1 IN-TRACT IMPROVEMENT PLANS

FOR LANDSCAPE IMPROVEMENTS WITHIN PARK SLOPE AREAS SEE OTAY RANCH VILLAGE 3 PARK IMPROVEMENT PLANS

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	+
STORM DRAINS (PER CIVIL PLANS)	≡≡≡	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	T
		CATHODIC TEST STATION (PER CIVIL PLANS)	C
		STREET LIGHT	○

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 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

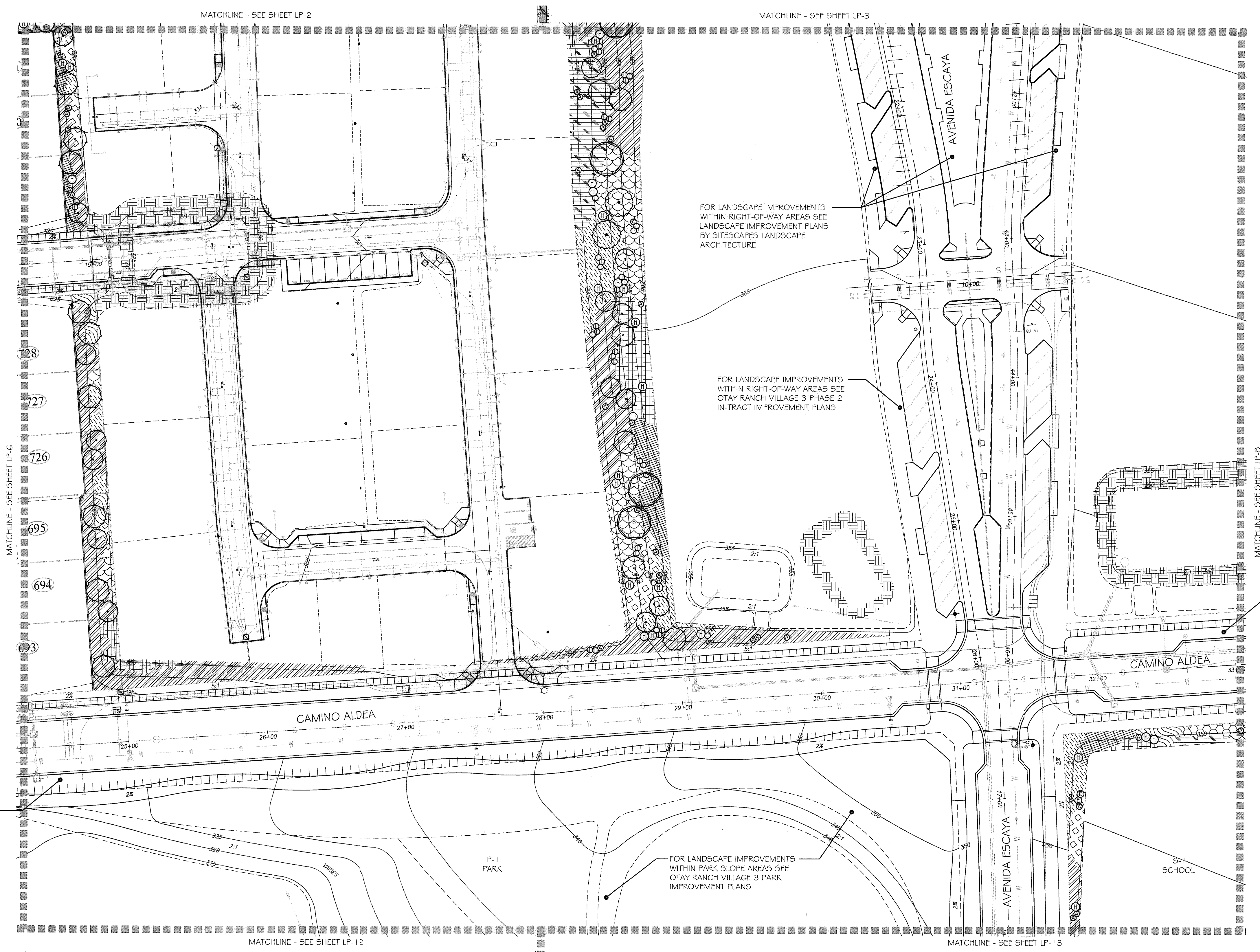
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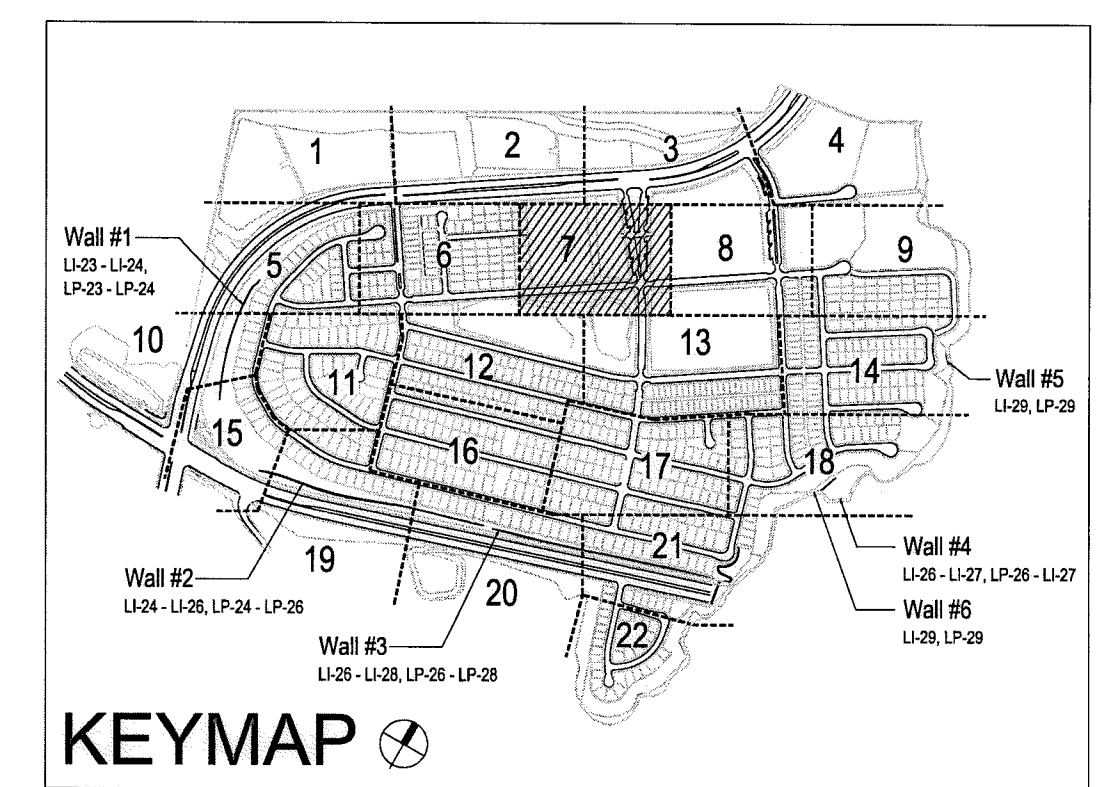
Tributary LA, Inc.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 760.434.9300 office
 760.434.9303 fax

DATE:	26 MAR '19
SCALE:	1" = 40'
JOB NO.:	15024
DRAWN BY:	T.P. / T.G.
W.O. NO.:	OR-300 I.G

CONSTRUCTION RECORD	REFERENCES	BY	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.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	LOT 15 35-38 PLANTING	6-18-19	MC	DESCRIPTION: BENCH MARK MARKED "SD CITY ENGR." IN 3/4" ROW PIPE LOCATION: 1.5 MILES EAST OF MID OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EAST OF PROMONT 110' HIGH BUILDS & 1700' SOUTHWEST OF WATER STORAGE FACILITY. (E.P. 1309 PER R.O.S. 14841 ELEV=620.319' (NAD83))	Horizontal 1" = 40' Vertical N/A		Thomas A. Picard	Kelly Broughton	Mark A. Caro	5-22-19	Director of Development Services or designee.	LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 60



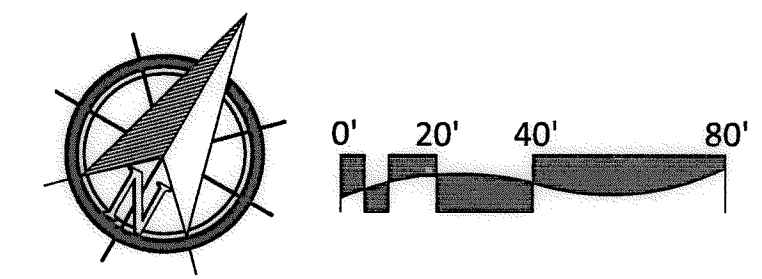
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 3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____. FOR GAS: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____.
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 5. FOR PLANTING LEGEND, SEE SHEET: LP-31.
 6. FOR HYDROSEED LEGEND, SEE SHEET: LP-31.
 7. FOR PLANTING DETAILS, SEE SHEET: LP-32.
 8. FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-33 & LP-34.



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	

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

"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



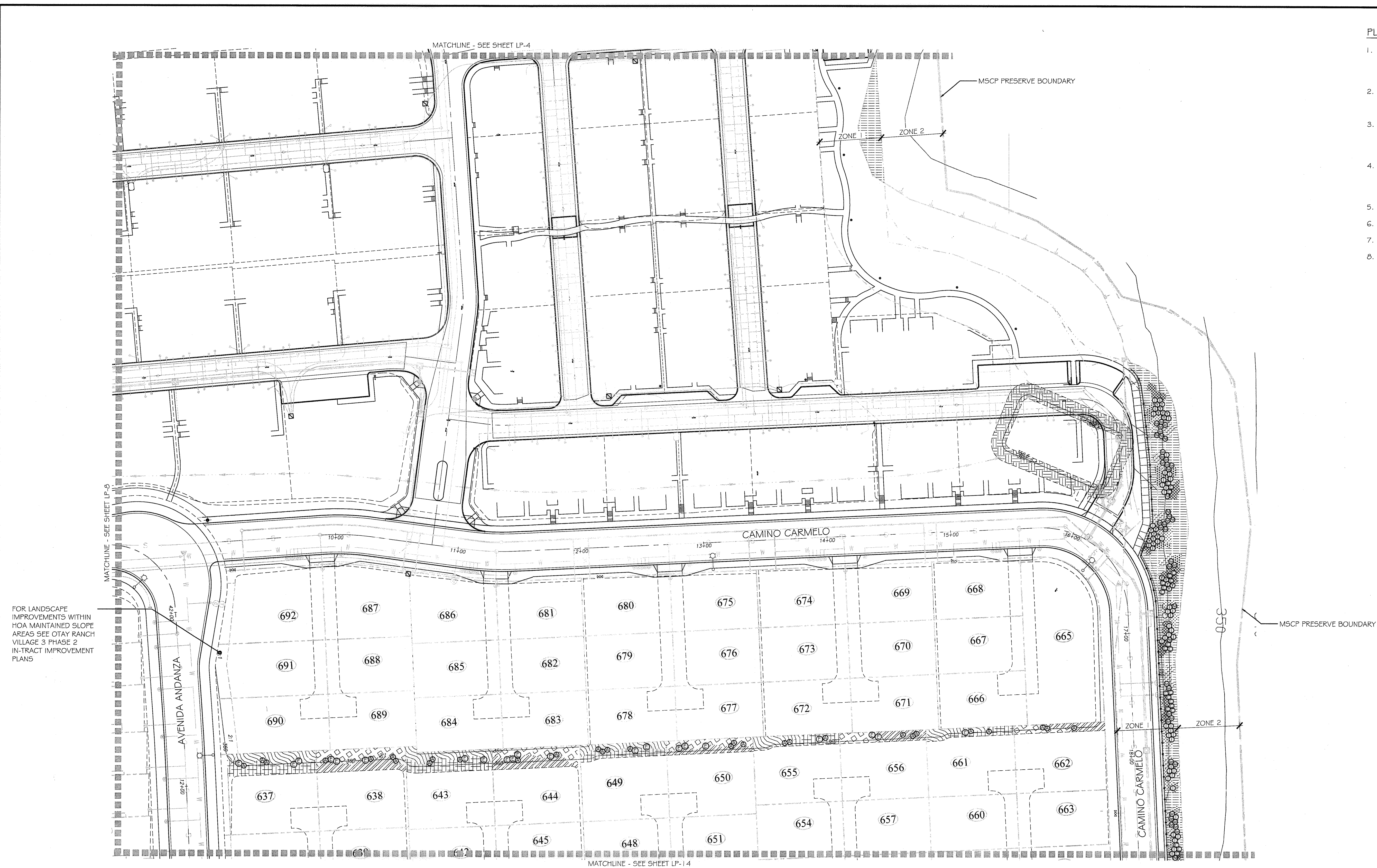
Tributary LA, Inc.

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

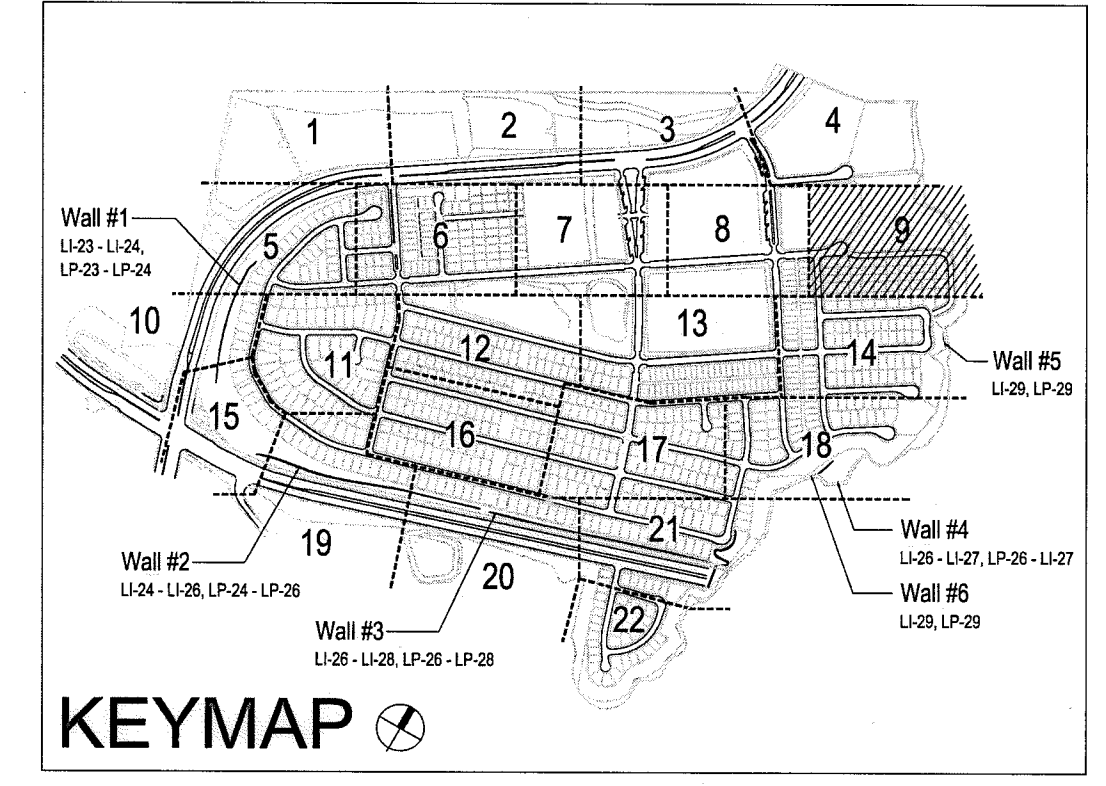
DATE:	10 APR '17
SCALE:	1" = 40'
JOB NO.:	15024
DRAWN BY:	T.P./T.G.
W.O. NO.:	OR-3001G

CONSTRUCTION RECORD		REFERENCES		BY		REVISIONS		Date	App'd	BENCH MARK		SCALE	Office	Designed By	Drawn By	Checked By	APPROVED		CITY OF CHULA VISTA		Drawing No.	
Contractor		07039-01 - 07039-26		HUNSAKER & ASSOC.						DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE LOCATION: 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. (T.M. 1359 PER R.O.S. 1481) ELEV=629.31' (NAD83)	Horizontal 1" = 40' Vertical N/A								Approved: <i>Mary Radley</i> Date: 5-15-17 Director of Development Services or designee.	LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02		16050 - 61
Inspector																					Sheet 61 of 68	
Date Completed																					LP-7	

- PLANTING NOTES**
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 3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____. FOR GAS: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____.
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 6. FOR HYDROSEED LEGEND, SEE SHEET: LP-31.
 7. FOR PLANTING DETAILS, SEE SHEET: LP-32.
 8. FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-33 & LP-34.



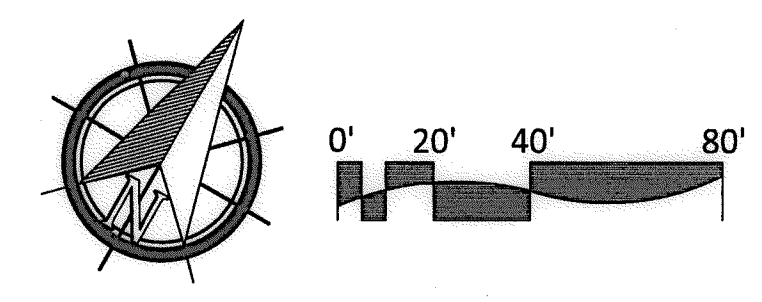
FOR LANDSCAPE IMPROVEMENTS WITHIN HOA MAINTAINED SLOPE AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS



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	

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1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

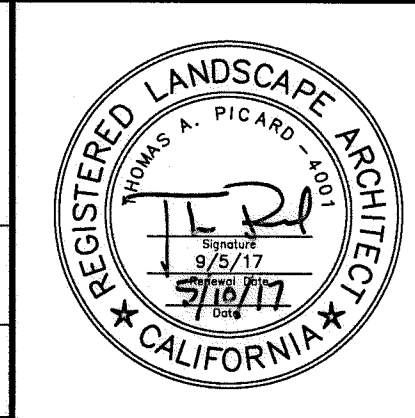
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



Tributary LA, Inc.

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

DATE: 10 APR '17

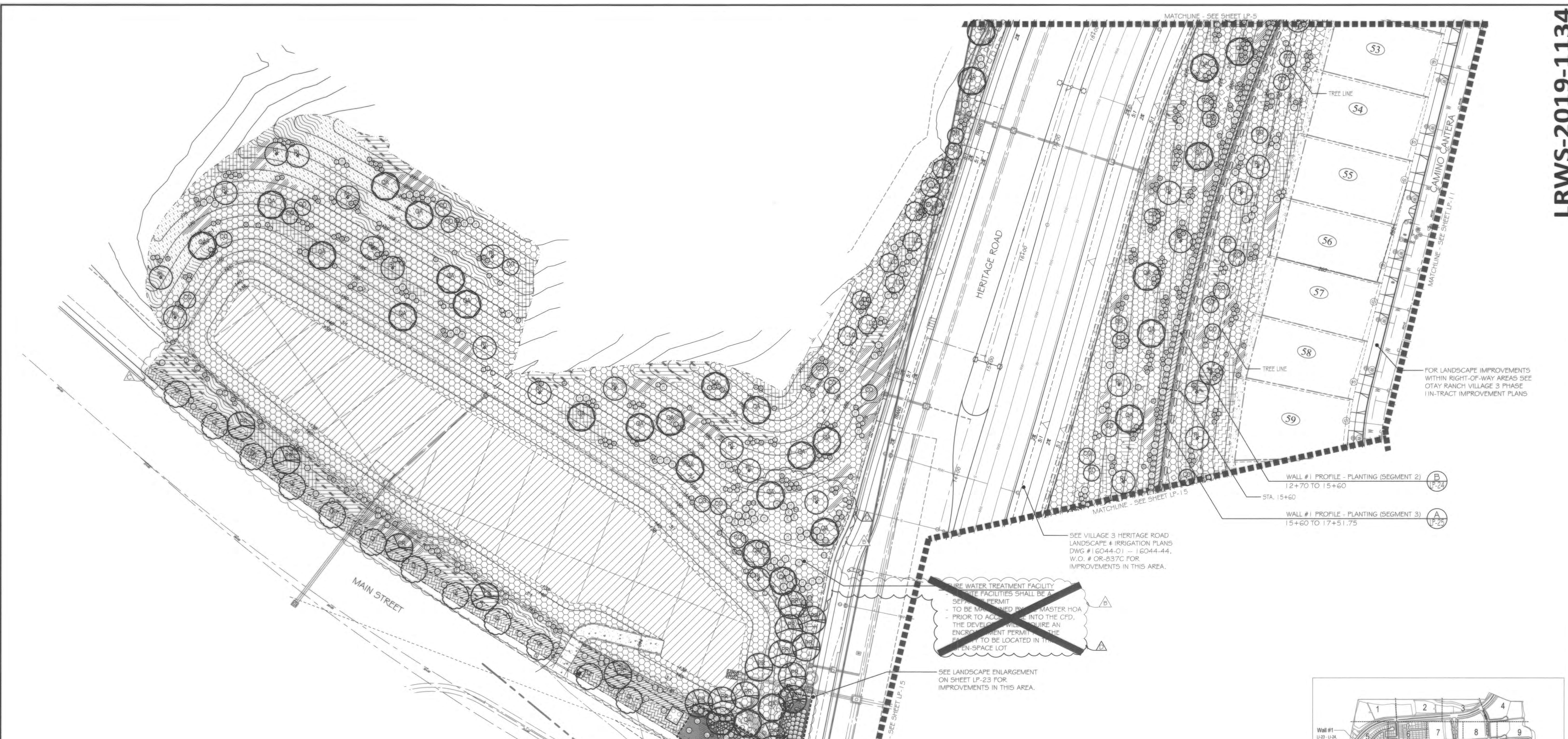
SCALE: 1" = 40'

JOB NO. 15024

DRAWN BY: T.P./T.G.

W.O. NO. OR-3001G

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved: <i>Mary Radley</i> Date: 5-15-17	CITY OF CHULA VISTA	Drawing No.	
Contractor		07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR" IN 3/4" HOX PIPE. LOCATION: 1.5 MILES EAST OF INTER OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (77# 1359 PER R.O.S. 148-1) ELEV=626.31' (NAVD 85)	Horizontal 1" = 40' Vertical N/A	Field	THOMAS A. PICARD	Plans Prepared Under Supervision Of Date R.L.A. No. 4001			Kelly Broughton Director of Development Services or designee.	LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 63 Sheet 63 of 68



FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE I IN-TRACT IMPROVEMENT PLANS

WALL #1 PROFILE - PLANTING (SEGMENT 2)
12+70 TO 15+60
STA. 15+60

WALL #1 PROFILE - PLANTING (SEGMENT 3)
15+60 TO 17+51.75

SEE VILLAGE 3 HERITAGE ROAD LANDSCAPE & IRRIGATION PLANS DWG # 16044-01 - 16044-44, W.O. # OR-837C FOR IMPROVEMENTS IN THIS AREA.

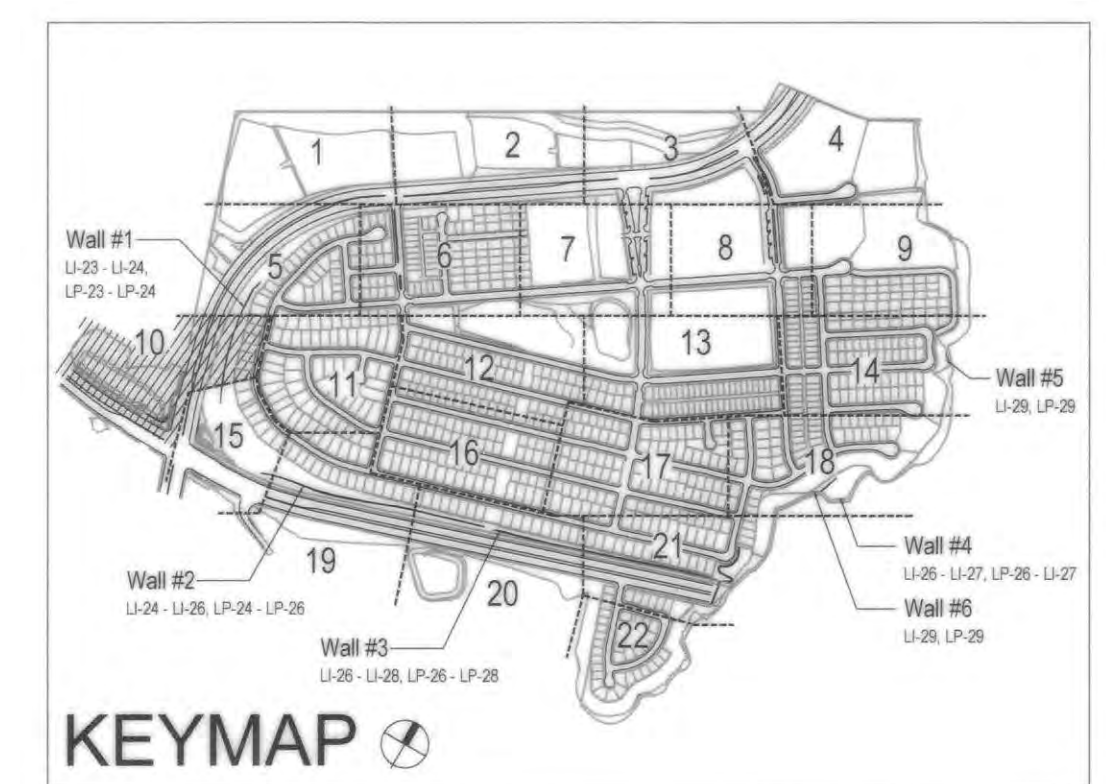
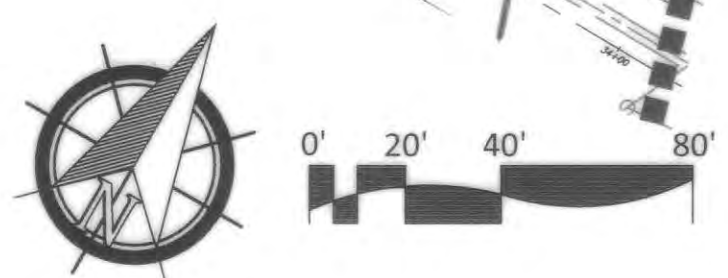
~~WATER TREATMENT FACILITIES SHALL BE A SEPARATE PERMIT TO BE MAINTAINED BY THE MASTER HOA. PRIOR TO ACQUISITION INTO THE CFD, THE DEVELOPER WILL OBTAIN AN ENCROACHMENT PERMIT FOR THE FACILITY TO BE LOCATED IN THE OPEN-SPACE LOT~~

SEE LANDSCAPE ENLARGEMENT ON SHEET LP-23 FOR IMPROVEMENTS IN THIS AREA.

- PLANTING NOTES**
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 3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____, FOR GAS: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____.
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 7. FOR PLANTING DETAILS, SEE SHEET: LP-32.
 8. FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-33 & LP-34.

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	—
STORM DRAINS (PER CIVIL PLANS)	≡≡≡	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	T
		CATHODIC TEST STATION (PER CIVIL PLANS)	C
		STREET LIGHT	○



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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
760.434.9308 office 760.434.9303 fax

DATE: 25 OCT '21
SCALE: 1" = 40'
JOB NO. 15024
DRAWN BY: T.P./T.G.M.
W.O. NO. OR-3001G

CONSTRUCTION RECORD		REFERENCES 16026-01 - 16026-93	BY HUNSAKER & ASSOC.	REVISIONS	Date 5-22-19	App'd [Signature]	BENCH MARK BRASS BENCHMARK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTWEST OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY, (PT# 1359 PER R.O.S. 1484) ELEV=629.319' (NAD83)	SCALE Horizontal 1" = 40' Vertical N/A	Office	Designed By Thomas A. Picard	Drawn By	Checked By	Plans Originally Approved: 5-15-17	CITY OF CHULA VISTA LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Drawing No. 16050 - 64 Sheet 64 of 88
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REPLACEMENT SHEET

FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 1 IN-TRACT IMPROVEMENT PLANS

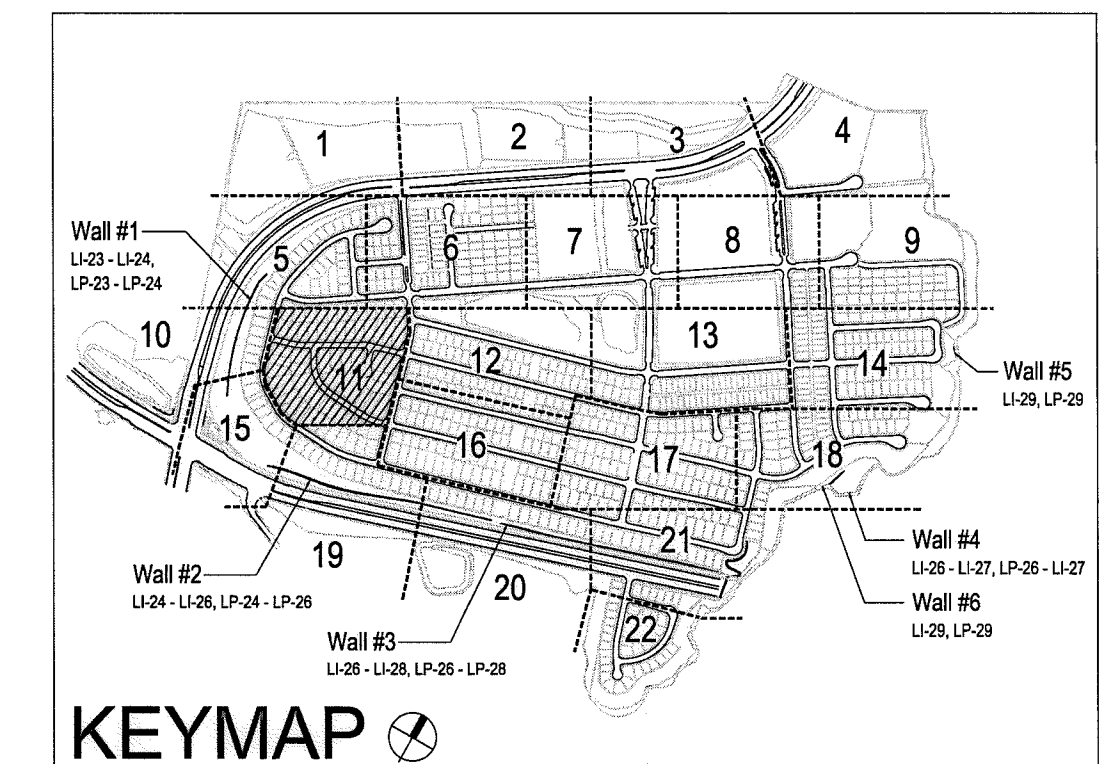
FOR LANDSCAPE IMPROVEMENTS WITHIN HOA MAINTAINED SLOPE AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

FOR LANDSCAPE IMPROVEMENTS WITHIN HOA MAINTAINED SLOPE AREAS SEE OTAY RANCH VILLAGE 3 PHASE 1 IN-TRACT IMPROVEMENT PLANS

FOR LANDSCAPE IMPROVEMENTS WITHIN HOA MAINTAINED SLOPE AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

PLANTING NOTES

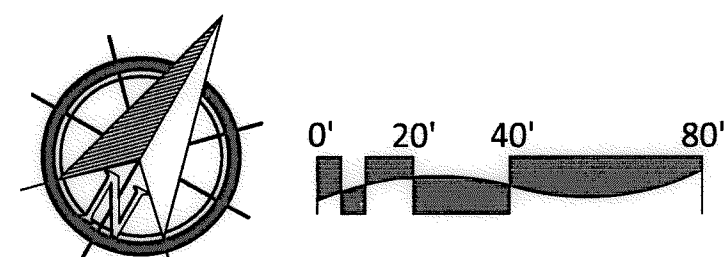
1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
2. FOR GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - CITY OF CHULA VISTA WO #OR-3001 G, SHEETS 1 G026-01 TO 1 G026-93.
3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____. FOR GAS: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____.
4. CONTRACTOR TO INSTALL 3" DEEP BARK MULCH ON ALL SLOPE BENCHES, AT ALL NON-PLANTED AND NON-IRRIGATED LANDSCAPE AREAS OF 2% SLOPE OR LESS (BUILDING PADS EXCLUDED), AND AT ALL PLANTED AND IRRIGATED LANDSCAPE AREAS WHERE A HYDROSEED MIX IS NOT APPLIED.
5. FOR PLANTING LEGEND, SEE SHEET: LP-31.
6. FOR HYDROSEED LEGEND, SEE SHEET: LP-31.
7. FOR PLANTING DETAILS, SEE SHEET: LP-32.
8. FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-33 & LP-34.



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	

ALL SCREENED FACILITIES ARE PER CIVIL PLANS. TRIBUTARY L.A., INC. CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS



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

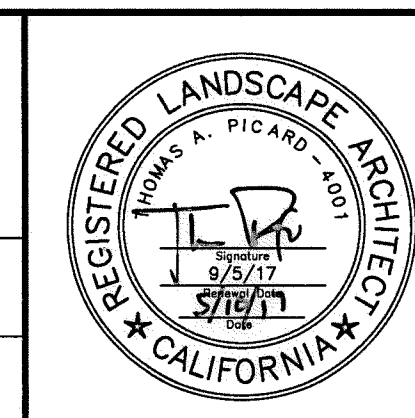
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

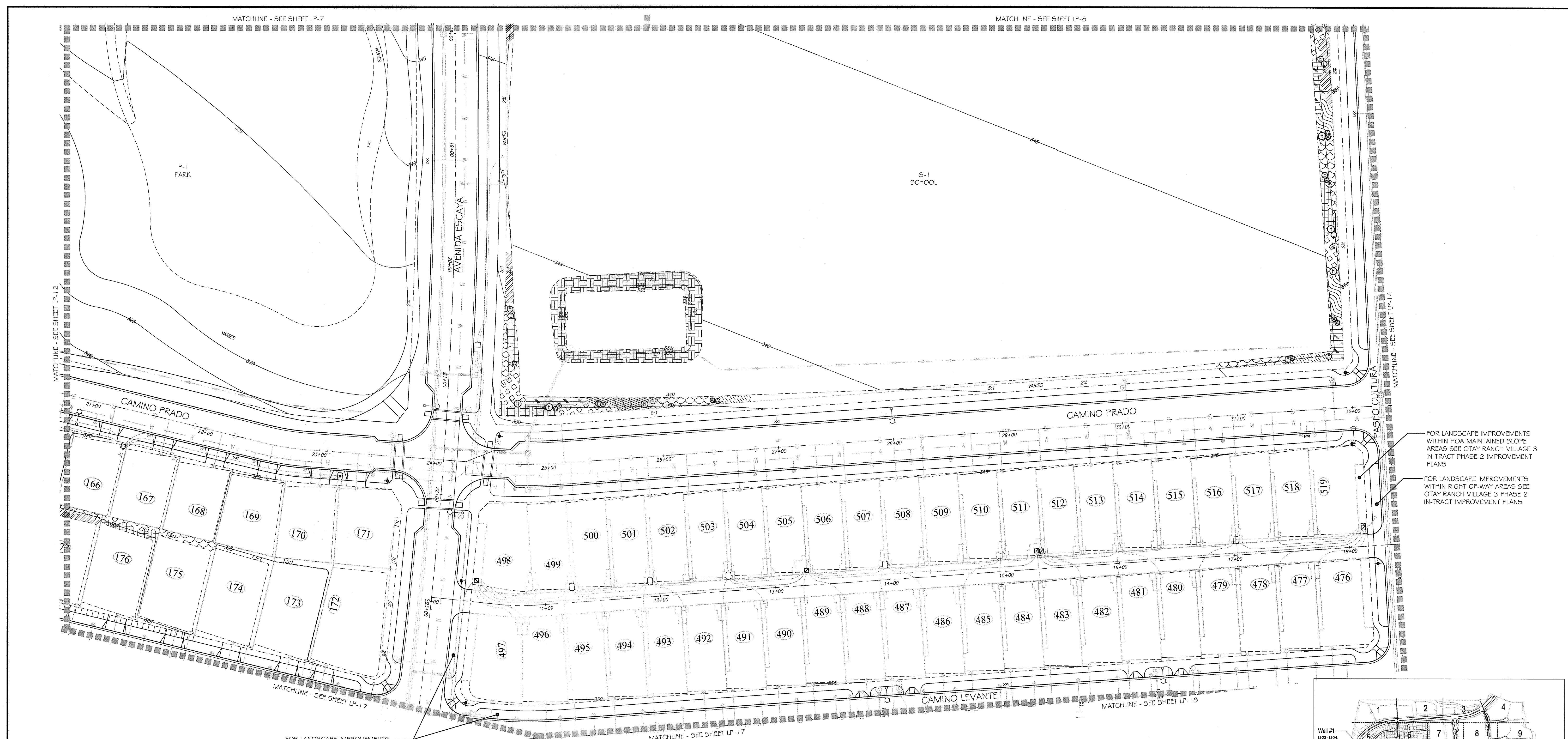


Tributary LA, Inc.

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

DATE:	10 APR '17
SCALE:	1" = 40'
JOB NO.:	15024
DRAWN BY:	T.P./T.G.
W.O. NO.:	OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	CITY OF CHULA VISTA	Drawing No.	
Contractor _____ Inspector _____ Date Completed _____	07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BENCH MARK MARKED "SU CITY ENGR." IN 3/4" BIRN P.P.C. LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERS OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. 1018 1359 PER 810.5 (1441) ELEV=629.319' (NAVD'88)	Horizontal 1" = 40' Vertical N/A	Field _____ Traffic _____	Plans Prepared Under Supervision Of Date _____ R.L.A. No. 4001	Kelly Broughton Director of Development Services or designee.	Approved: <i>Mary Madley</i> Date: 5-15-17		LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 65 Sheet 65 of 88



FOR LANDSCAPE IMPROVEMENTS WITHIN HOA MAINTAINED SLOPE AREAS SEE OTAY RANCH VILLAGE 3 IN-TRACT PHASE 2 IMPROVEMENT PLANS

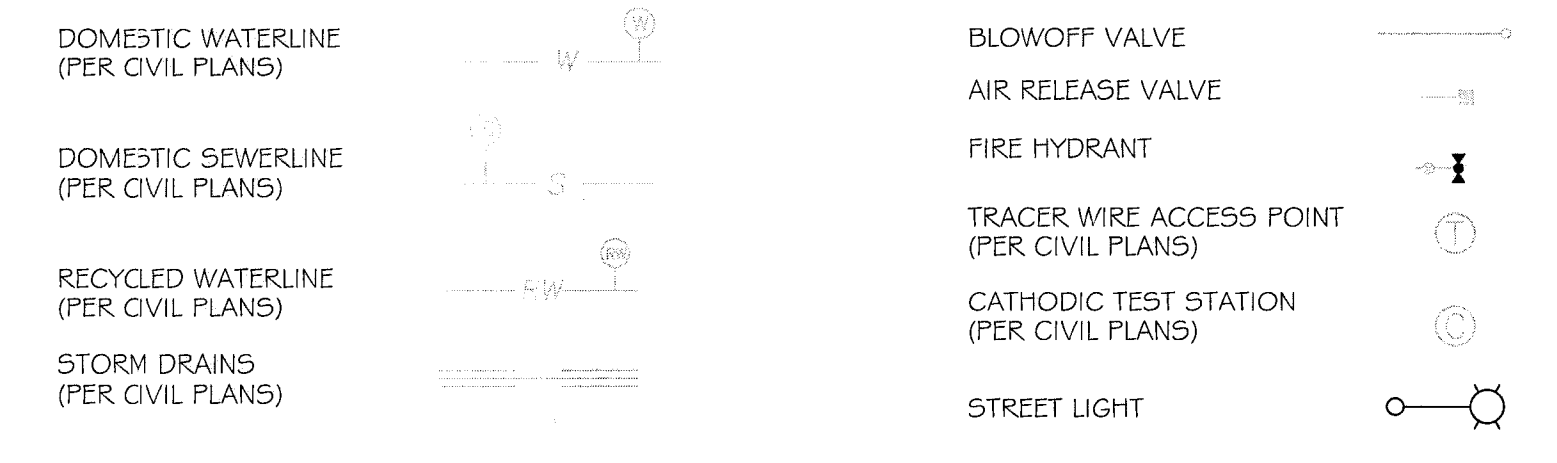
FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

PLANTING NOTES

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2. FOR GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - CITY OF CHULA VISTA WO #OR-3001G, SHEETS 16026-01 TO 16026-93.
3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____, FOR GAS: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____
4. CONTRACTOR TO INSTALL 3" DEEP BARK MULCH ON ALL SLOPE BENCHES, AT ALL NON-PLANTED AND NON-IRRIGATED LANDSCAPE AREAS OF 2% SLOPE OR LESS (BUILDING PADS EXCLUDED), AND AT ALL PLANTED AND IRRIGATED LANDSCAPE AREAS WHERE A HYDROSEED MIX IS NOT APPLIED.
5. FOR PLANTING LEGEND, SEE SHEET: LP-31
6. FOR HYDROSEED LEGEND, SEE SHEET: LP-32
7. FOR PLANTING DETAILS, SEE SHEET: LP-32
8. FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-33 & LP-34

UTILITY LEGEND (PER CIVIL PLANS)



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IT'S THE LAW! DIAL BEFORE YOU DIG!

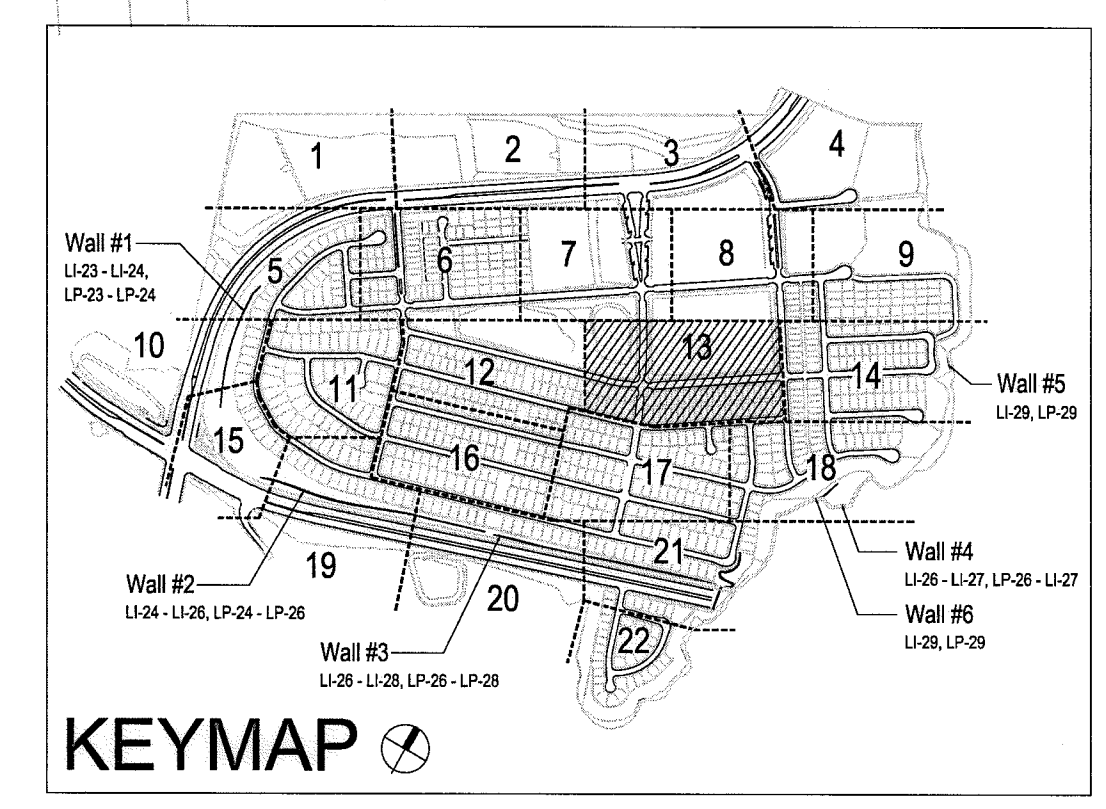
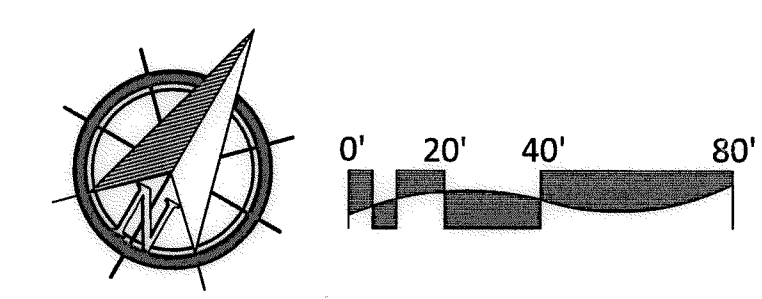
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600

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

"AS-BUILT"

SIGNED: _____ DATE: _____
PRINT NAME: _____ R.L.A. # _____
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

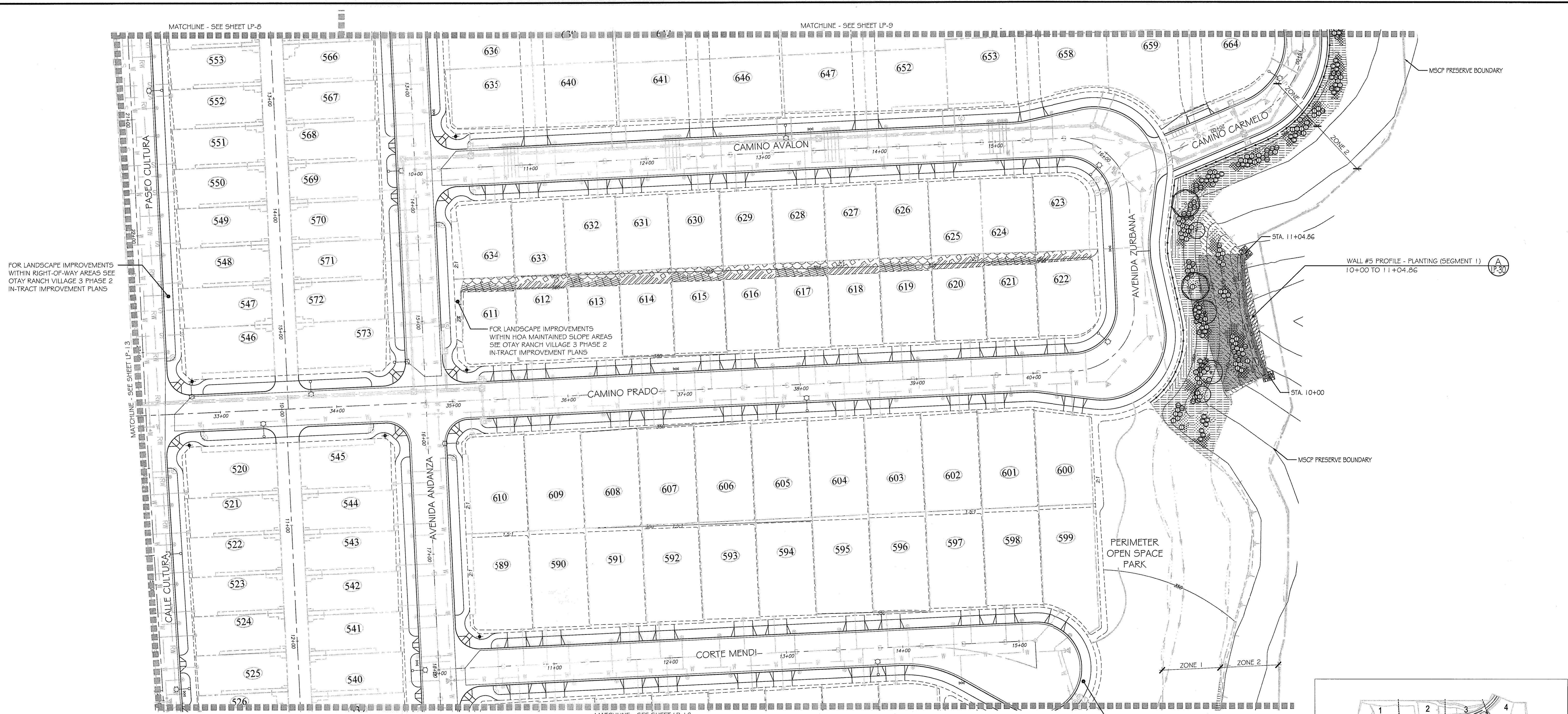


CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor _____ Inspector _____ Date Completed _____	07039-01 - 07039-26	HUNSAKER & ASSOC.			

BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By
DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" DIA PIPE LOCATION: 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. 107' 1359 PER R.O.S. 1461' ELEV=829.319' (NAD83)	Horizontal 1" = 40' Vertical N/A	Field _____ Traffic _____	THOMAS A. PICARD		

Office	Designed By	Drawn By	Checked By	Approved:	Date:
Plans Prepared Under Supervision Of	THOMAS A. PICARD			Mary Madley Kelly Broughton	5-15-17

CITY OF CHULA VISTA	Drawing No.
LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050-67 Sheet 67 of 88



FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

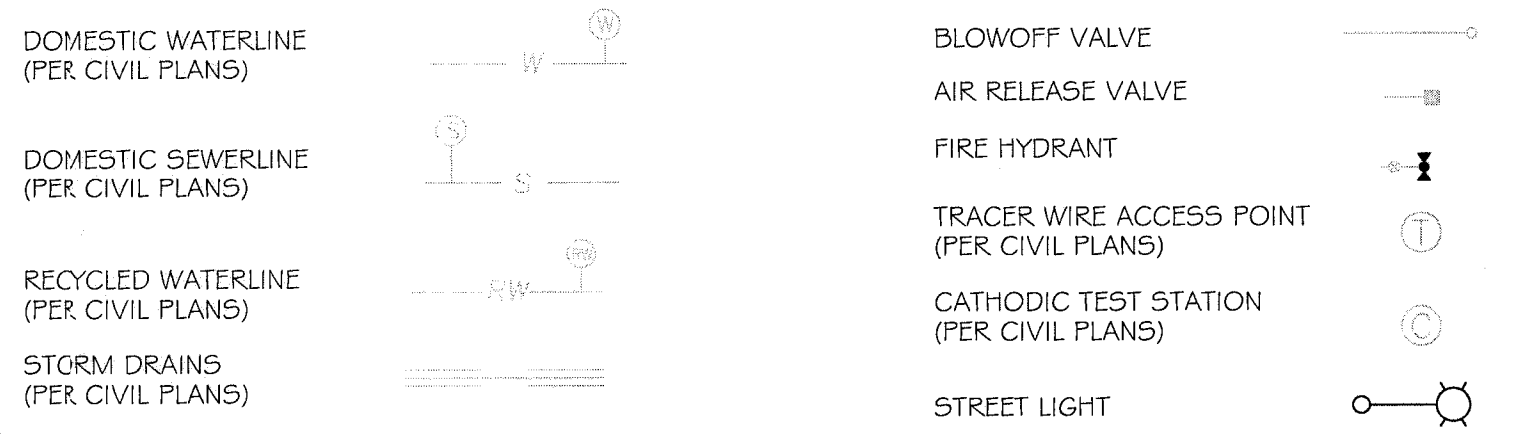
FOR LANDSCAPE IMPROVEMENTS WITHIN HOA MAINTAINED SLOPE AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

PLANTING NOTES

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2. FOR GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - CITY OF CHULA VISTA W/O #OR-3001 G, SHEETS 16026-01 TO 16026-03.
3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____. FOR GAS: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____.
4. CONTRACTOR TO INSTALL 3" DEEP BARK MULCH ON ALL SLOPE BENCHES, AT ALL NON-PLANTED AND NON-IRRIGATED LANDSCAPE AREAS OF 2% SLOPE OR LESS (BUILDING PADS EXCLUDED), AND AT ALL PLANTED AND IRRIGATED LANDSCAPE AREAS WHERE A HYDROSEED MIX IS NOT APPLIED.
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6. FOR HYDROSEED LEGEND, SEE SHEET: LP-32
7. FOR PLANTING DETAILS, SEE SHEET: LP-32
8. FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-33 & LP-34

UTILITY LEGEND (PER CIVIL PLANS)



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1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

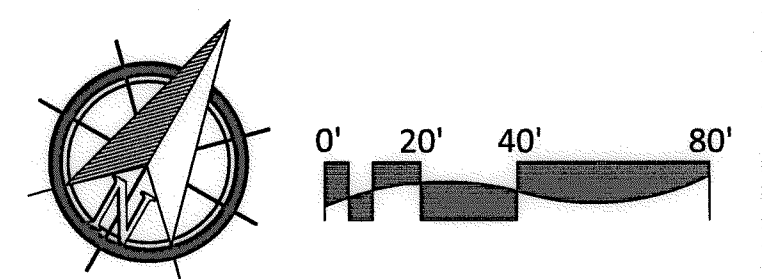
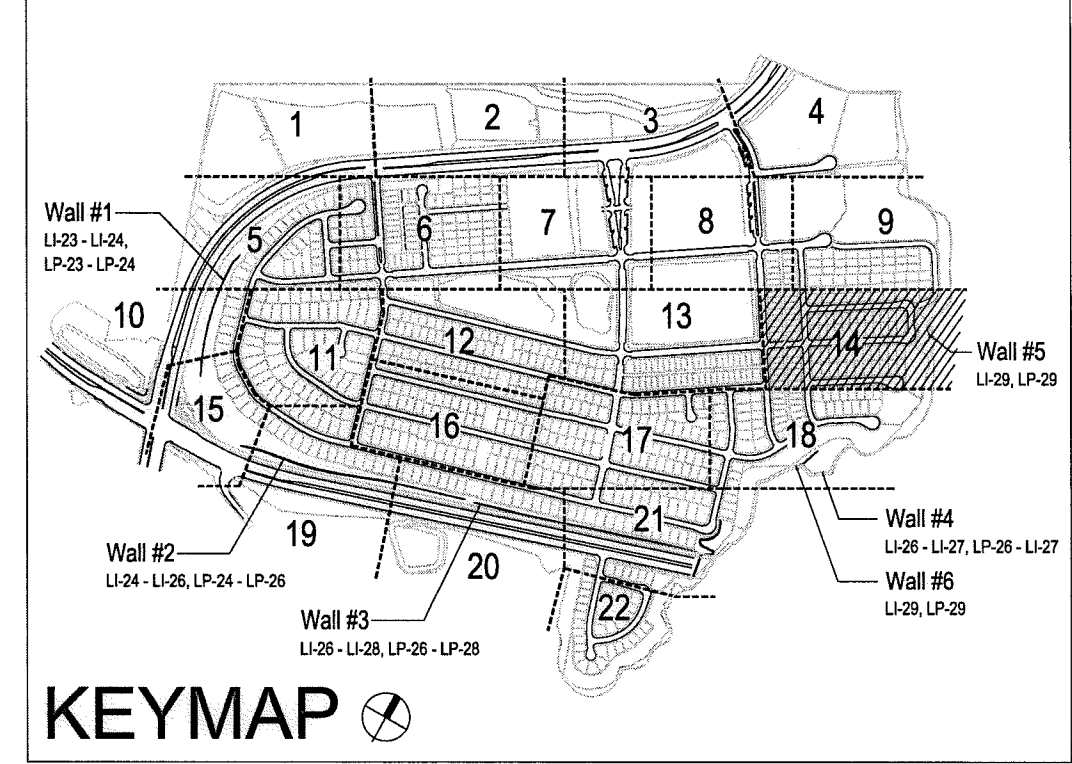
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



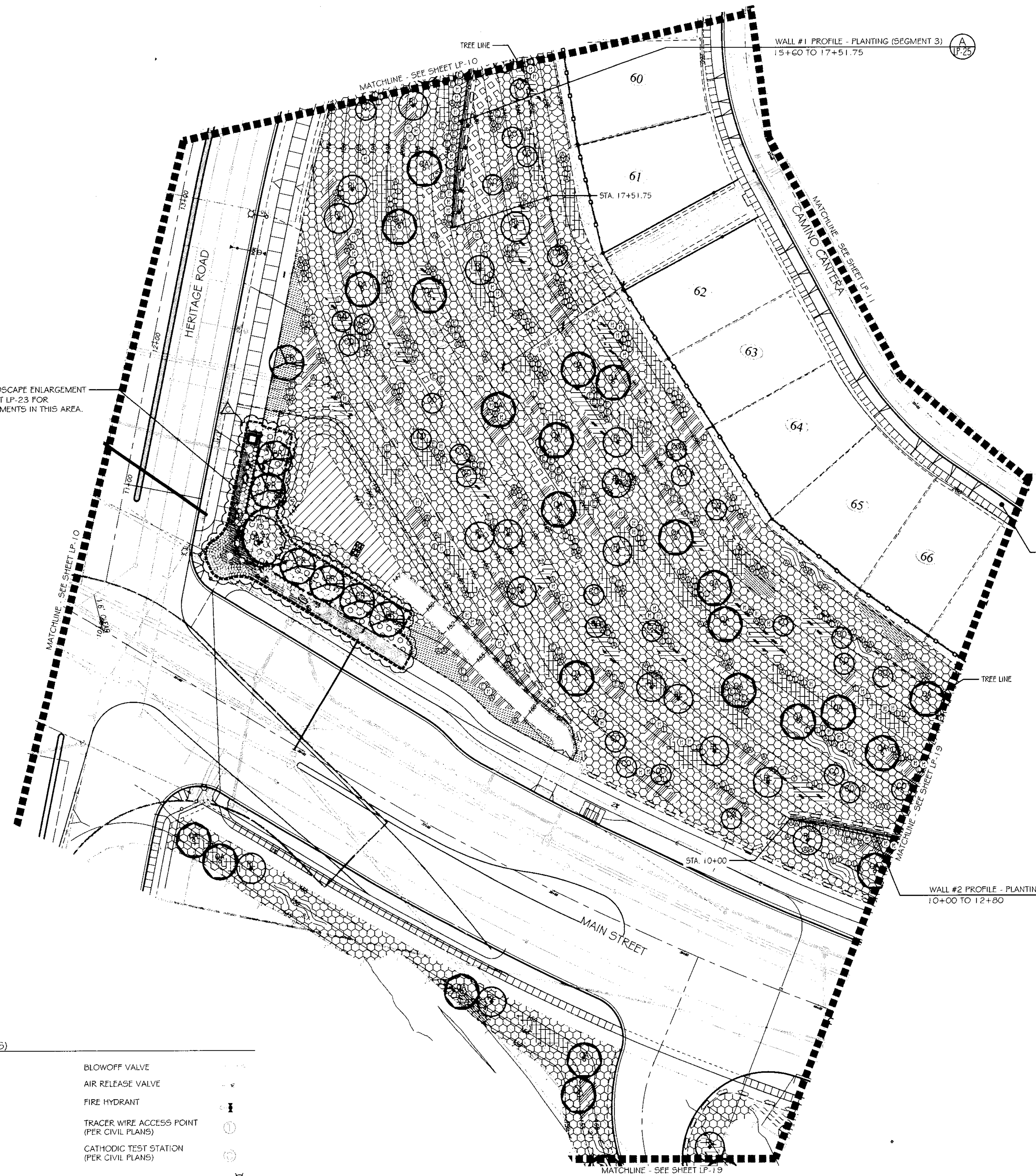
Tributary LA, Inc.

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

DATE: 10 APR '17
SCALE: 1" = 40'
JOB NO. 15024
DRAWN BY: T.P. / T.G.
W.O. NO. OR-3001 G



CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved: <i>Mary Kadey</i> Date: 5-15-17	CITY OF CHULA VISTA	Drawing No.	
Contractor _____ Inspector _____ Date Completed _____	07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BASS, DISK MARKED "SD CITY ENGR." IN 3/4" R/W PILE. LOCATION: 15 MILES EAST OF MIX OF MAIN ST. & HERITAGE RD. ON ROCKY MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (TT# 1359 PER R.O.S. 1841) ELEV=629.319' (NAD83)	Horizontal 3" = 40' Vertical N/A	Field _____ Traffic _____	THOMAS A. PICARD	Plans Prepared Under Supervision Of _____ Date _____ R.L.A. No. 4001			Kelly Broughton Director of Development Services or designee.	LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 68 Sheet 68 of 88



- PLANTING NOTES**
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 3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____. FOR GAS: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____.
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 7. FOR PLANTING DETAILS, SEE SHEET: LP-32
 8. FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-33 & LP-34

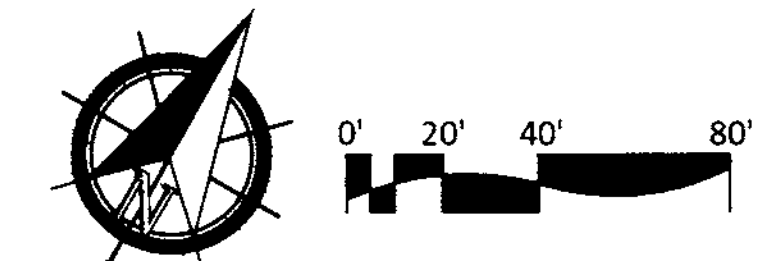
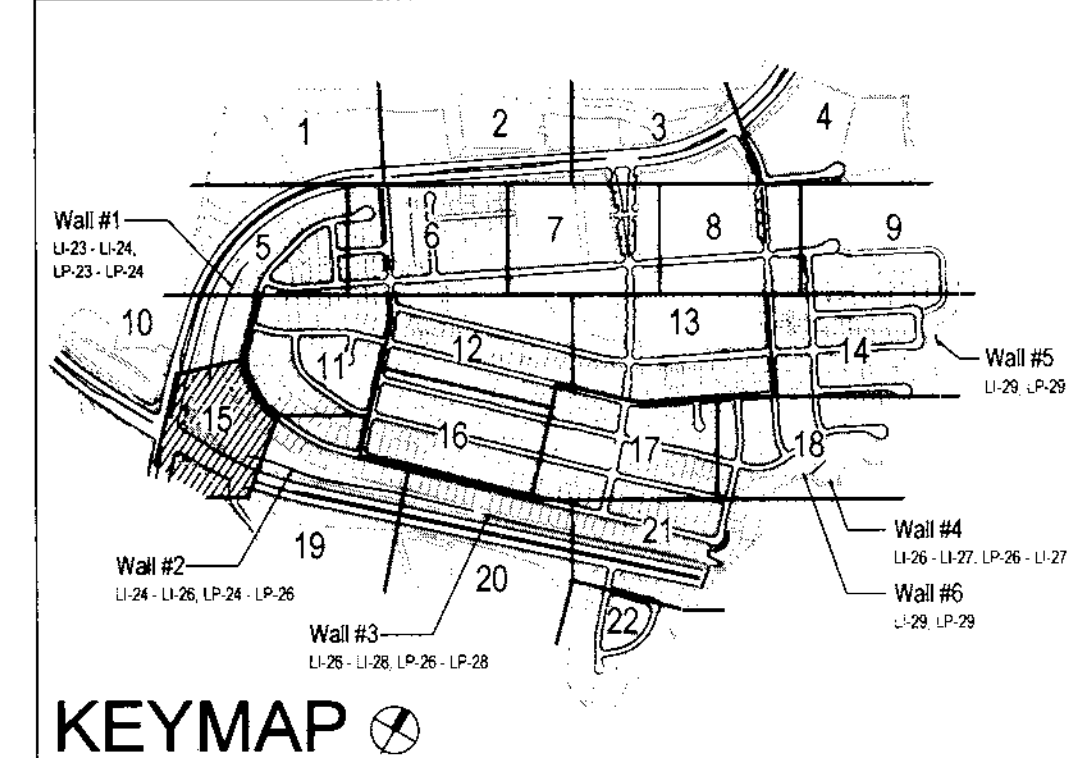
SEE LANDSCAPE ENLARGEMENT ON SHEET LP-23 FOR IMPROVEMENTS IN THIS AREA.

FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

UTILITY LEGEND (PER CIVIL PLANS)

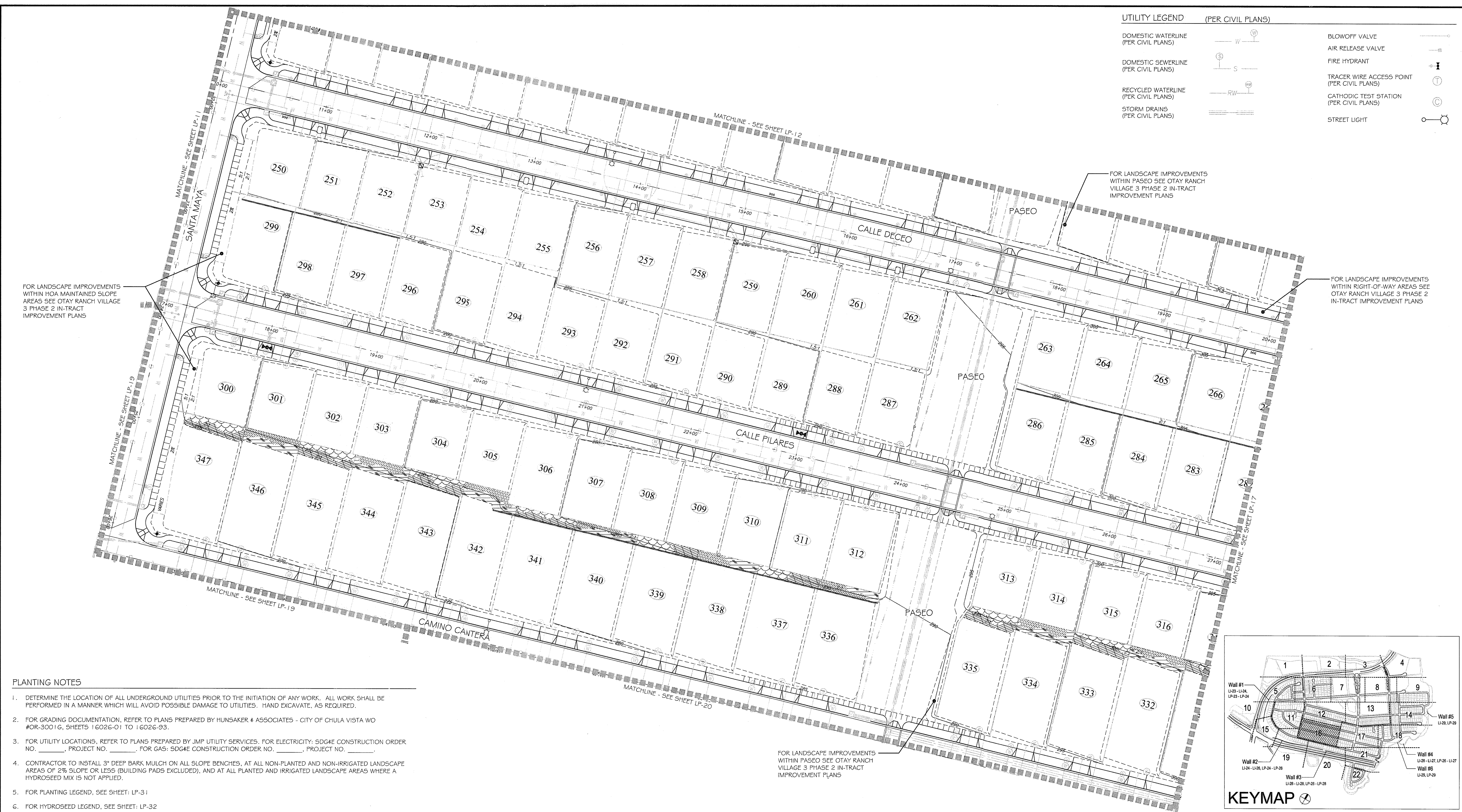
DOMESTIC WATERLINE (PER CIVIL PLANS)	BLOWOFF VALVE	
	AIR RELEASE VALVE	
DOMESTIC SEWERLINE (PER CIVIL PLANS)	FIRE HYDRANT	
	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	
RECYCLED WATERLINE (PER CIVIL PLANS)	CATHODIC TEST STATION (PER CIVIL PLANS)	
STORM DRAINS (PER CIVIL PLANS)	STREET LIGHT	

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<p>IT'S THE LAW! DIAL BEFORE YOU DIG!</p> <p>BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2800</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>REGISTERED LANDSCAPE ARCHITECT</p> <p>THOMAS A. PICARD ARCHITECT</p> <p>9/30/19</p> <p>2019</p> <p>CALIFORNIA</p>	<p>Tributary LA, Inc.</p> <p>2725 Jefferson Street, Suite 14 Carlsbad, CA 92008</p> <p>760.434.9300 office 760.434.9303 fax</p>	<p>DATE: Δ 27 AUG '19</p>
	<p>UNDERGROUND SERVICE ALERT</p>			<p>DATE: 10-30-19</p>
<p>W.O. NO. OR-3001G</p>				<p>JOB NO. 15024</p>
<p>DATE COMPLETED</p>				<p>DRAWN BY: T.P. / T.G.</p>

CONSTRUCTION RECORD	REFERENCES	BY	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.
	16026-01 - 16026-93	HUNSAKER & ASSOC.	Δ NO. PLANTING AT MONUMENT WALL	10/1/19	TP	DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR" IN 3/4" RIM PIPE LOCATION: 1.5 MILES EAST OF INDIAN ST. & HERITAGE RD. ON ROCK MOUNTAIN 110' EASTERLY OF PROMISE TO HIGH SLOAKER & 1700' SOUTHWESTLY OF WATER STORAGE FACILITY. (79' 1359 PER R.O.S. 1444) ELEV. 229.310' (MMW/88)	Horizontal 1" = 40' Vertical N/A		THOMAS A. PICARD	Kelly Broughton	Mick A. Carr	10-30-19	Director of Development Services or designee.	LANDSCAPE PLANTING PLAN FOR OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 69
<p>REPLACEMENT SHEET</p>														Sheet 69 of 88	



UTILITY LEGEND (PER CIVIL PLANS)

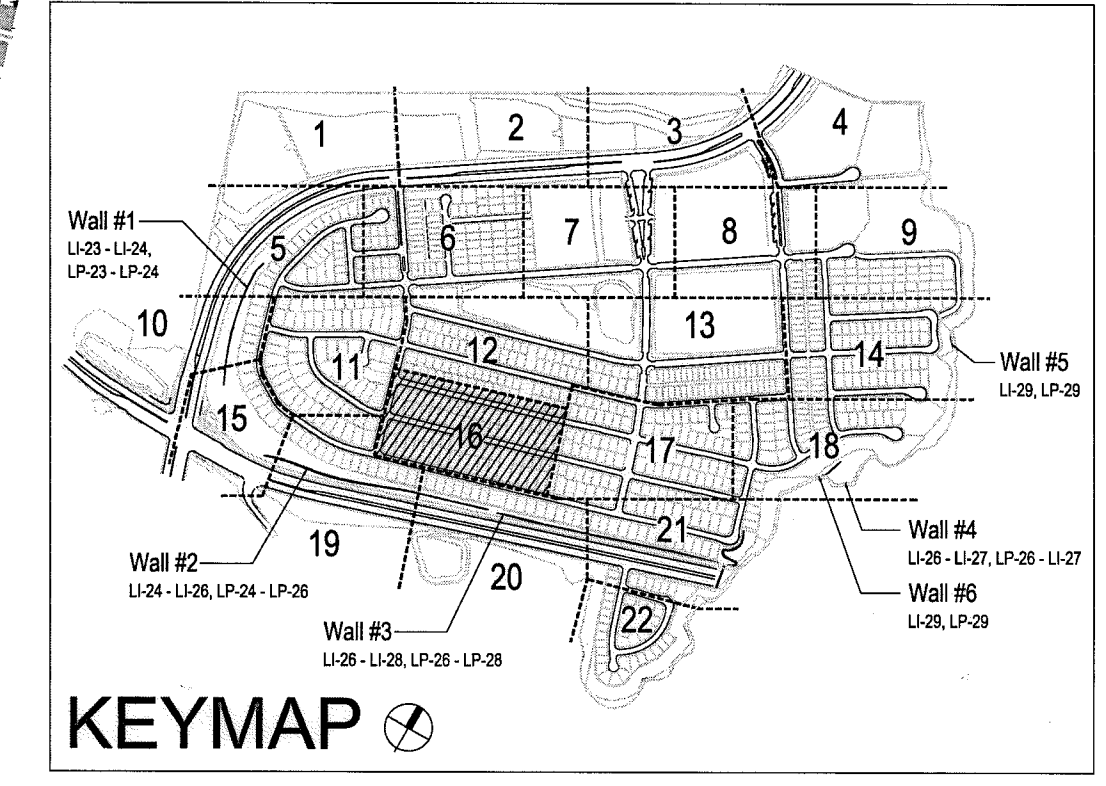
- DOMESTIC WATERLINE (PER CIVIL PLANS)
- DOMESTIC SEWERLINE (PER CIVIL PLANS)
- RECYCLED WATERLINE (PER CIVIL PLANS)
- STORM DRAINS (PER CIVIL PLANS)
- BLOWOFF VALVE
- AIR RELEASE VALVE
- FIRE HYDRANT
- TRACER WIRE ACCESS POINT (PER CIVIL PLANS)
- CATHODIC TEST STATION (PER CIVIL PLANS)
- STREET LIGHT

FOR LANDSCAPE IMPROVEMENTS WITHIN HOA MAINTAINED SLOPE AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

FOR LANDSCAPE IMPROVEMENTS WITHIN PASEO SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

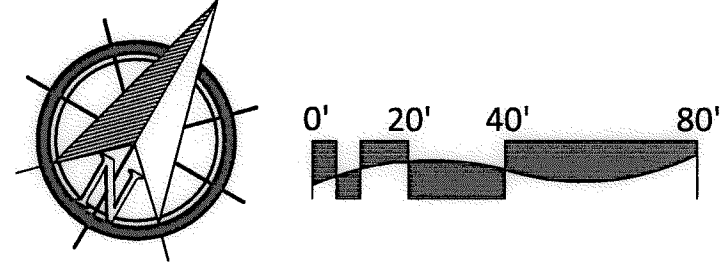
FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

FOR LANDSCAPE IMPROVEMENTS WITHIN PASEO SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS



PLANTING NOTES

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3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____; FOR GAS: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____.
4. CONTRACTOR TO INSTALL 3" DEEP BARK MULCH ON ALL SLOPE BENCHES, AT ALL NON-PLANTED AND NON-IRRIGATED LANDSCAPE AREAS OF 2% SLOPE OR LESS (BUILDING PAD'S EXCLUDED), AND AT ALL PLANTED AND IRRIGATED LANDSCAPE AREAS WHERE A HYDROSEED MIX IS NOT APPLIED.
5. FOR PLANTING LEGEND, SEE SHEET: LP-31
6. FOR HYDROSEED LEGEND, SEE SHEET: LP-32
7. FOR PLANTING DETAILS, SEE SHEET: LP-32
8. FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-33 & LP-34



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DIAL BEFORE YOU DIG!

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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

"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP.

Tributary LA, Inc.

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

DATE: 10 APR '17

SCALE: 1" = 40'

JOB NO. 15024

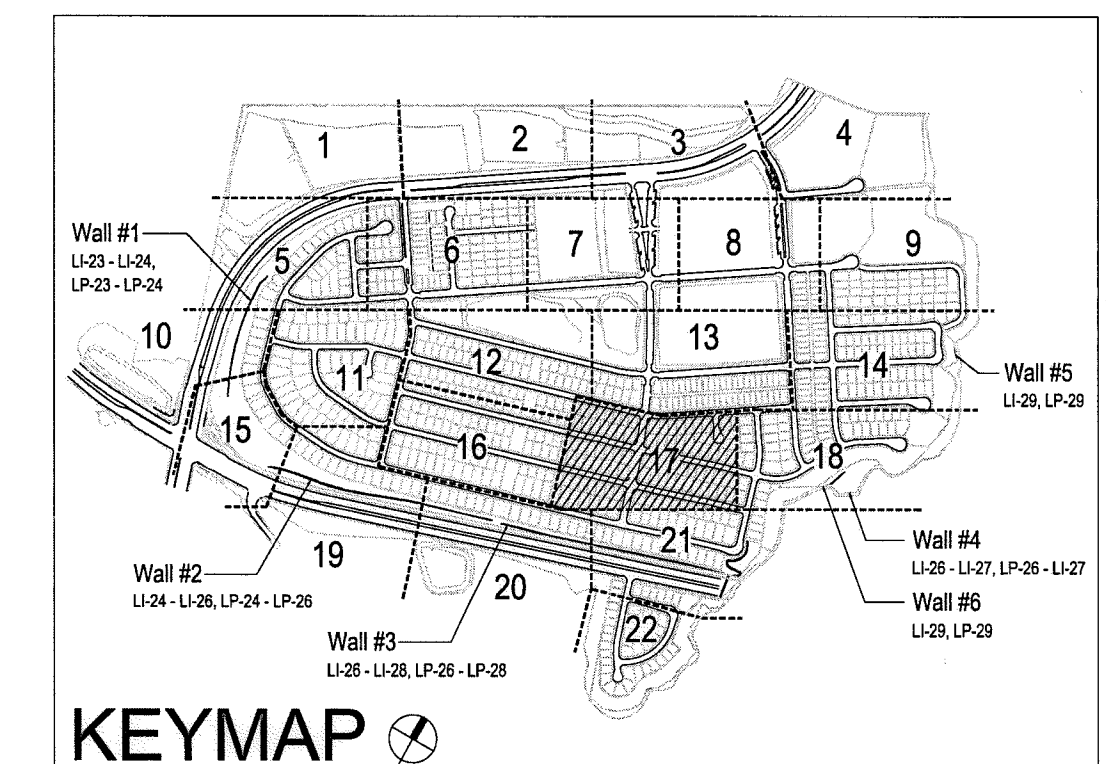
DRAWN BY: T.P./T.G.

W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES 07039-01 - 07039-26	BY HUNSAKER & ASSOC.	REVISIONS	Date	App'd	BENCH MARK DESCRIPTION: BRGS. DISK MARKED "SD CITY ENGR." IN 3/4" ROV PIPE LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN "100" EASTERSLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 1441) ELEV=623.19' (NAD83)	SCALE Horizontal 1" = 40' Vertical N/A	Office _____ Field _____ Traffic _____	Designed By THOMAS A. PICARD	Drawn By _____	Checked By _____	Approved: <i>Mary Radley</i> Date: 5-15-17 Kelly Broughton Director of Development Services or designee.	CITY OF CHULA VISTA LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Drawing No. 16050-70 Sheet 70 of 88
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PLANTING NOTES

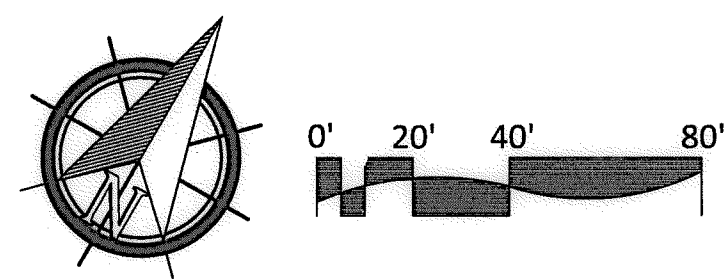
1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
2. FOR GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - CITY OF CHULA VISTA WO #OR-3001G, SHEETS 16026-01 TO 16026-93.
3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____. FOR GAS: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____.
4. CONTRACTOR TO INSTALL 3" DEEP BARK MULCH ON ALL SLOPE BENCHES, AT ALL NON-PLANTED AND NON-IRRIGATED LANDSCAPE AREAS OF 2% SLOPE OR LESS (BUILDING PADS EXCLUDED), AND AT ALL PLANTED AND IRRIGATED LANDSCAPE AREAS WHERE A HYDROSEED MIX IS NOT APPLIED.
5. FOR PLANTING LEGEND, SEE SHEET: LP-31.
6. FOR HYDROSEED LEGEND, SEE SHEET: LP-31.
7. FOR PLANTING DETAILS, SEE SHEET: LP-32.
8. FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-33 & LP-34.



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	

ALL SCREENED FACILITIES ARE PER CIVIL PLANS. TRIBUTARY L.A., INC. CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS



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

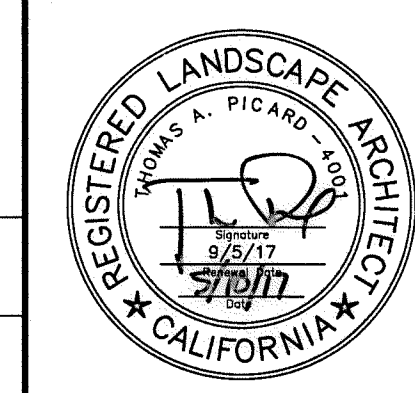
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

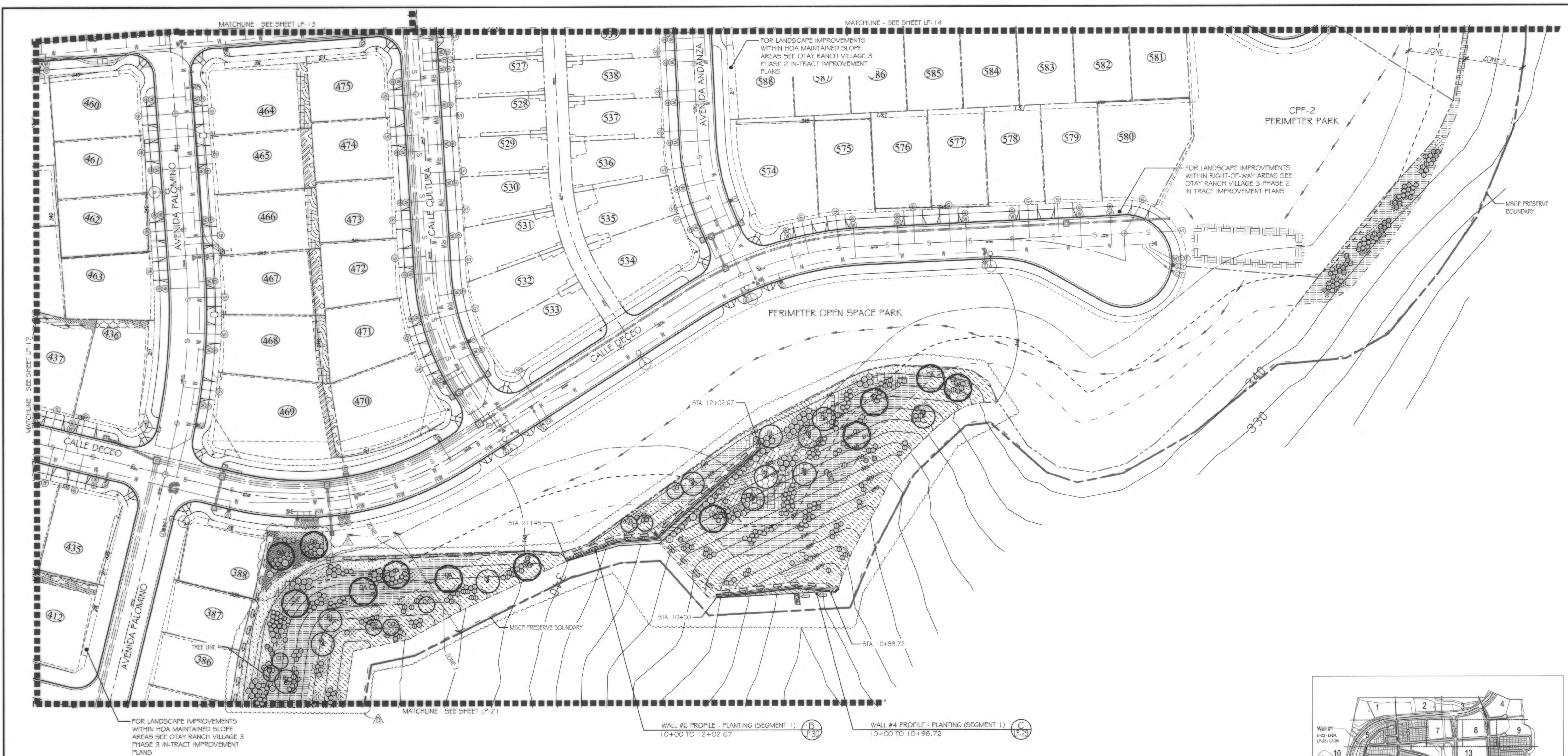


Tributary LA, Inc.

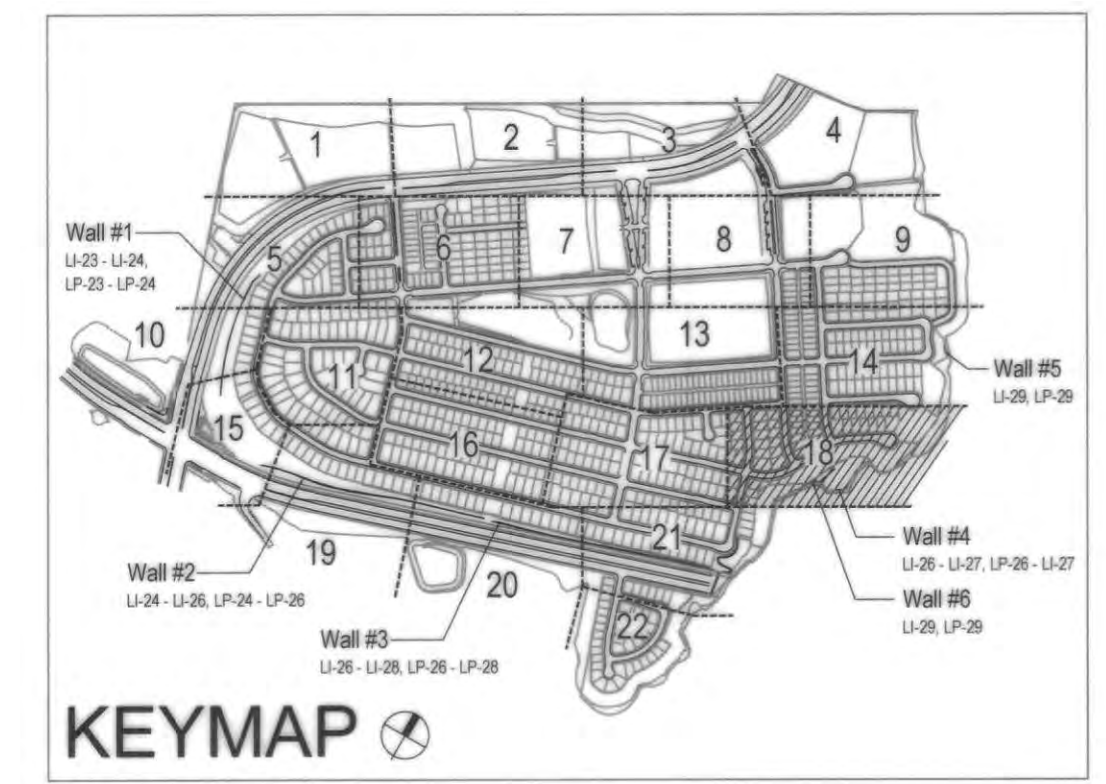
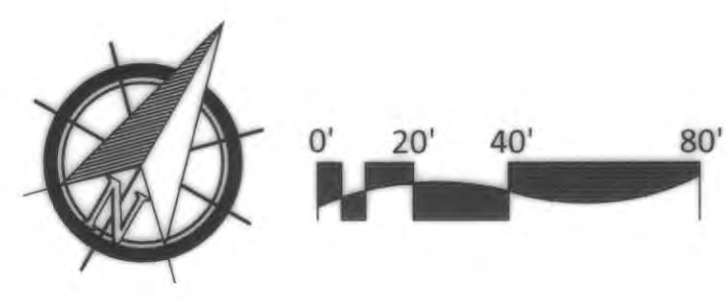
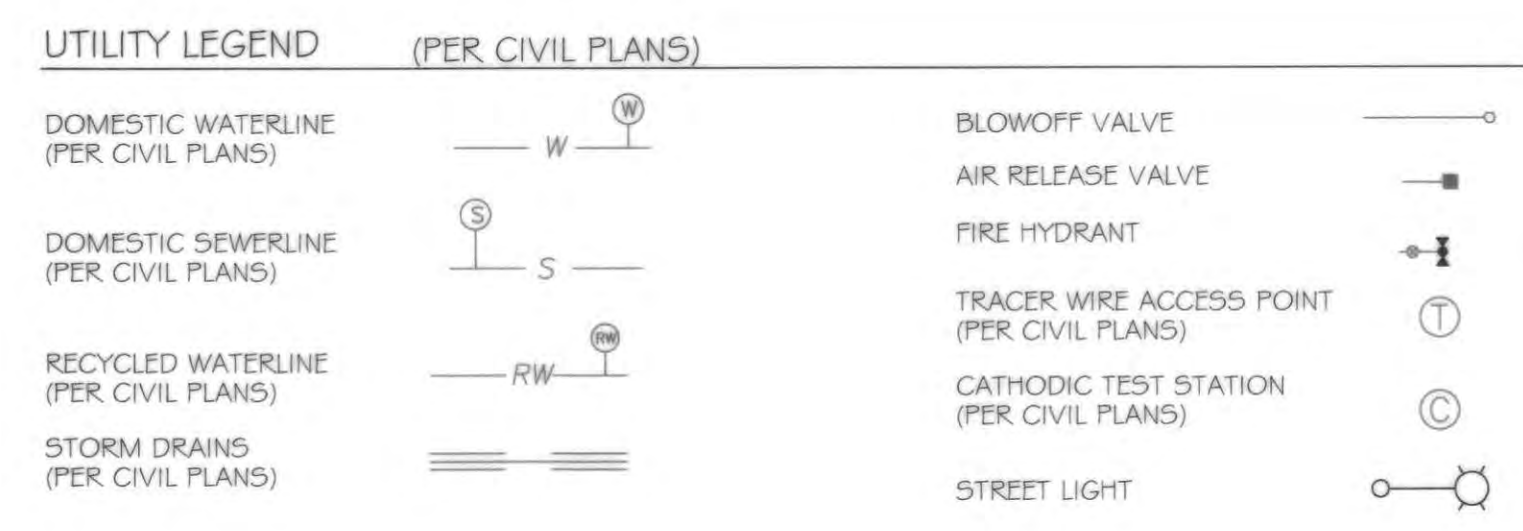
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.434.9300 office
760.434.9303 fax

DATE:	10 APR '17
SCALE:	1" = 40'
JOB NO.:	15024
DRAWN BY:	T.P./J.T.G.
W.O. NO.:	OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	CITY OF CHULA VISTA	Drawing No.	
Contractor _____ Inspector _____ Date Completed _____	07039-01 - 07039-26	HUNSAKER & ASSOC.				BRASS DISK MARKED "SU CITY ENGR." IN 3/4" BIRN PIPER LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD ON ROCK MOUNTAIN 100' EASTERY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. 1074 1359 PER R.O.S. (1441) ELEV=629.319' (NAVD'88)	Horizontal 1" = 40' Vertical N/A	Field _____ Traffic _____	THOMAS A. PICARD	Planned Under Supervision Of _____ Date _____ R.L.A. No. 4001	Approved: <i>Mary Radley</i> Date: 5-15-17 Kelly Broughton Director of Development Services or designee.		LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 71 Sheet 71 of 88



- PLANTING NOTES**
1. 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.
 2. FOR GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - CITY OF CHULA VISTA WO #OR-3001G, SHEETS 16026-01 TO 16026-93.
 3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____. FOR GAS: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____.
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 6. FOR HYDROSEED LEGEND, SEE SHEET: LP-32
 7. FOR PLANTING DETAILS, SEE SHEET: LP-32
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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

9/20/23

9/27/22

CALIFORNIA

Tributary LA, Inc.

Landscape Architecture and Planning

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

DATE: 7 APR '22

SCALE: 1" = 40'

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		CITY OF CHULA VISTA		Drawing No.			
Contractor _____		16026-01 - 16026-93		HUNSAKER & ASSOC.		1. SHEDS & GROUNDCOVER REVISED AND/OR SUBSTITUTED 2. PLANTING ADDED @ CALLE DECCO STA 32+50		5-12-19 4-20-22		[Signature] [Signature]		BRASS BARK MARKED "SD CITY ENGR" IN 3/4" HOLES LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 150' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. UTM 1359 PER R.D.S. (4841) ELEV=629.316' (NAD83)		Horizontal 1" = 40' Vertical N/A		Field _____		Traffic _____		Plans Prepared Under Supervision Of THOMAS A. PICARD		Date: 4 / 7 / 22		R.L.A. No. 4001		Approved: Tiffany Allen Director of Development Services or designee.		Date: _____		LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02		16050-72	
Date Completed _____																								REPLACEMENT SHEET		OWD WO# D0944-060189		OWD PERMIT# PLR-16-014		LP-18			

Print Date: 7 APR '22

OWD WO# D0944-060189

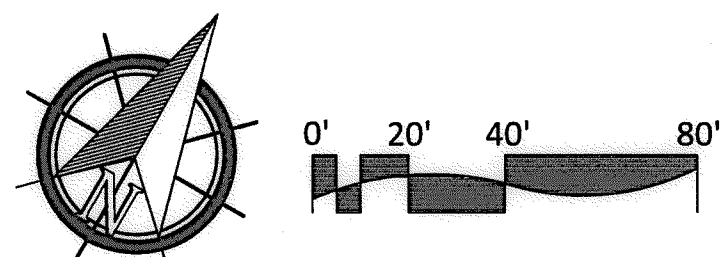
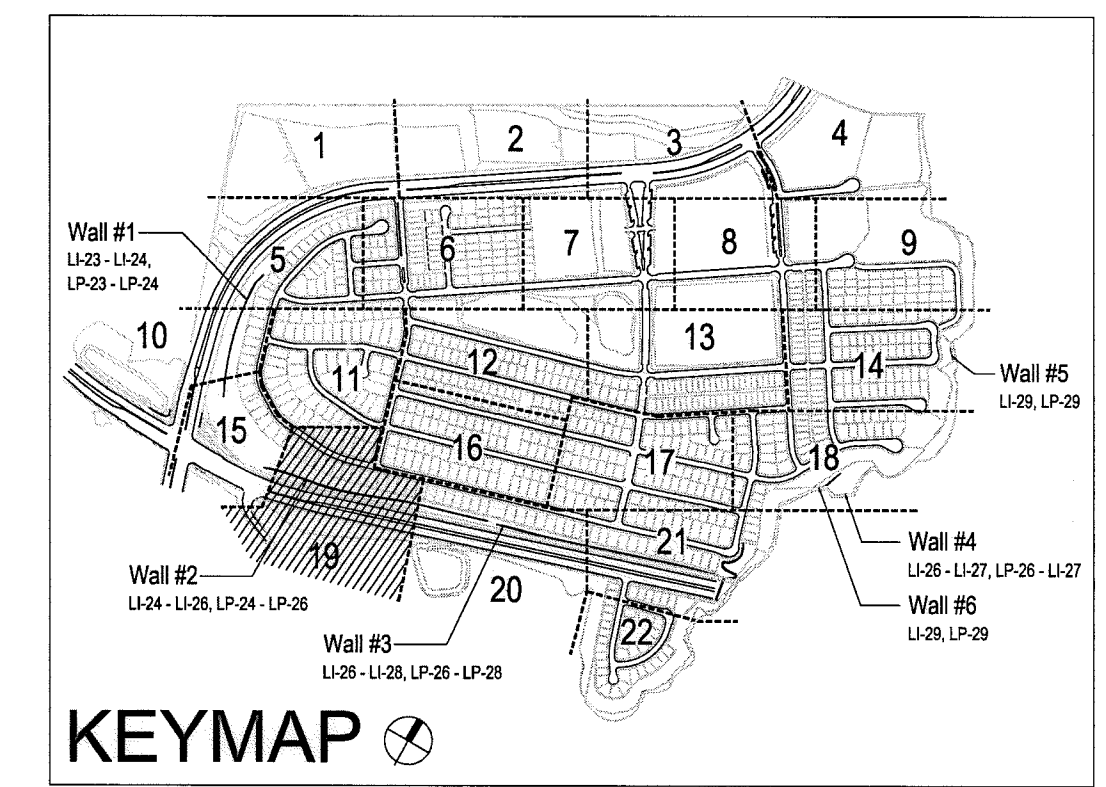
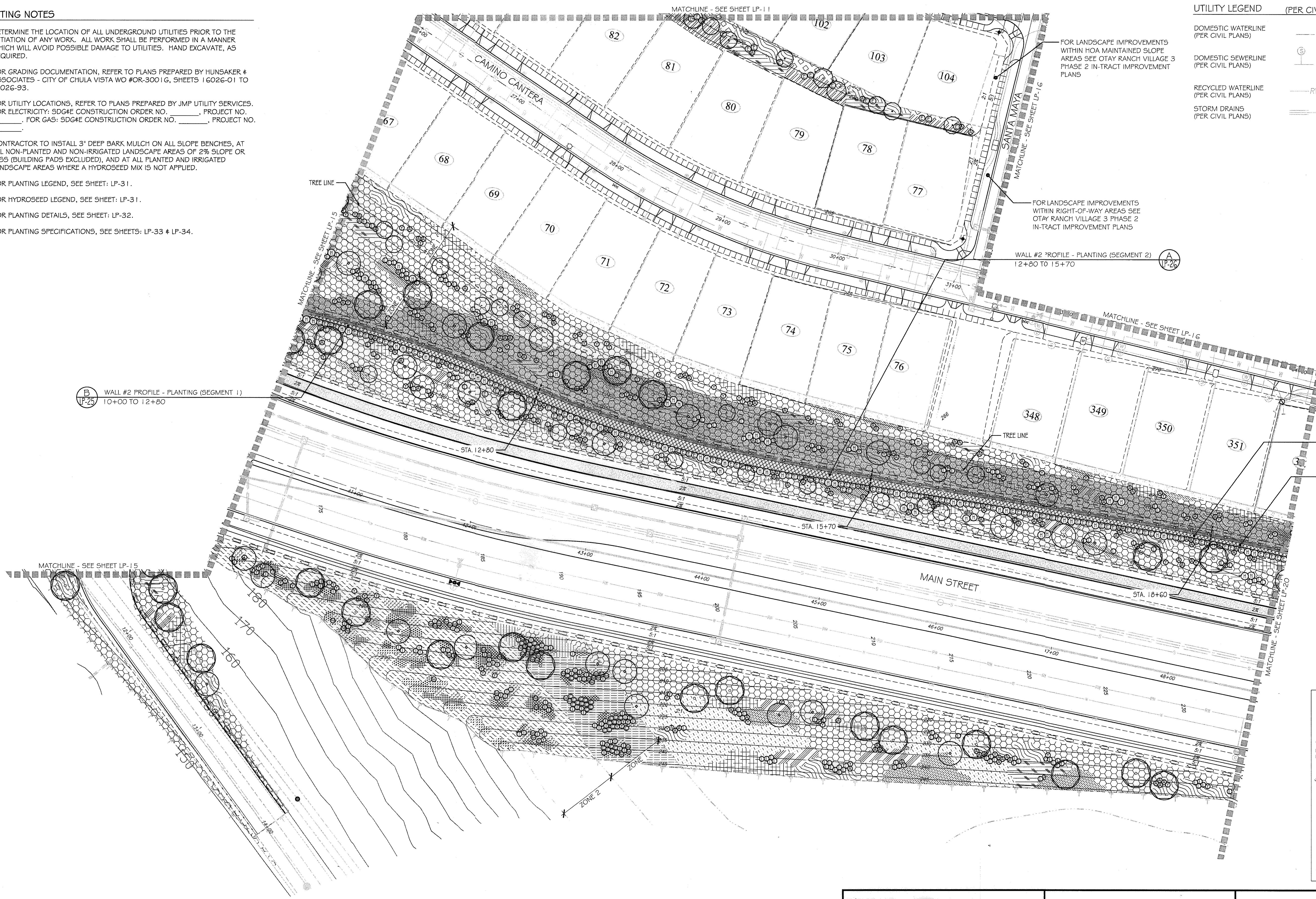
Otay Ranch, Village 3 - Slope & Erosion Control

PLANTING NOTES

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7. FOR PLANTING DETAILS, SEE SHEET: LP-32.
8. FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-33 & LP-34.

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	⊞
STORM DRAINS (PER CIVIL PLANS)	SD	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	⊞
		CATHODIC TEST STATION (PER CIVIL PLANS)	⊞
		STREET LIGHT	⊞

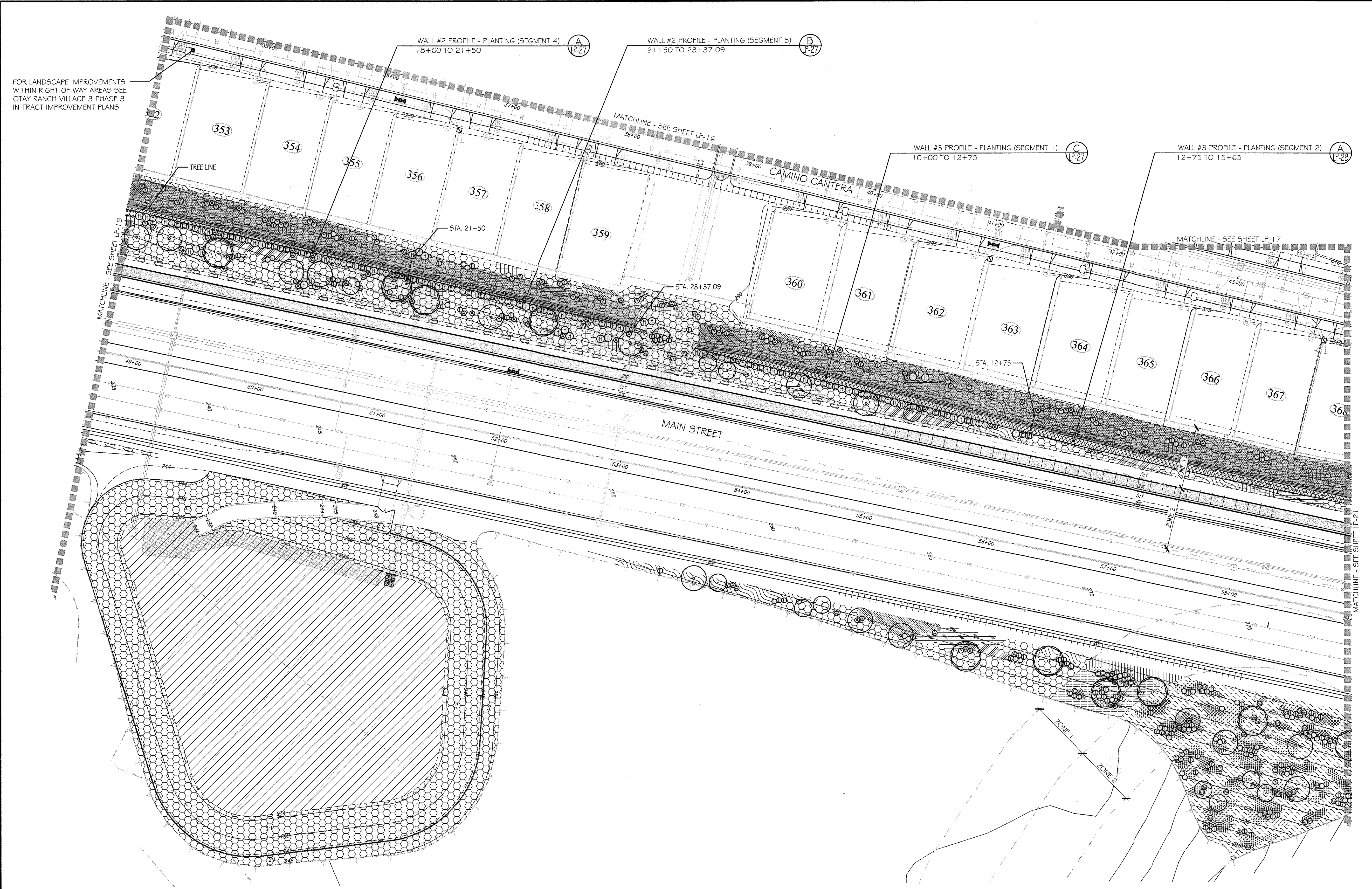


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<p>IT'S THE LAW! DIAL BEFORE YOU DIG!</p> <p>CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p>	<p>"AS-BUILT"</p>			<p>Tributary LA, Inc. 2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax</p>	<p>DATE: 10 APR '17</p>
	<p>SIGNED: _____ DATE: _____</p>	<p>PRINT NAME: _____ R.L.A. # _____</p>			<p>SCALE: 1" = 40'</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>DISCIPLINE: LANDSCAPE ARCHITECT</p>	<p>REGIST. EXP. _____</p>	<p>DATE: 5-15-17</p>	<p>DATE: 5-15-17</p>	<p>DATE: 5-15-17</p>
<p>APPROVED: <i>Mary Madley</i> Date: 5-15-17 Director of Development Services or designee.</p>			<p>CITY OF CHULA VISTA LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02</p>		

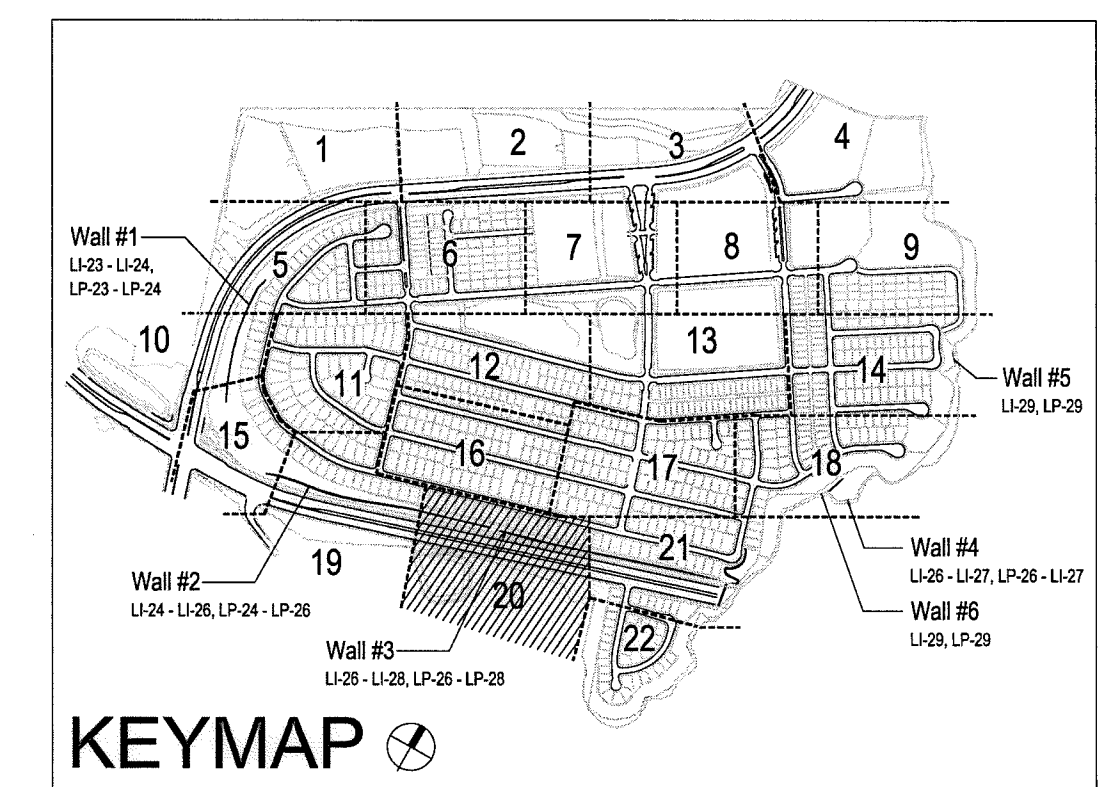
CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	CITY OF CHULA VISTA		Drawing No.
Contractor _____		07039-01 - 07039-26	HUNSAKER & ASSOC.				BRASS IRON MARKED "SD" CITY ENGR. IN 3/4" RDI PIPE	Horizontal 1" = 40'	Field _____	THOMAS A. PICARD			LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL		16050 - 73
Inspector _____							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. (778) 3359 PER R.O.S. 1441 ELEV=629.319' (NAVD88)	Vertical N/A	Traffic _____				CHULA VISTA TENTATIVE TRACT MAP NO. 13-02		Sheet 73 of 88
Date Completed _____													W.O. NO. OR-3001 G		Sheet 73 of 88

Print Date: 10 APR '17
Otay Ranch, Village 3 - Slope & Erosion Control



- PLANTING NOTES**
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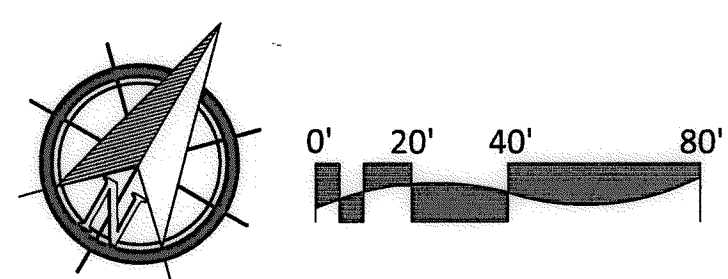
FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 3 IN-TRACT IMPROVEMENT PLANS



UTILITY LEGEND (PER CIVIL PLANS)

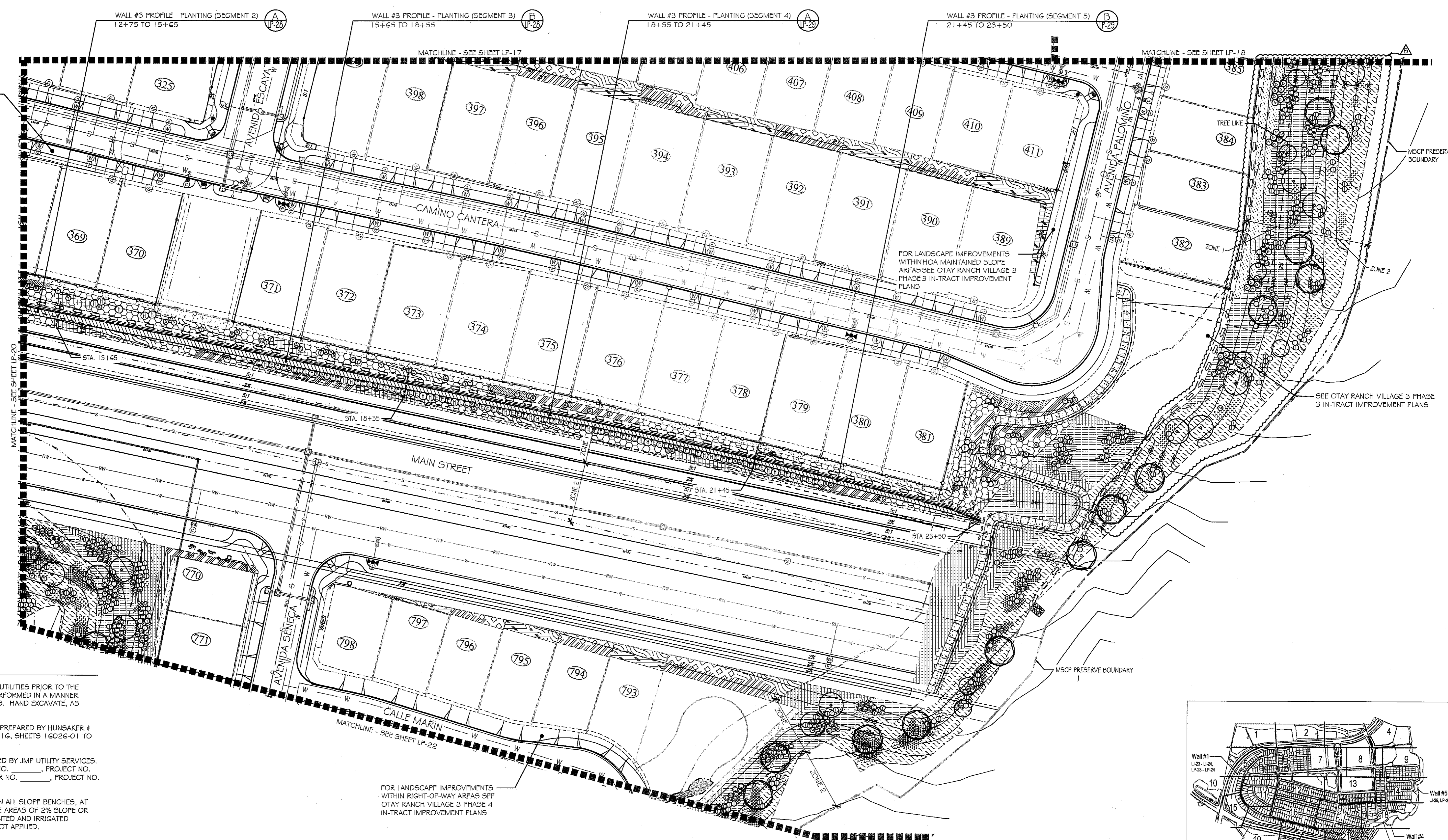
DOMESTIC WATERLINE (PER CIVIL PLANS)		BLOWOFF VALVE	
DOMESTIC SEWERLINE (PER CIVIL PLANS)		AIR RELEASE VALVE	
RECYCLED WATERLINE (PER CIVIL PLANS)		FIRE HYDRANT	
STORM DRAINS (PER CIVIL PLANS)		TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	
		CATHODIC TEST STATION (PER CIVIL PLANS)	
		STREET LIGHT	

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				<p>SCALE: 1" = 40'</p>

CONTRACTOR RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved: <i>Mary Rodley</i> Date: 5-15-17	CITY OF CHULA VISTA	Drawing No.	
Contractor _____	07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BRSS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE LOCATION: 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. (PIT 1359 PER R.O.S. 1461) ELEV=925.319' (NAD83)	Horizontal 1" = 40' Vertical N/A	Field _____ Traffic _____	THOMAS A. PICARD				Kelly Broughton Director of Development Services or designee.	LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 74 Sheet 74 of 88



FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 3 IN-TRACT IMPROVEMENT PLANS

FOR LANDSCAPE IMPROVEMENTS WITHIN HOA MAINTAINED SLOPE AREAS SEE OTAY RANCH VILLAGE 3 PHASE 3 IN-TRACT IMPROVEMENT PLANS

SEE OTAY RANCH VILLAGE 3 PHASE 3 IN-TRACT IMPROVEMENT PLANS

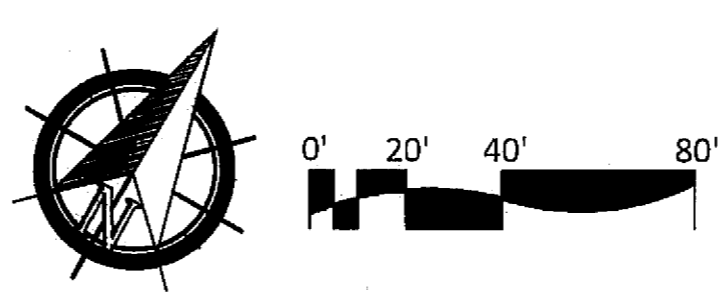
FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 4 IN-TRACT IMPROVEMENT PLANS

PLANTING NOTES

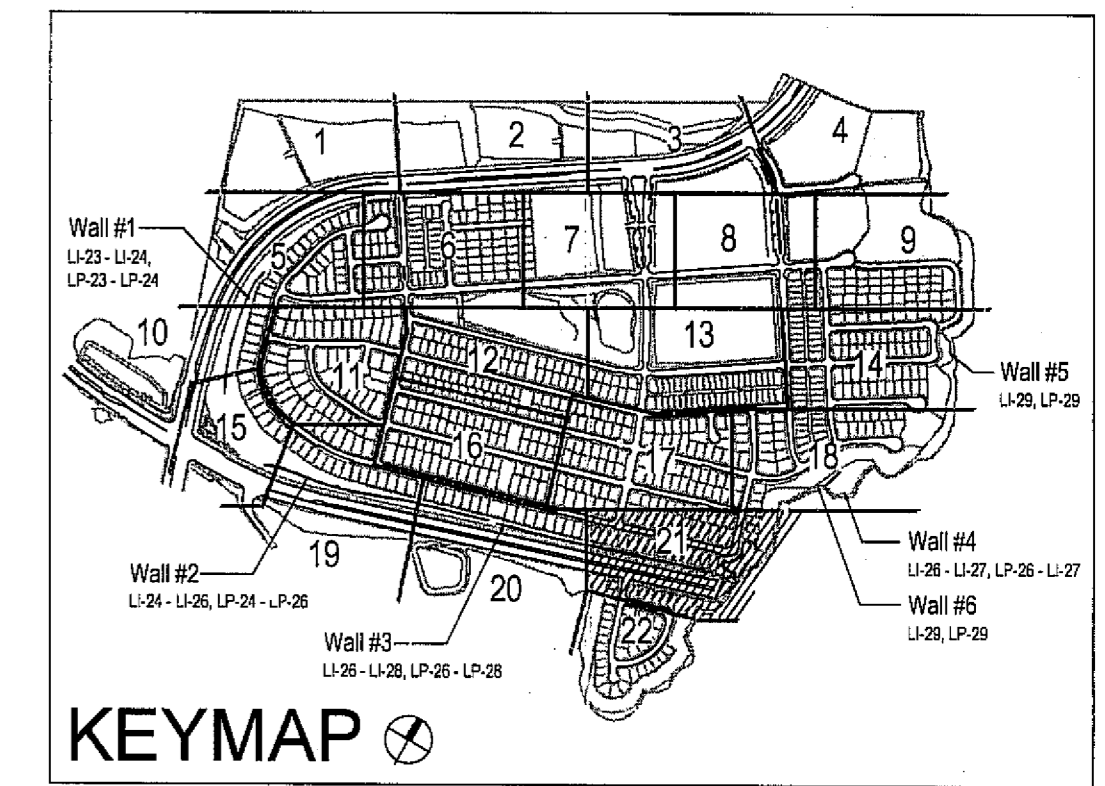
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5. FOR PLANTING LEGEND, SEE SHEET: LP-3.1.
6. FOR HYDROSEED LEGEND, SEE SHEET: LP-3.1.
7. FOR PLANTING DETAILS, SEE SHEET: LP-3.2.
8. FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-3.3 & LP-3.4.

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	⊕
STORM DRAINS (PER CIVIL PLANS)	≡≡≡	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	⊕
		CATHODIC TEST STATION (PER CIVIL PLANS)	⊕
		STREET LIGHT	⊕



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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



Tributary LA, Inc.

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

DATE:	26 MAR '19
SCALE:	1" = 40'
JOB NO.:	15024
DRAWN BY:	T.P./T.G.
W.O. NO.:	OR-3001G

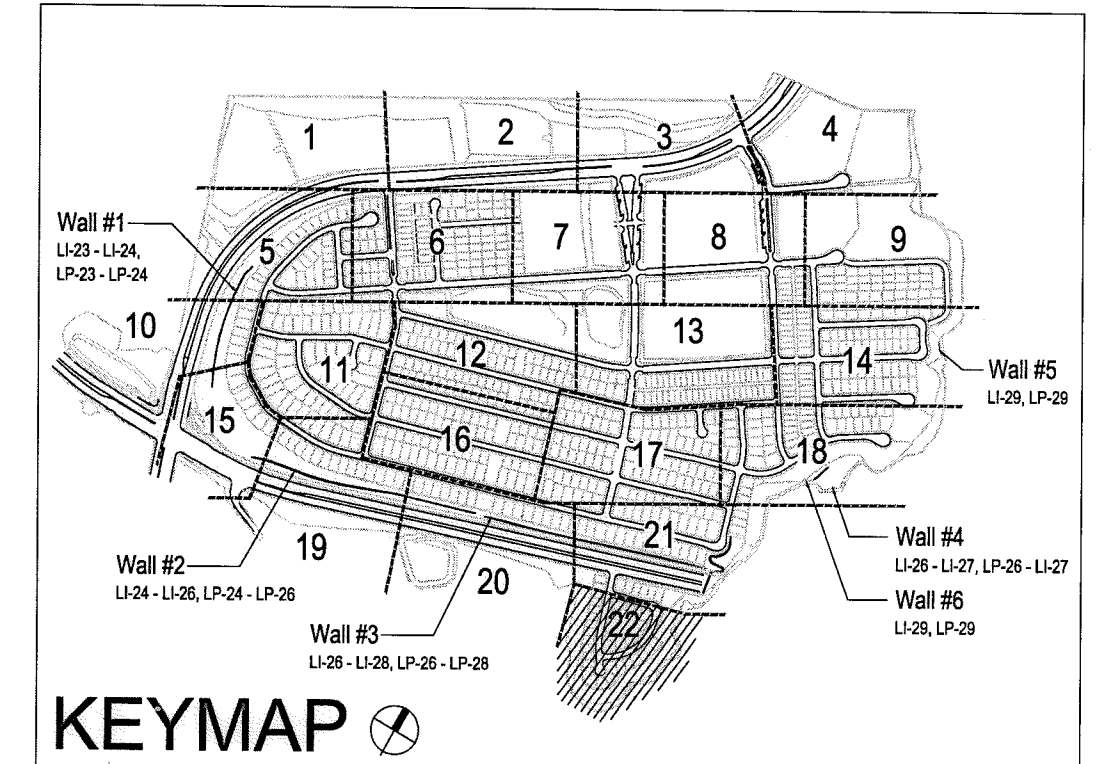
CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Plans Originally Approved:	5-15-17	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	1. CORRECTED GROUNDCOVERS REVISED AND/OR SUBSTITUTED	5-22-19	[Signature]	BENCH MARK MARKED "SO CITY ENGR." IN 3/4" 1.5" HOLE EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN TOP SOUTHWEST OF PROPERTY TO HIGH BOULDER & 1700' SOUTHWEST OF WRECK STORAGE FACILITY. (778 1359 PER R.O.S. 1464) 925-523-517 (NUMBER)	Horizontal 1" = 40' Vertical N/A	Field	Thomas A. Picard	[Signature]	[Signature]	Mark A. Cano	5-22-19	LANDSCAPE PLANTING PLAN FOR OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 75
Inspector															
Date Completed															Sheet 75 of 85



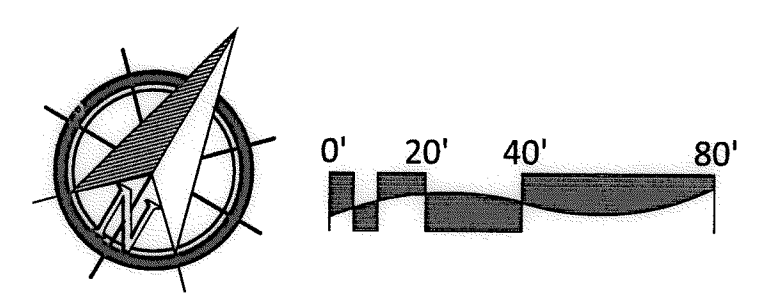
UTILITY LEGEND (PER CIVIL PLANS)

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	

- PLANTING NOTES**
1. 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.
 2. FOR GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - CITY OF CHULA VISTA W/O #OR-3001 G, SHEETS 16026-01 TO 16026-93.
 3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____. FOR GAS: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____.
 4. CONTRACTOR TO INSTALL 3" DEEP BARK MULCH ON ALL SLOPE BENCHES, AT ALL NON-PLANTED AND NON-IRRIGATED LANDSCAPE AREAS OF 2% SLOPE OR LESS (BUILDING PADS EXCLUDED), AND AT ALL PLANTED AND IRRIGATED LANDSCAPE WHERE A HYDROSEED MIX IS NOT APPLIED.
 5. FOR PLANTING LEGEND, SEE SHEET: LP-31
 6. FOR HYDROSEED LEGEND, SEE SHEET: LP-32
 7. FOR PLANTING DETAILS, SEE SHEET: LP-32
 8. FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-33 & LP-34



ALL SCREENED FACILITIES ARE PER CIVIL PLANS. TRIBUTARY LA, INC. CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS



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

"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



Tributary LA, Inc.

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

DATE: 10 APR '17

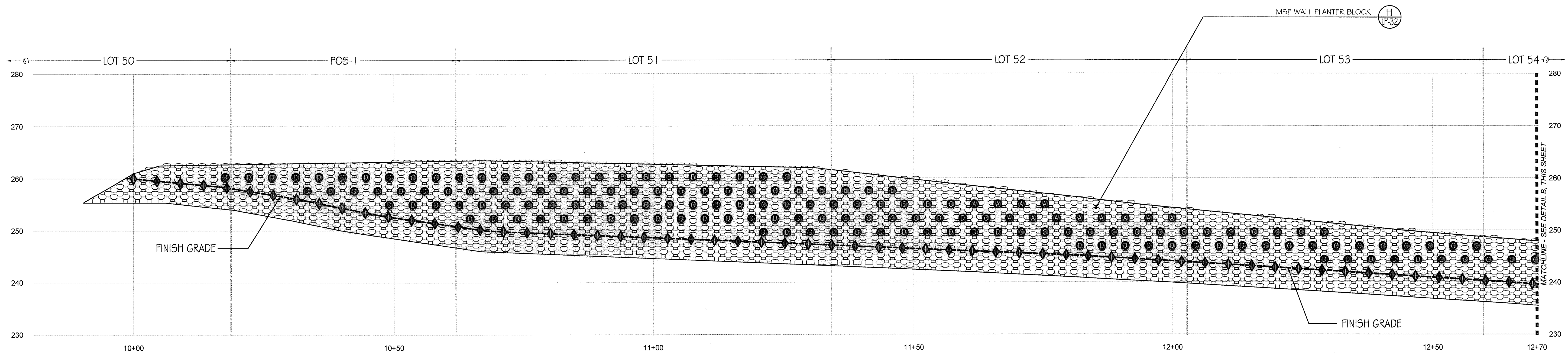
SCALE: 1" = 40'

JOB NO. 15024

DRAWN BY: T.P./T.G.

W.O. NO. OR-3001G

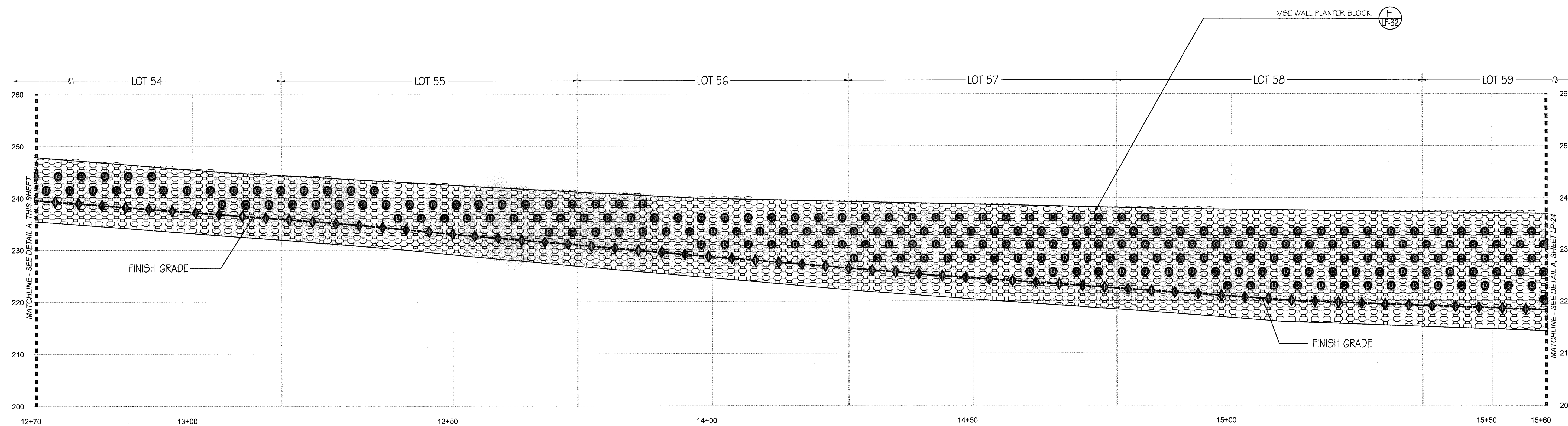
CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	CITY OF CHULA VISTA		Drawing No.	
Contractor _____		07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE LOCATION: 1.5 MILES EAST OF INTX 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. 1484) ELEV=229.312' (NAD83)	Horizontal 1" = 40' Vertical N/A	Field	Plans Prepared Under Supervision Of Date _____ THOMAS A. PICARD	Kelly Broughton	Approved: <i>Mary Kallay</i> Date: 5-15-17 Director of Development Services or designee.		LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02		16050 - 76 Sheet 76 of 88



(A) WALL #1 PROFILE - PLANTING (SEGMENT 1)

STA. 10+00 to 12+70 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

SCALE: 1" = 10'-0"



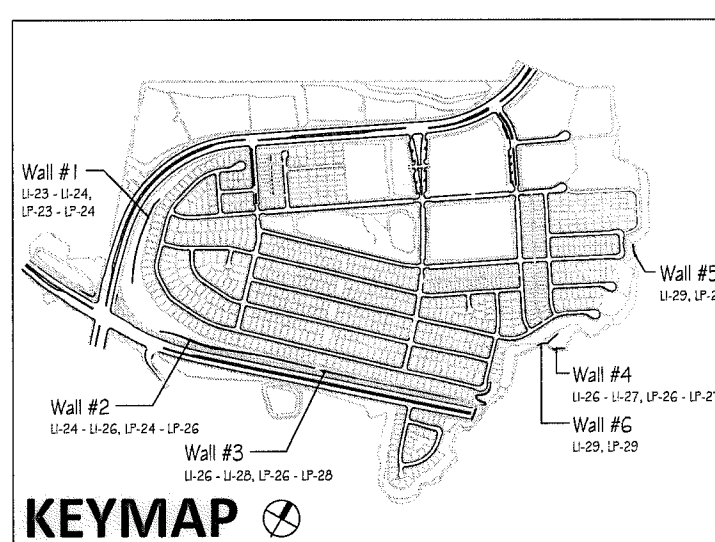
(B) WALL #1 PROFILE - PLANTING (SEGMENT 2)

STA. 12+70 to 15+60 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

SCALE: 1" = 10'-0"

Notes:

- 1) See Sheet LP-31 for wall specific plant palettes.
- 2) Wall elevations correspond to station points referenced on Sheets LP-1 - LP-23.
- 3) All MSE walls shown on the plan will be approved by separate permit



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

"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

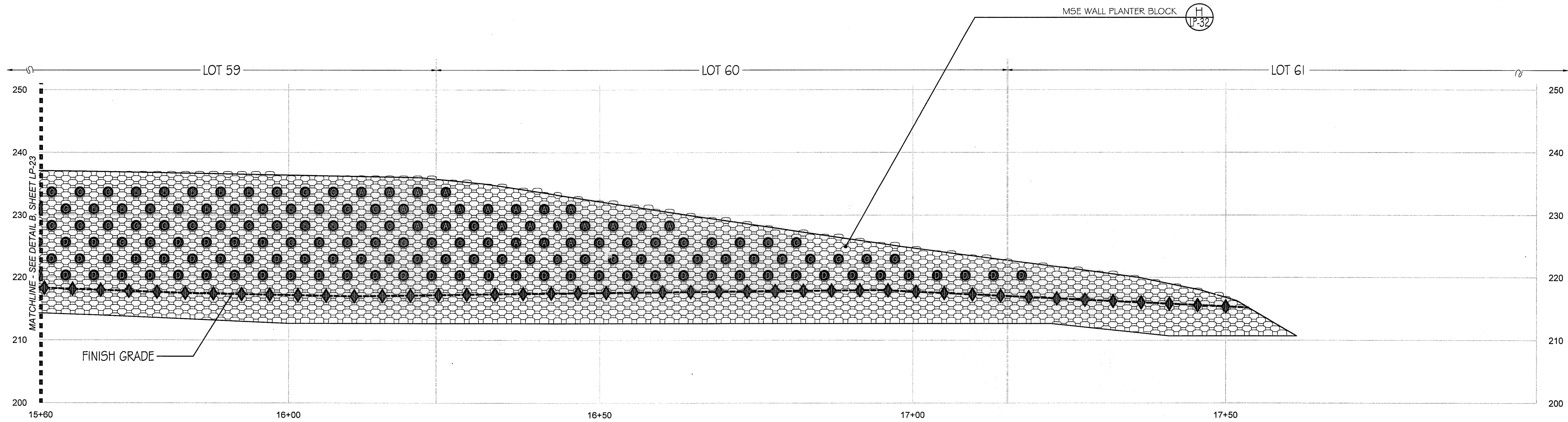


Tributary LA, Inc.

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

DATE:	10 APR '17
SCALE:	1" = 10'
JOB NO.:	15024
DRAWN BY:	T.P./T.G.
W.O. NO.:	OR-3001G

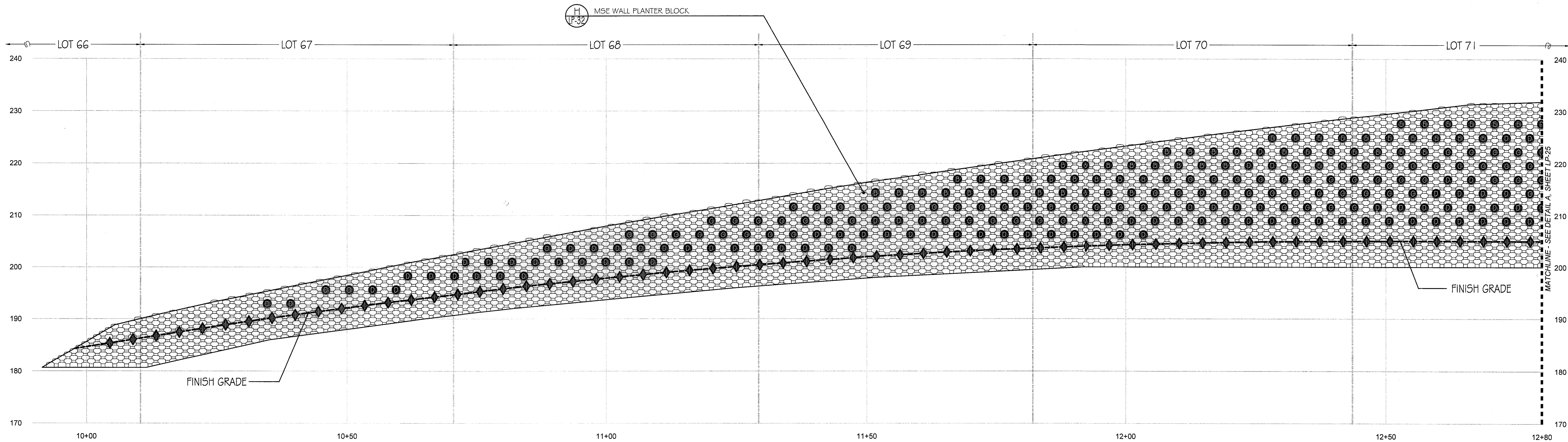
CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved: <i>Mary Walker</i> Date: 5-15-17	CITY OF CHULA VISTA	Drawing No.	
	07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" FOR PIPE LOCATION: 1.3 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. 1-84) ELEV=423.317' (NAVD 83)	Horizontal	Field	Plans Prepared Under Supervision Of	THOMAS A. PICARD			Kelly Broughton Director of Development Services or designee.	MSE WALL PLANTING PLANS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 78 Sheet 78 of 88 LP-24



(A) WALL #1 PROFILE - PLANTING (SEGMENT 3)

STA. 15+60 to 17+51.75 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

SCALE: 1" = 10'-0"



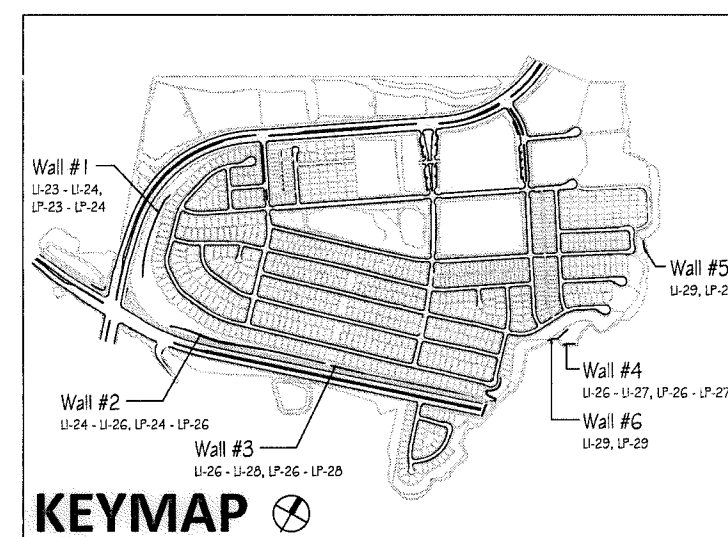
(B) WALL #2 PROFILE - PLANTING (SEGMENT 1)

STA. 10+00 to 12+80 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

SCALE: 1" = 10'-0"

Notes:

- 1) See Sheet LP-31 for wall specific plant palettes.
- 2) Wall elevations correspond to station points referenced on Sheets LP-1 - LP-23.
- 3) All MSE walls shown on the plan will be approved by separate permit



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CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

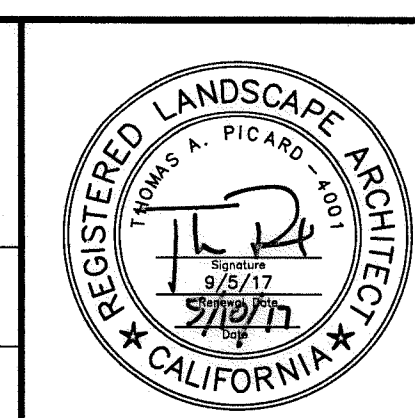
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



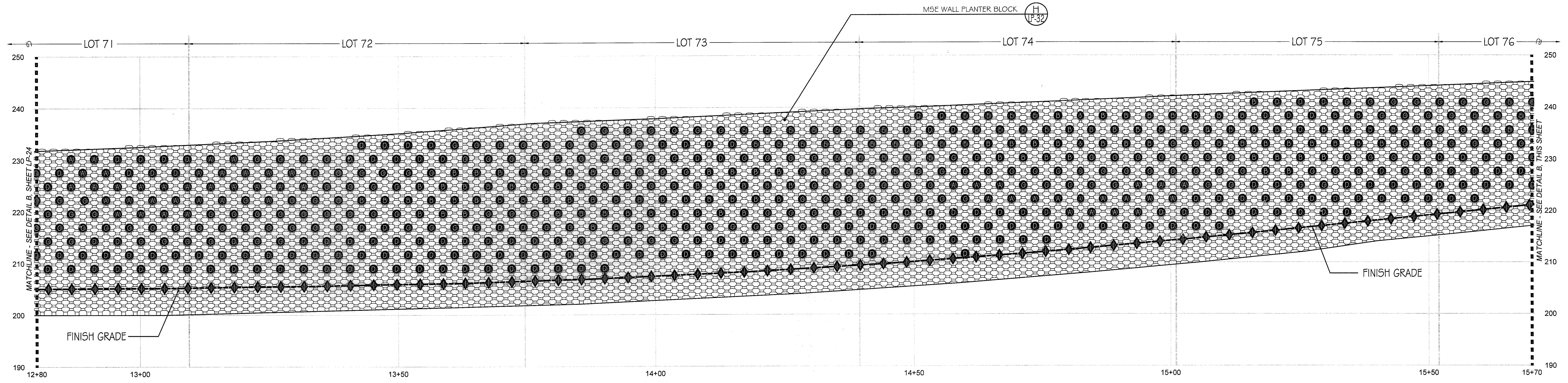
Tributary LA, Inc.

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

DATE:	10 APR '17
SCALE:	1" = 10'
JOB NO.:	15024
DRAWN BY:	T.P./T.G.
W.O. NO.:	OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved:	CITY OF CHULA VISTA	Drawing No.	
Contractor _____	07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE. LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTWEST OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHWEST OF WATER STORAGE FACILITY. 1014 1359 FOR R.O.S. (444) ELEV=629.319' (NAVD88)	Horizontal Vertical N/A	Field _____ Traffic _____	THOMAS A. PICARD	Plans Prepared Under Supervision Of _____ Date _____ R.L.A. No. 4001	Kelly Broughton	Checked By _____	Mary Radley Date: 5-15-17 Director of Development Services or designee.	MSE WALL PLANTING PLANS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 79 Sheet 79 of 88

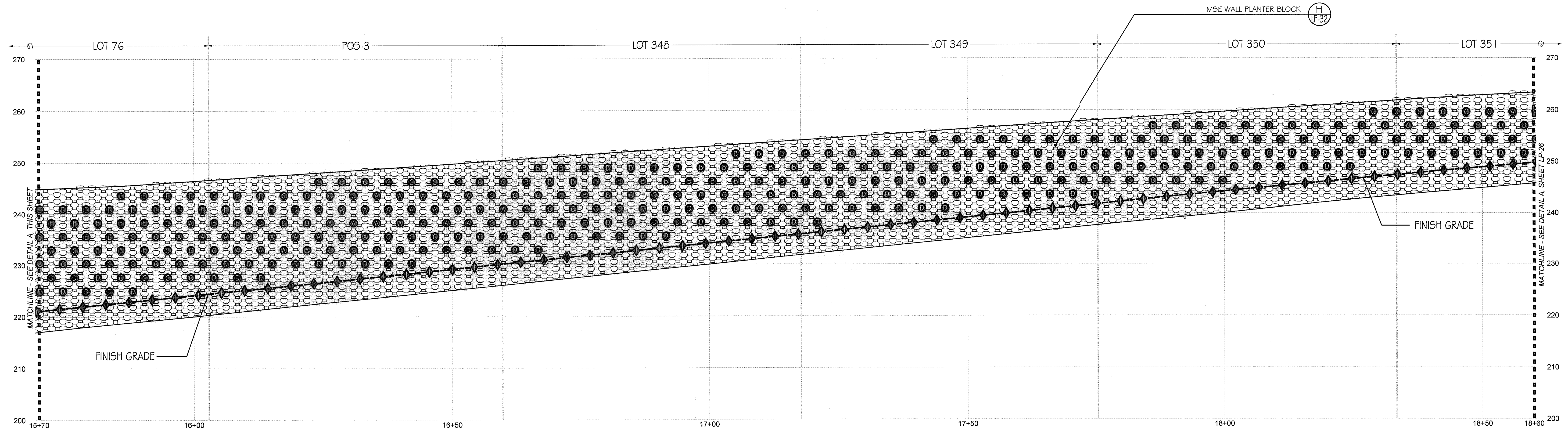
Print Date: 10 APR '17
Otay Ranch, Village 3 - Slope & Erosion Control
LP-25



A WALL #2 PROFILE - PLANTING (SEGMENT 2)

STA. 12+80 TO 15+70 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

SCALE: 1" = 10'-0"

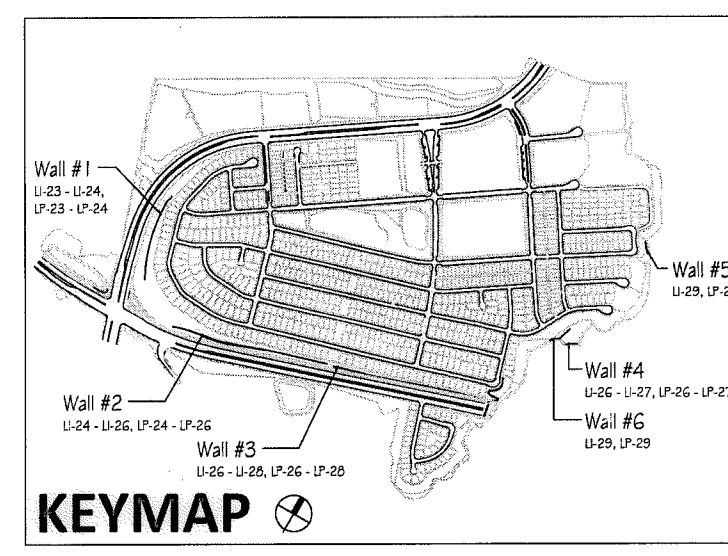


B WALL #2 PROFILE - PLANTING (SEGMENT 3)

STA. 15+70 TO 18+60 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

SCALE: 1" = 10'-0"

- Notes:
- 1) See Sheet LP-31 for wall specific plant palettes.
 - 2) Wall elevations correspond to station points referenced on Sheets LP-1 - LP-23.
 - 3) All MSE walls shown on the plan will be approved by separate permit



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1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

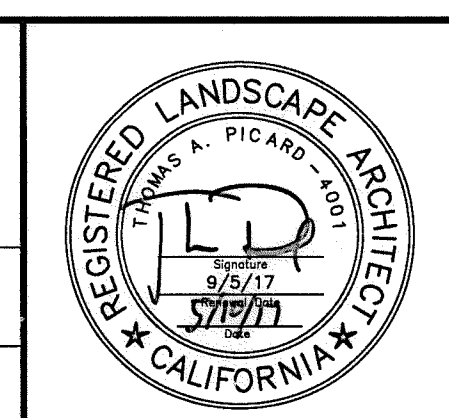
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

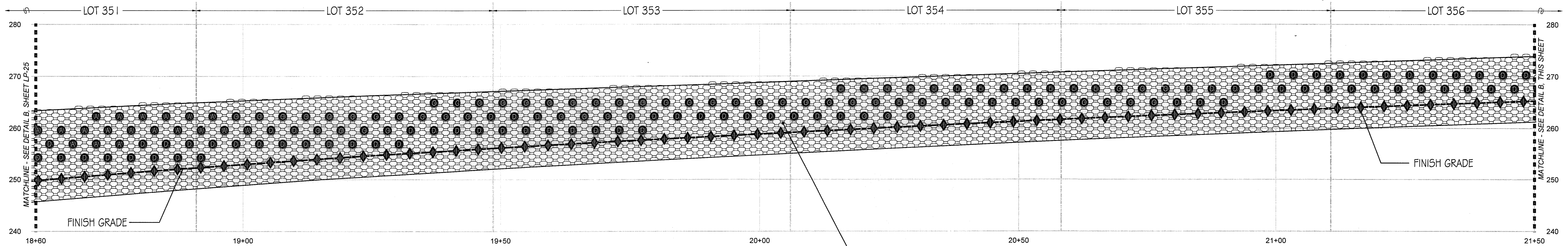


Tributary LA, Inc.

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

DATE:	10 APR '17
SCALE:	1" = 10'
JOB NO.:	15024
DRAWN BY:	T.P./T.G.
W.O. NO.:	OR-3001G

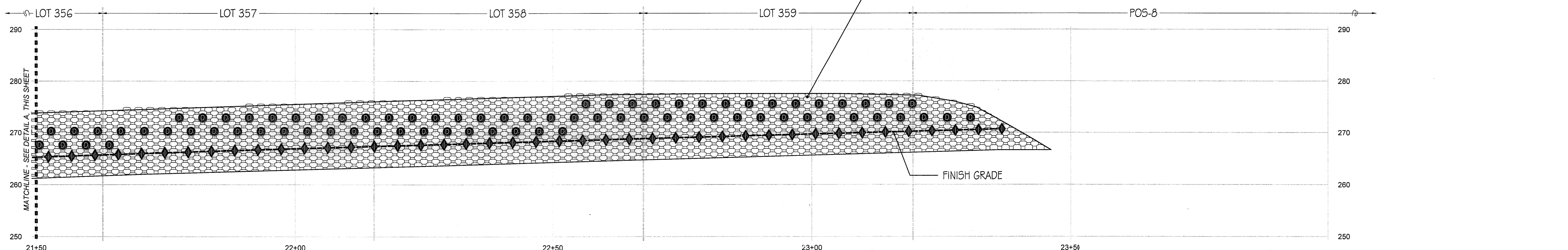
CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	CITY OF CHULA VISTA		Drawing No.	
Contractor		07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BRSS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOLDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (TYP) 1309 PER R.O.S. 1445) ELEV=529.319 (NAD83)	Horizontal		THOMAS A. PICARD				Approved: <i>Mary Rodley</i> Date: 5-15-17 Kelly Broughton Director of Development Services or designee.	MSE WALL PLANTING PLANS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 80 Sheet 80 of 88



A WALL #2 PROFILE - PLANTING (SEGMENT 4)

STA. 18+60 to 21+50 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

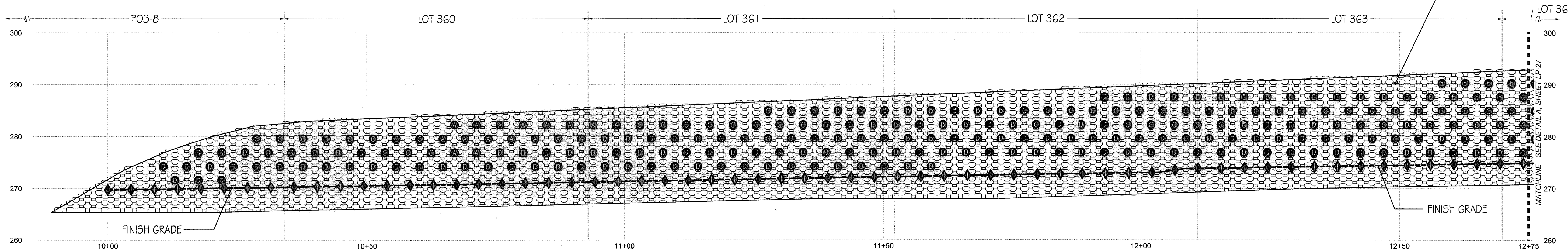
SCALE: 1" = 10'-0"



B WALL #2 PROFILE - PLANTING (SEGMENT 5)

STA. 21+50 to 23+37.09 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

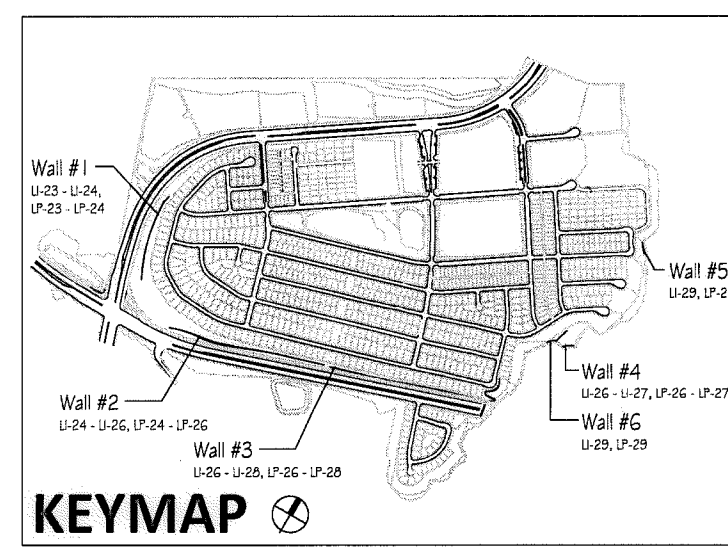
SCALE: 1" = 10'-0"



C WALL #3 PROFILE - PLANTING (SEGMENT 1)

STA. 10+00 to 12+75 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

SCALE: 1" = 10'-0"



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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

"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



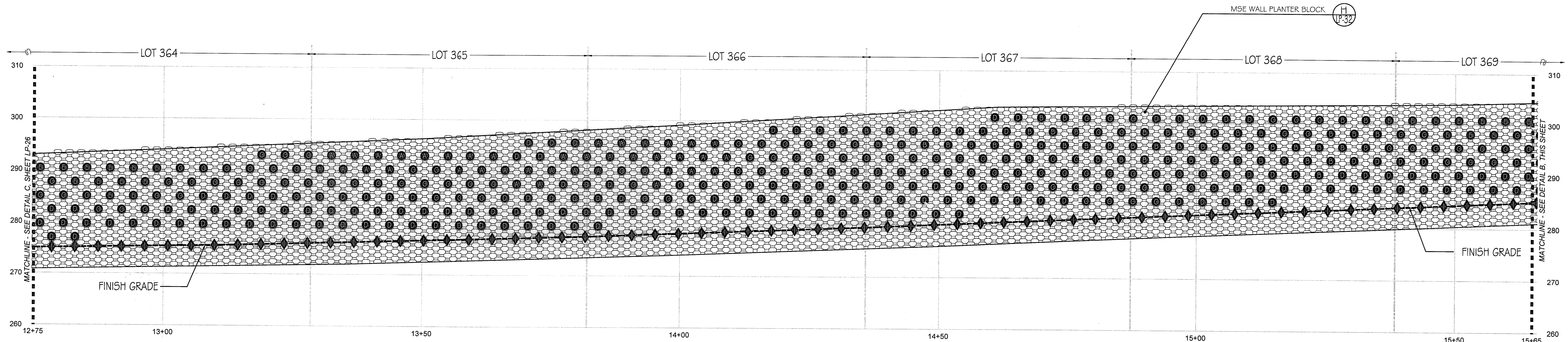
Tributary LA, Inc.

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

DATE: 10 APR '17
SCALE: 1" = 10'
JOB NO. 15024
DRAWN BY: T.P./T.G.
W.O. NO. OR-3001G

- Notes:
- 1) See Sheet LP-31 for wall specific plant palettes.
 - 2) Wall elevations correspond to station points referenced on Sheets LP-1 - LP-23.
 - 3) All MSE walls shown on the plan will be approved by separate permit

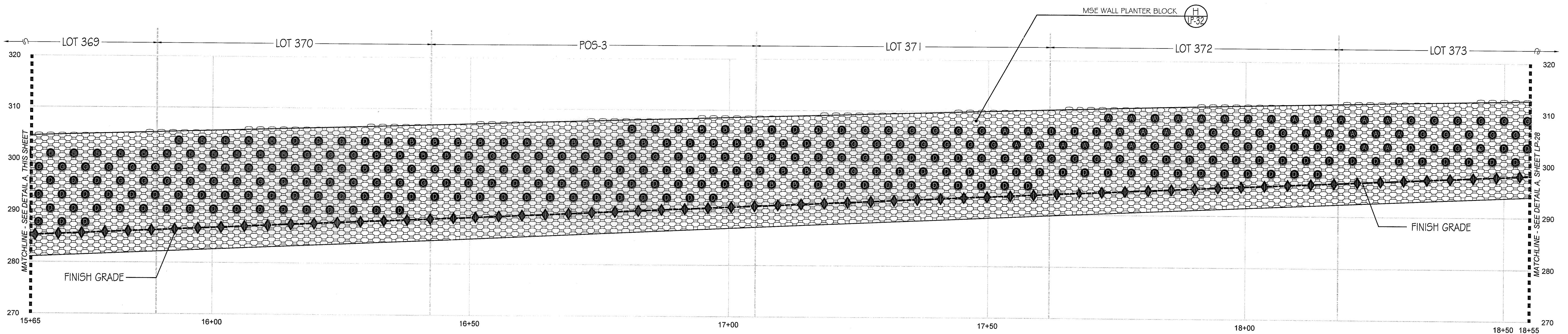
CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved:	Date:	CITY OF CHULA VISTA	Drawing No.	
Contractor _____	07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BRGS. DISK MARKED "SD CITY ENGR." IN 3/4" RCP PIPE LOCATION: 1.5 MILES 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. 1444) ELEV#529.319 (MWD 50)	Horizontal	Field _____	THOMAS A. PICARD	Plans Prepared Under Supervision Of _____	_____	_____	Mary Kadley	5-15-17	MSE WALL PLANTING PLANS FOR OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 81 Sheet 81 of 88



A WALL #3 PROFILE - PLANTING (SEGMENT 2)

STA. 12+75 TO 15+65 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

SCALE: 1" = 10'-0"

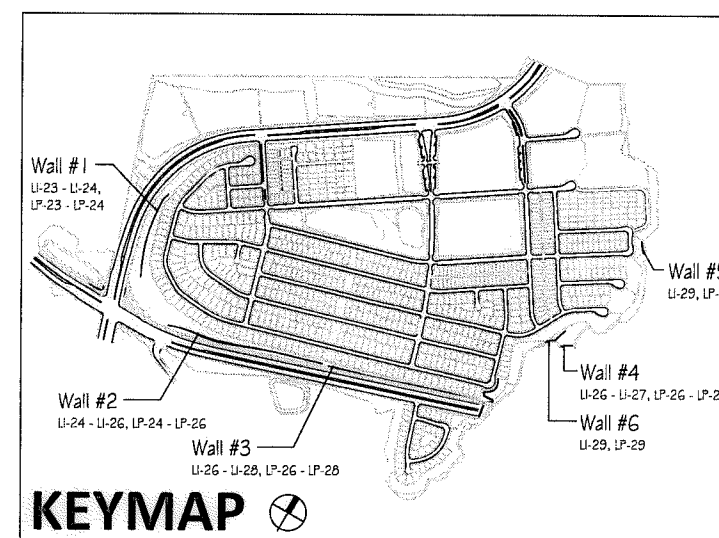


B WALL #3 PROFILE - PLANTING (SEGMENT 3)

STA. 15+65 TO 18+55 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

SCALE: 1" = 10'-0"

- Notes:
- 1) See Sheet LP-31 for wall specific plant palettes.
 - 2) Wall elevations correspond to station points referenced on Sheets LP-1 - LP-23.
 - 3) All MSE walls shown on the plan will be approved by separate permit.



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1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

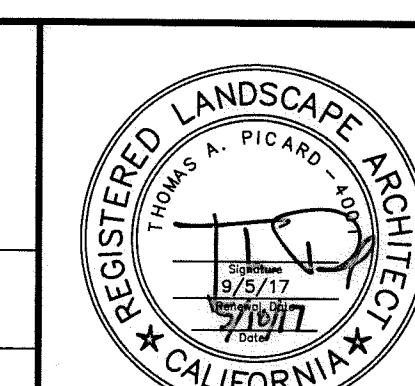
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



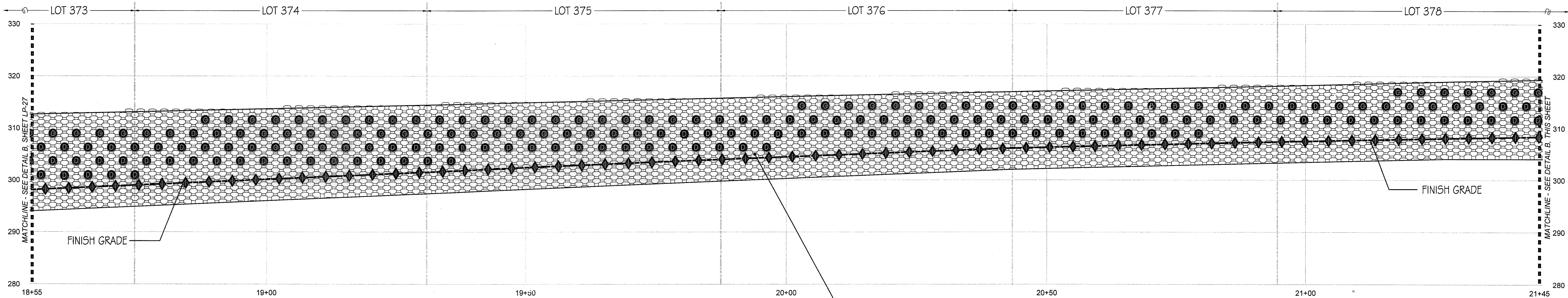
Tributary LA, Inc.

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

DATE:	10 APR '17
SCALE:	1" = 10'
JOB NO.:	15024
DRAWN BY:	T.P. / T.G.
W.O. NO.:	OR-3001G

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved: <i>Mary Bradley</i> Date: 5-15-17 Kelly Broughton Director of Development Services or designee.		CITY OF CHULA VISTA MSE WALL PLANTING PLANS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02		Drawing No.
Contractor		07039-01 - 07039-26	HUNSAKER & ASSOC.				BRASS DISK MARKED "50 CITY ENGR." IN 3/4" DIA. PIPE LOCATION: 1.5 MILES EAST OF INDIAN MAIN ST. & HERITAGE RD. IN ROCK MOUNTAIN 1102' EA. WEST OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (718) 1359 PER R.O.S. 1484) ELEV=629.319' (NAVD83)	Horizontal	Field	THOMAS A. PICARD				R.L.A. No. 4001			16050 - 82
Inspector								Vertical	Traffic							Sheet 82 of 88	
Date Completed								N/A								LP-28	

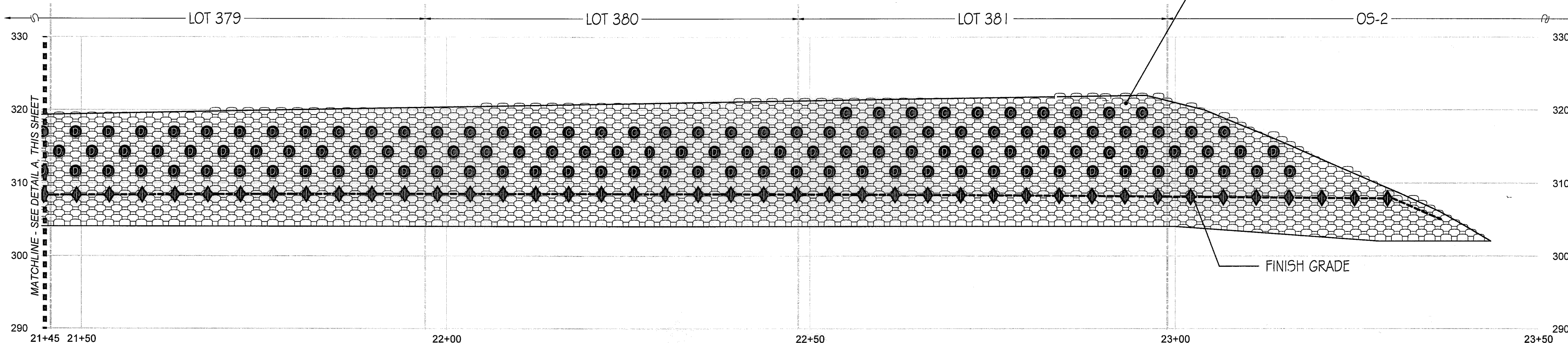
Print Date: 10 APR '17
Otay Ranch, Village 3 - Slope & Erosion Control



A WALL #3 PROFILE - PLANTING (SEGMENT 4)

STA. 18+55 to 21+45 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

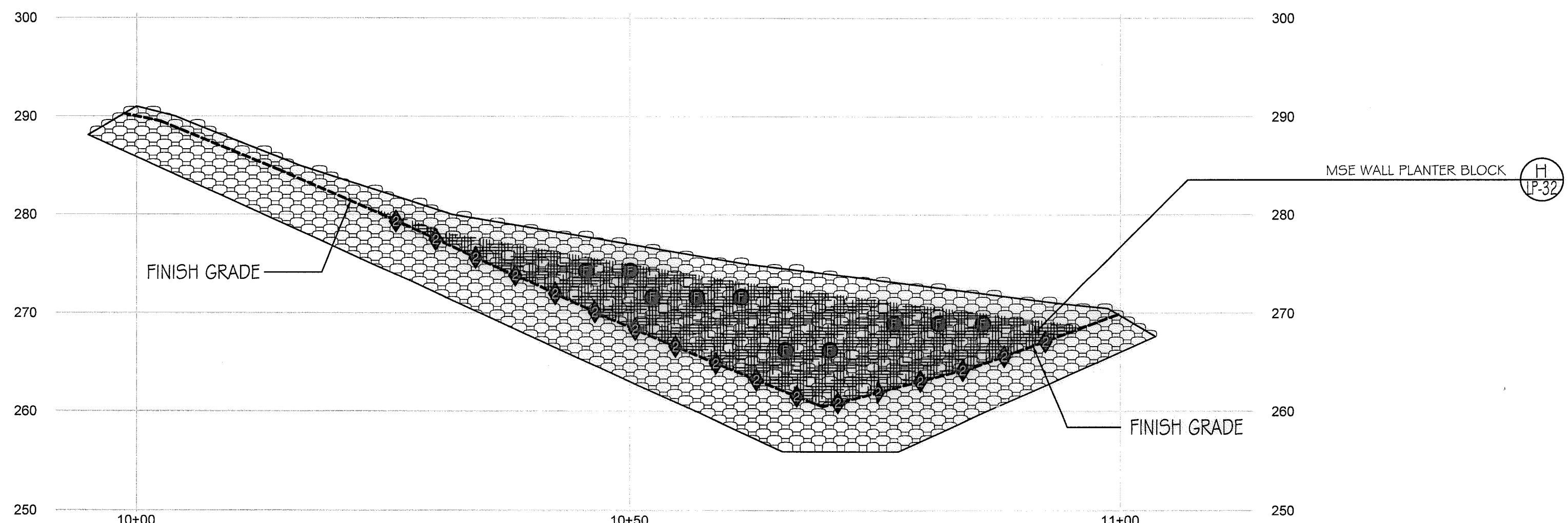
SCALE: 1" = 10'-0"



B WALL #3 PROFILE - PLANTING (SEGMENT 5)

STA. 21+45 to 23+50 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

SCALE: 1" = 10'-0"

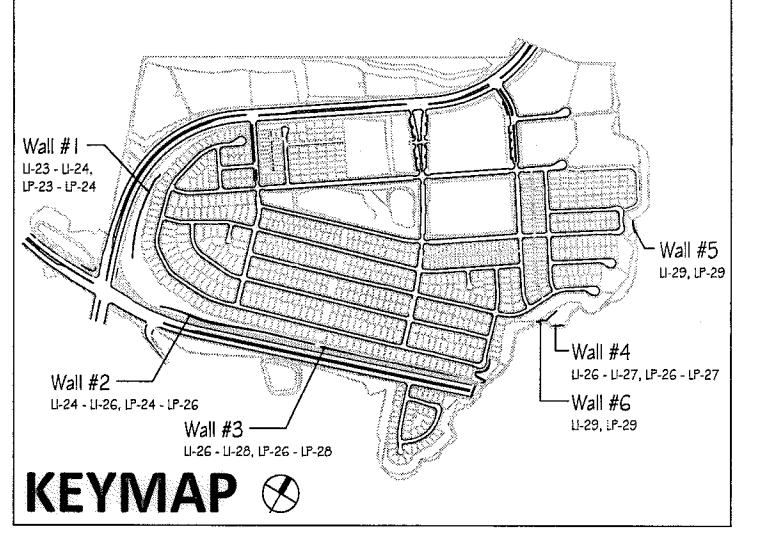


C WALL #4 PROFILE - PLANTING (SEGMENT 1)

STA. 10+00 to 10+98.72 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

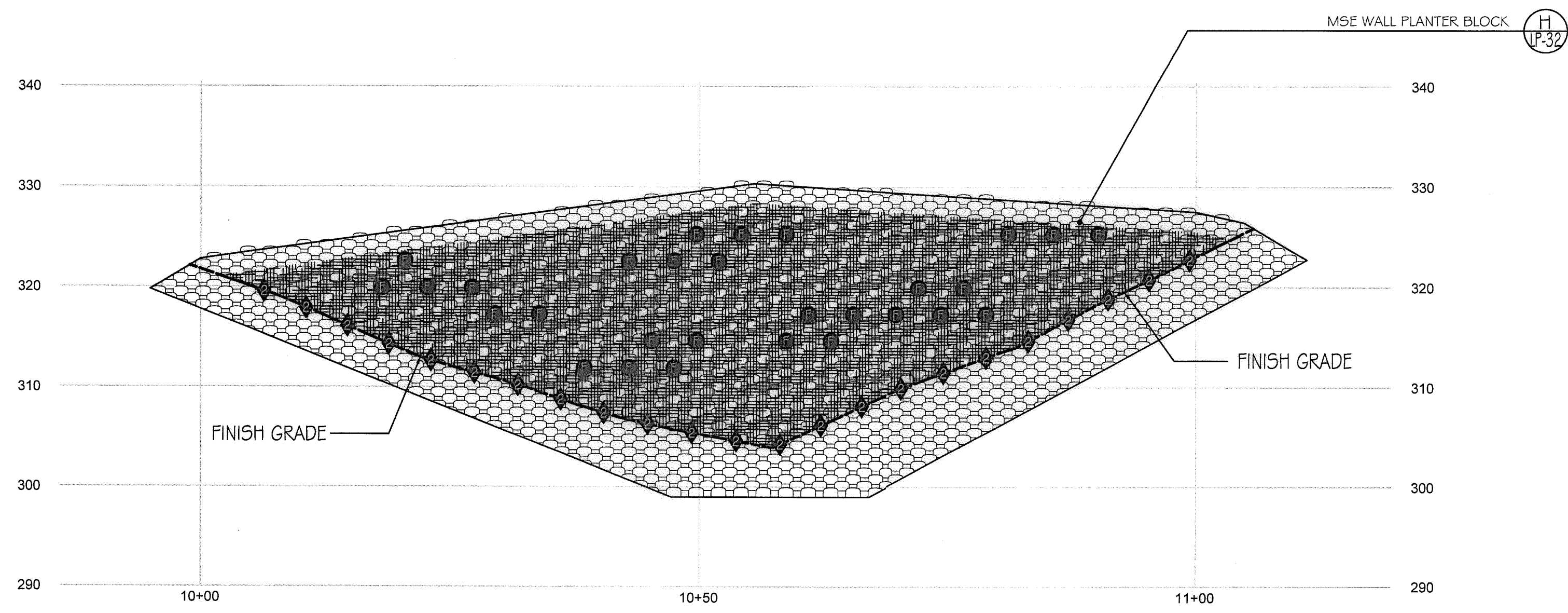
SCALE: 1" = 10'-0"

- Notes:
- 1) See Sheet LP-31 for wall specific plant palettes.
 - 2) Wall elevations correspond to station points referenced on Sheets LP-1 - LP-23.
 - 3) All MSE walls shown on the plan will be approved by separate permit

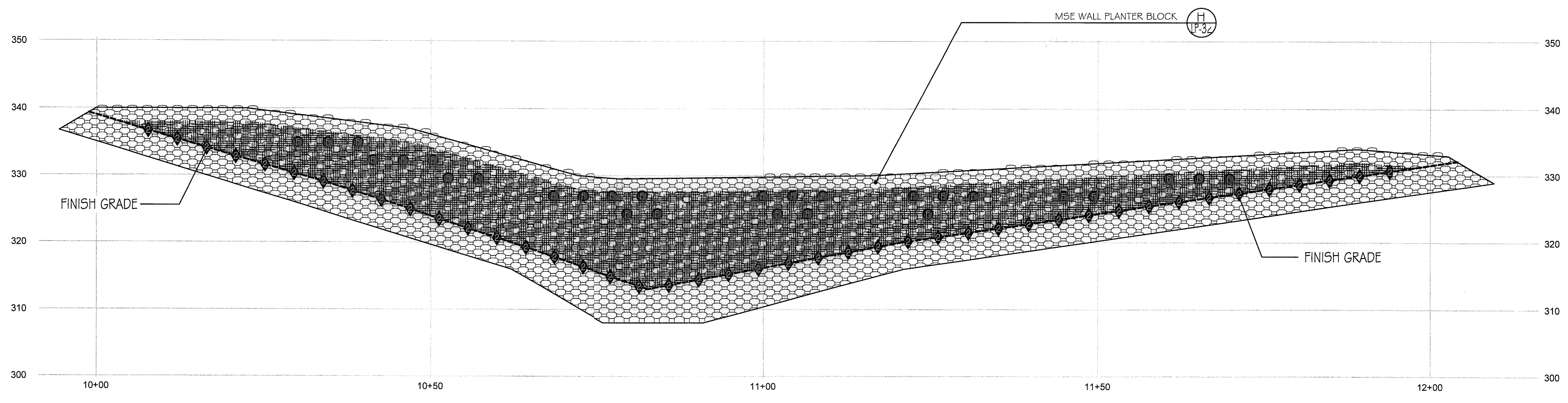


<p>IT'S THE LAW! DIAL BEFORE YOU DIG!</p> <p>CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING</p> <p>1-800-227-2600</p> <p>UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p> <p>BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600</p>	<p>"AS-BUILT"</p> <p>SIGNED: _____ DATE: _____</p> <p>PRINT NAME: _____ R.L.A. # _____</p> <p>DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____</p>	<p>REGISTERED LANDSCAPE ARCHITECT</p> <p>THOMAS A. PICARD ARCHITECT</p> <p>72751</p> <p>CALIFORNIA</p>	<p>Tributary LA, Inc.</p> <p>2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax</p>	<p>DATE: 10 APR '17</p>
				<p>SCALE: 1" = 10'</p>

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	CITY OF CHULA VISTA		Drawing No.	
Contractor _____		07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" DIA. PIPE. LOCATION: 1.5 MILES EAST OF INTER. OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PI# 1358 PER R.O.S. 148-1) ELEV=829.319' (NAVD 88)	Horizontal	Field	THOMAS A. PICARD				MSE WALL PLANTING PLANS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02		16050 - 83
Inspector _____								Vertical	Traffic	Plans Prepared Under Supervision Of			Approved: <i>Mary Radley</i> Date: 5-15-17 Kelly Broughton Director of Development Services or designee.	Sheet 83 of 88		
Date Completed _____								N/A					LP-29			

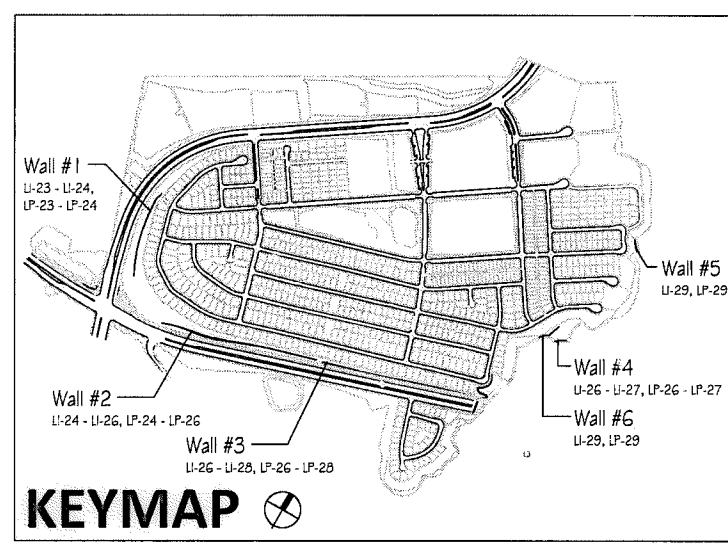


A) WALL #5 PROFILE - PLANTING (SEGMENT 1)
 STA. 10+00 to 11+04.86 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)
 SCALE: 1" = 10'-0"



B) WALL #6 PROFILE - PLANTING (SEGMENT 5)
 STA. 10+00 to 12+02.67 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)
 SCALE: 1" = 10'-0"

- Notes:
- 1) See Sheet LP-31 for wall specific plant palettes.
 - 2) Wall elevations correspond to station points referenced on Sheets LP-1 - LP-23.
 - 3) All MSE walls shown on the plan will be approved by separate permit



IT'S THE LAW!
 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

"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



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

DATE:	10 APR '17
SCALE:	1" = 10'
JOB NO.:	15024
DRAWN BY:	T.P./T.G.
W.O. NO.:	OR-3001G

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	CITY OF CHULA VISTA		Drawing No.	
Contractor		07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" HIGH TYPE. LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 150' EASTERLY OF PROMINENT 10" HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (774 1359 PER R.O.S. 148-1) ELEV=629.319' (NAVD 88)	Horizontal	Field	THOMAS A. PICARD	Plans Prepared Under Supervision Of			Approved: <i>Mary Radley</i> Date: 5-15-17 Kelly Broughton Director of Development Services or designee.	MSE WALL PLANTING PLANS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 84 Sheet 84 of 88

PLANTING LEGEND

Trees table with columns: Symbol, Qty, Size, Botanical Name, Common Name, Water Use, Comments. Includes plants like Strawberry Trees, Western Redbud, Australian Willow, etc.

Shrubs

Shrubs table with columns: Symbol, Qty, Size, Botanical Name, Common Name, Water Use, Comments. Includes plants like Yarrow, Century Plant, White String Century Plant, etc.

Groundcovers

Groundcovers table with columns: Symbol, Qty, Size, Botanical Name, Common Name, Water Use, Comments. Includes plants like Prostrate Acacia, Dwarf Coyote Bush, etc.

Ornamental Grasses

Ornamental Grasses table with columns: Symbol, Qty, Size, Botanical Name, Common Name, Water Use, Comments. Includes plants like California Meadow Sedge, Mexican Feather Grass.

MSE Walls

Shrubs

MSE Walls Shrubs table with columns: Symbol, Qty, Size, Botanical Name, Common Name, Water Use, Comments. Includes plants like San Miguel Coral Vine, Bougainvillea, etc.

HYDROSEED MIXES (Not for use in Wolf Canyon)

Hydroseed Mix 'A' - CFD Maintained Penmeter Slopes (Brush Management Zone # 1)

Hydroseed Mix 'A' table with columns: Symbol, Min.Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Includes plants like Camissonia cheiranthifolia, Coastal California Poppy, etc.

Hydroseed Mix 'B' - CFD Maintained Penmeter Slopes (Brush Management Zones # 2 & 3)

Hydroseed Mix 'B' table with columns: Symbol, Min.Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Includes plants like Camissonia cheiranthifolia, Eschscholzia maritima, etc.

HYDROSEED MIXES - Wolf Canyon Slopes

Hydroseed Mix 'C' - CFD Maintained Wolf Canyon Slopes (Brush Management Zone # 1)

Hydroseed Mix 'C' table with columns: Symbol, Min.Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Includes plants like Dichelostemma captatum, Distichlis spicata, etc.

Hydroseed Mix 'D' - CFD Maintained Wolf Canyon Slopes (Brush Management Zones # 2 & 3)

Hydroseed Mix 'D' table with columns: Symbol, Min.Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Includes plants like Achillea millefolium, Chaenactis glabruscula, etc.

Hydroseed Mix - MSE Walls

Hydroseed Mix - MSE Walls table with columns: Symbol, Min.Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Includes plants like Achillea millefolium, Ambrosia psilostachya, etc.

HYDROSEED MIXES - Bio-Basins

Hydroseed Mix 'E1' - CFD Maintained Bio-basin Slopes

Hydroseed Mix 'E1' table with columns: Symbol, Min.Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Includes plants like Achillea millefolium, Agrostis pallens, etc.

Hydroseed Mix 'E2' - CFD Maintained Bio-basin Floor

Hydroseed Mix 'E2' table with columns: Symbol, Min.Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Includes plants like Achillea millefolium, Acmespon glaber, etc.

HYDROSEED MIXES - Private and HOA Slopes

Hydroseed Mix 'F' - HOA & Privately Maintained Internal Slopes

Hydroseed Mix 'F' table with columns: Symbol, Min.Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Includes plants like Baileya multiradiata, Eschscholzia californica, etc.

Hydroseed Mix 'G' - Privately Maintained Temporary Retention Basin Slopes

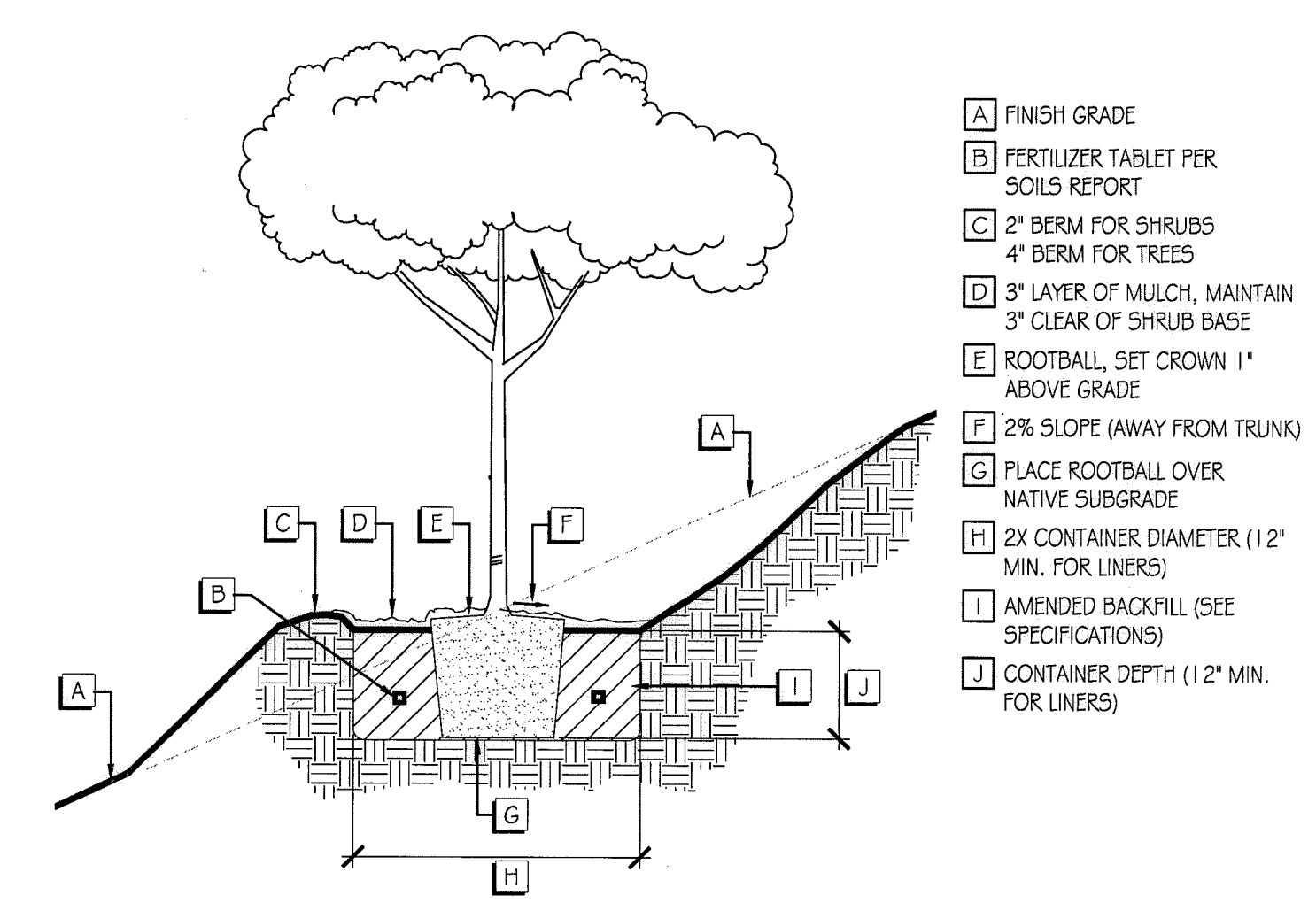
Hydroseed Mix 'G' table with columns: Symbol, Min.Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Includes plants like Artemisia douglasiana, Lasthena californica, etc.

Hydroseed application requires the following materials:

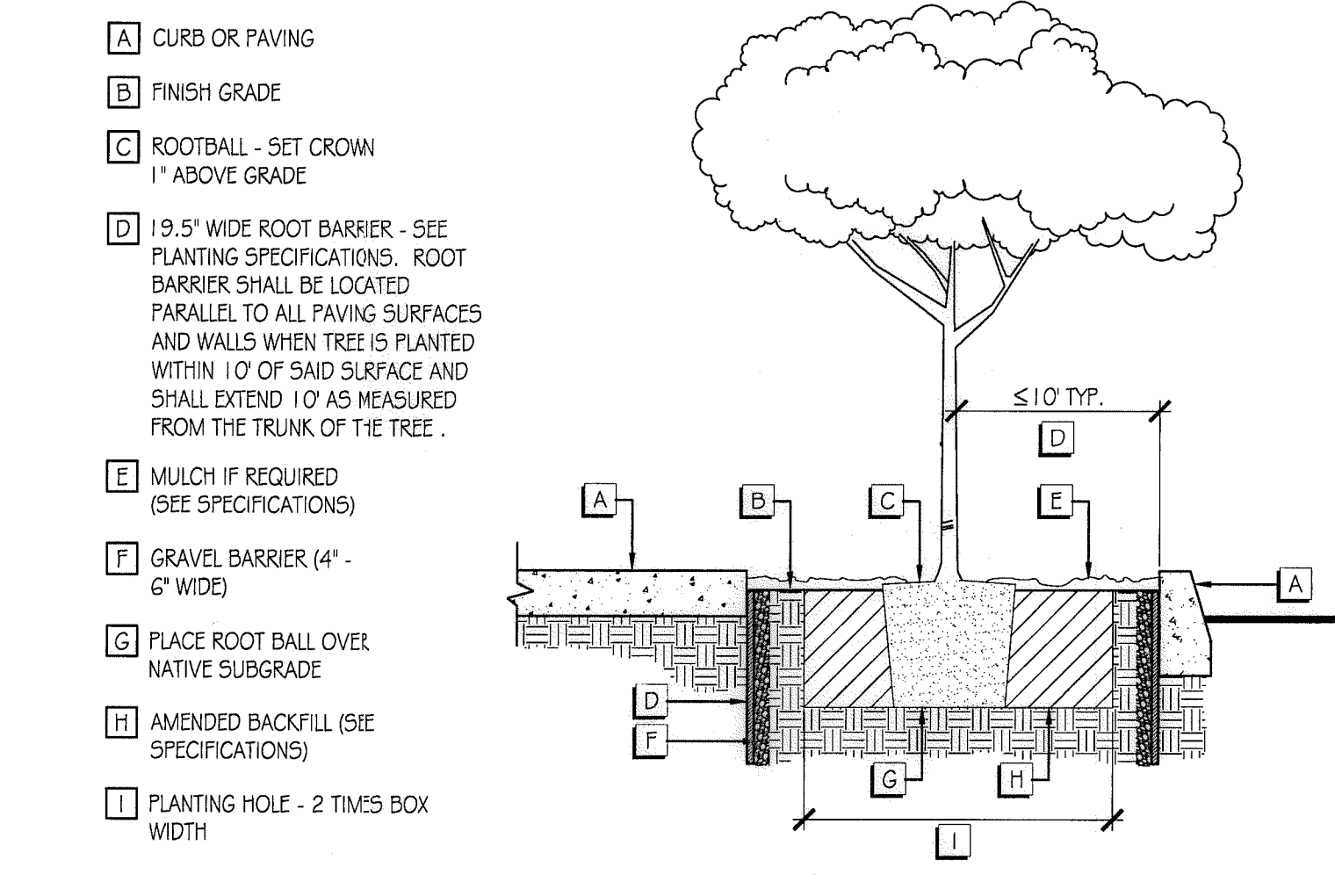
Table listing materials for hydroseed application: Product, Application Rate, Note. Includes Promatrix BFM, Hydroprost Premium Compost, Biosol Forte 7-2-1 Organic fertilizer, etc.

Professional stamps and notices including 'IT'S THE LAW! DIAL BEFORE YOU DIG!', 'REGISTERED LANDSCAPE ARCHITECT', and 'Tributary LA, Inc. Landscape Architecture and Planning'.

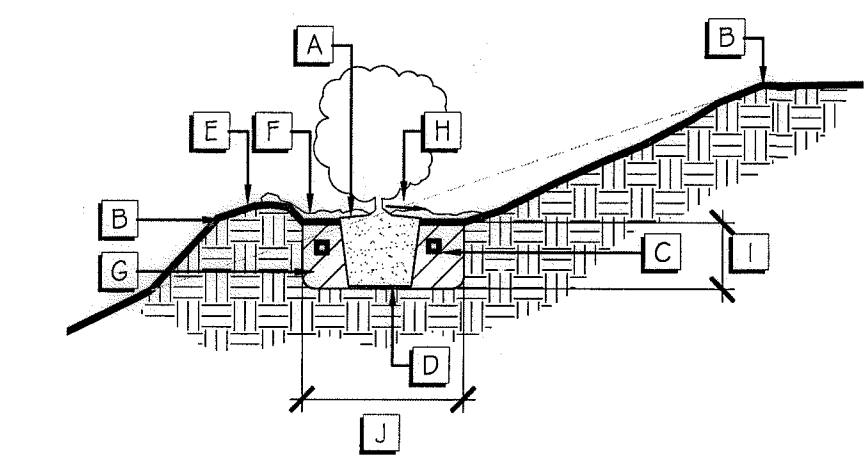
CONSTRUCTION RECORD table with columns: CONTRACTOR, REFERENCES, BY, REVISIONS, Date, App'd, BENCH MARK, SCALE, Office, Designed By, Drawn By, Checked By, Plans Originally Approved, CITY OF CHULA VISTA, Drawing No.



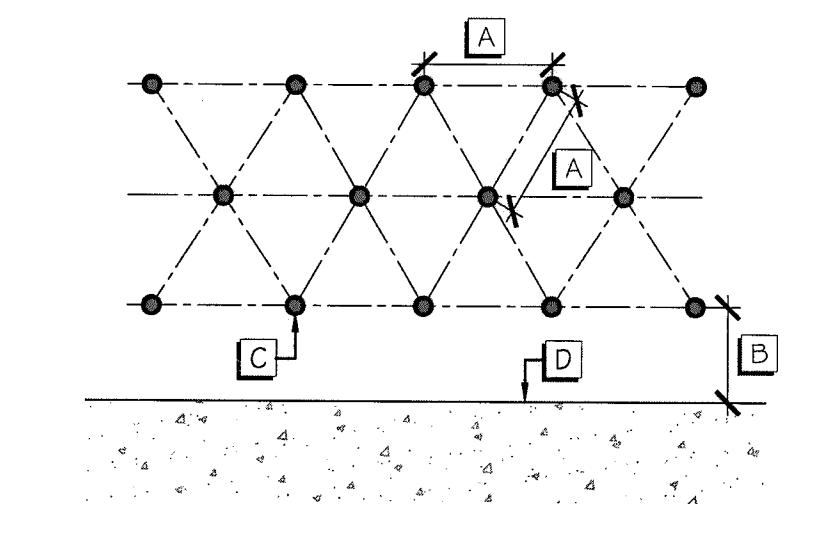
- A FINISH GRADE
- B FERTILIZER TABLET PER SOILS REPORT
- C 2" BERM FOR SHRUBS 4" BERM FOR TREES
- D 3" LAYER OF MULCH, MAINTAIN 3" CLEAR OF SHRUB BASE
- E ROOTBALL, SET CROWN 1" ABOVE GRADE
- F 2% SLOPE (AWAY FROM TRUNK)
- G PLACE ROOTBALL OVER NATIVE SUBGRADE
- H 2X CONTAINER DIAMETER (12" MIN. FOR LINERS)
- I AMENDED BACKFILL (SEE SPECIFICATIONS)
- J CONTAINER DEPTH (12" MIN. FOR LINERS)



- A CURB OR PAVING
- B FINISH GRADE
- C ROOTBALL - SET CROWN 1" ABOVE GRADE
- D 19.5" WIDE ROOT BARRIER - SEE PLANTING SPECIFICATIONS. ROOT BARRIER SHALL BE LOCATED PARALLEL TO ALL PAVING SURFACES AND WALLS WHEN TREE IS PLANTED WITHIN 10' OF SAID SURFACE AND SHALL EXTEND 10' AS MEASURED FROM THE TRUNK OF THE TREE.
- E MULCH IF REQUIRED (SEE SPECIFICATIONS)
- F GRAVEL BARRIER (4" - 6" WIDE)
- G PLACE ROOT BALL OVER NATIVE SUBGRADE
- H AMENDED BACKFILL (SEE SPECIFICATIONS)
- I PLANTING HOLE - 2 TIMES BOX WIDTH



- A ROOTBALL, SET CROWN 1" ABOVE GRADE
- B FINISH GRADE
- C FERTILIZER TABLET PER SOILS REPORT
- D PLACE ROOTBALL OVER NATIVE SUBGRADE
- E 2" BERM FOR SHRUBS
- F 3" LAYER OF MULCH, MAINTAIN 3" CLEAR OF SHRUB BASE
- G AMENDED BACKFILL (SEE SPECIFICATIONS)
- H 2% SLOPE (AWAY FROM TRUNK)
- I CONTAINER DEPTH (12" MIN. FOR LINERS)
- J 2X CONTAINER DIAMETER (12" MIN. FOR LINERS)



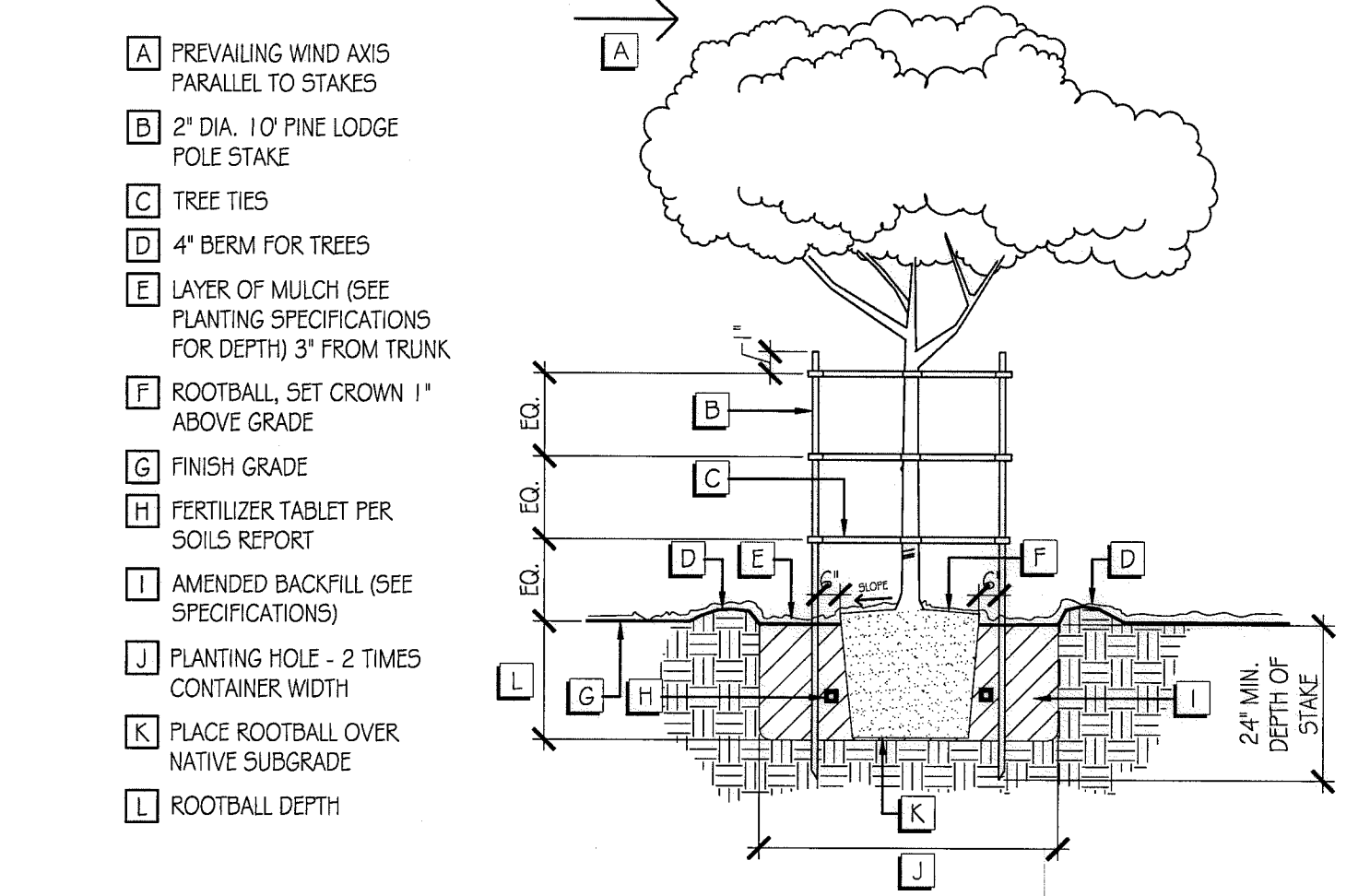
- A VARIES, SEE PLANS FOR SPECIFIED ON-CENTER SPACING
- B VARIES, SHALL BE ONE-HALF THE SPECIFIED ON-CENTER SPACING
- C CENTER OF SHRUB
- D HEADER, CURB, PAVED SURFACE, ETC.

A SLOPE TREE PLANTING N.T.S.

B ROOT BARRIER N.T.S.

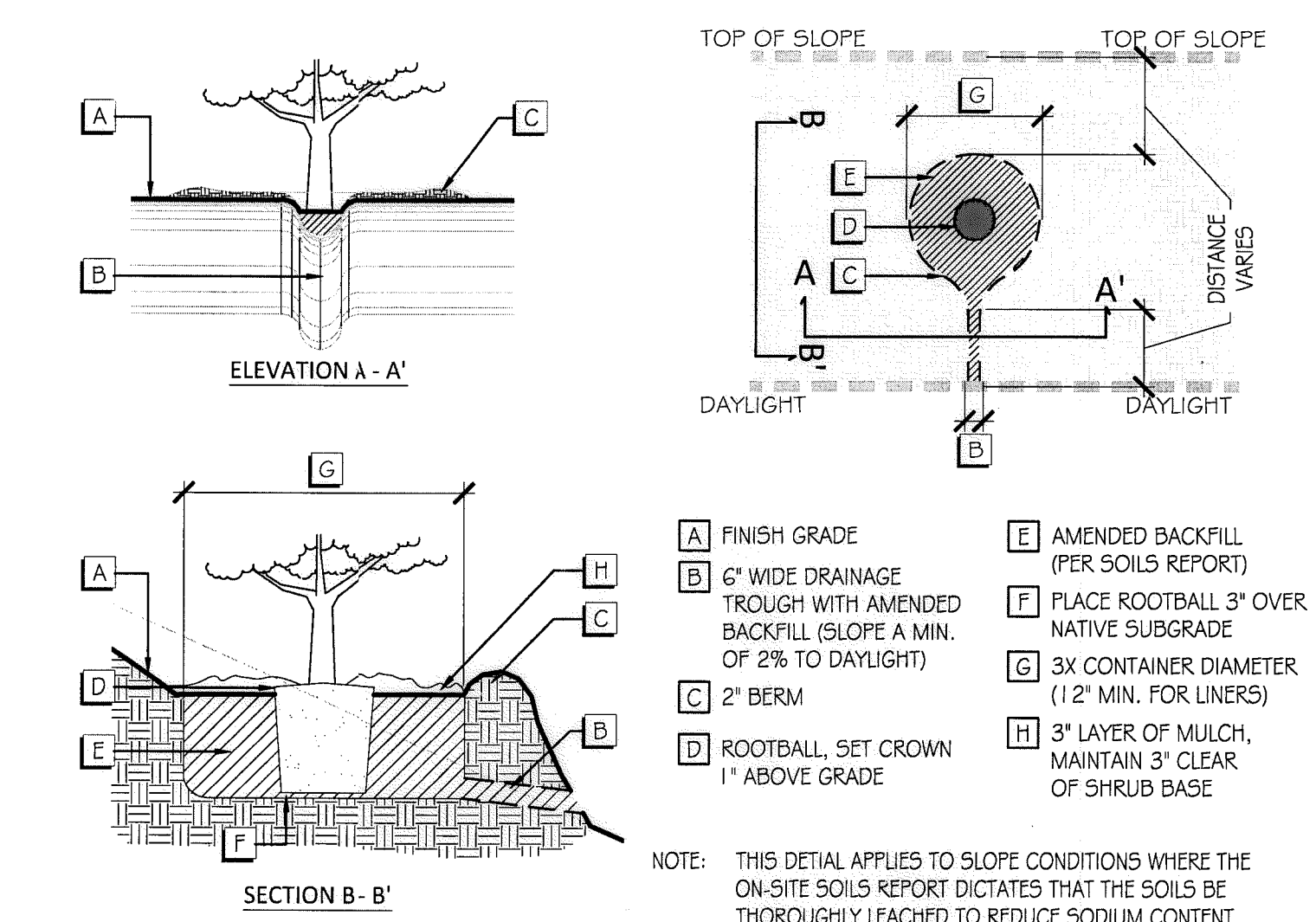
C SLOPE SHRUB PLANTING N.T.S.

D GROUND COVER SPACING N.T.S.



- A PREVAILING WIND AXIS PARALLEL TO STAKES
- B 2" DIA. 10' PINE LODGE POLE STAKE
- C TREE TIES
- D 4" BERM FOR TREES
- E LAYER OF MULCH (SEE PLANTING SPECIFICATIONS FOR DEPTH) 3" FROM TRUNK
- F ROOTBALL, SET CROWN 1" ABOVE GRADE
- G FINISH GRADE
- H FERTILIZER TABLET PER SOILS REPORT
- I AMENDED BACKFILL (SEE SPECIFICATIONS)
- J PLANTING HOLE - 2 TIMES CONTAINER WIDTH
- K PLACE ROOTBALL OVER NATIVE SUBGRADE
- L ROOTBALL DEPTH

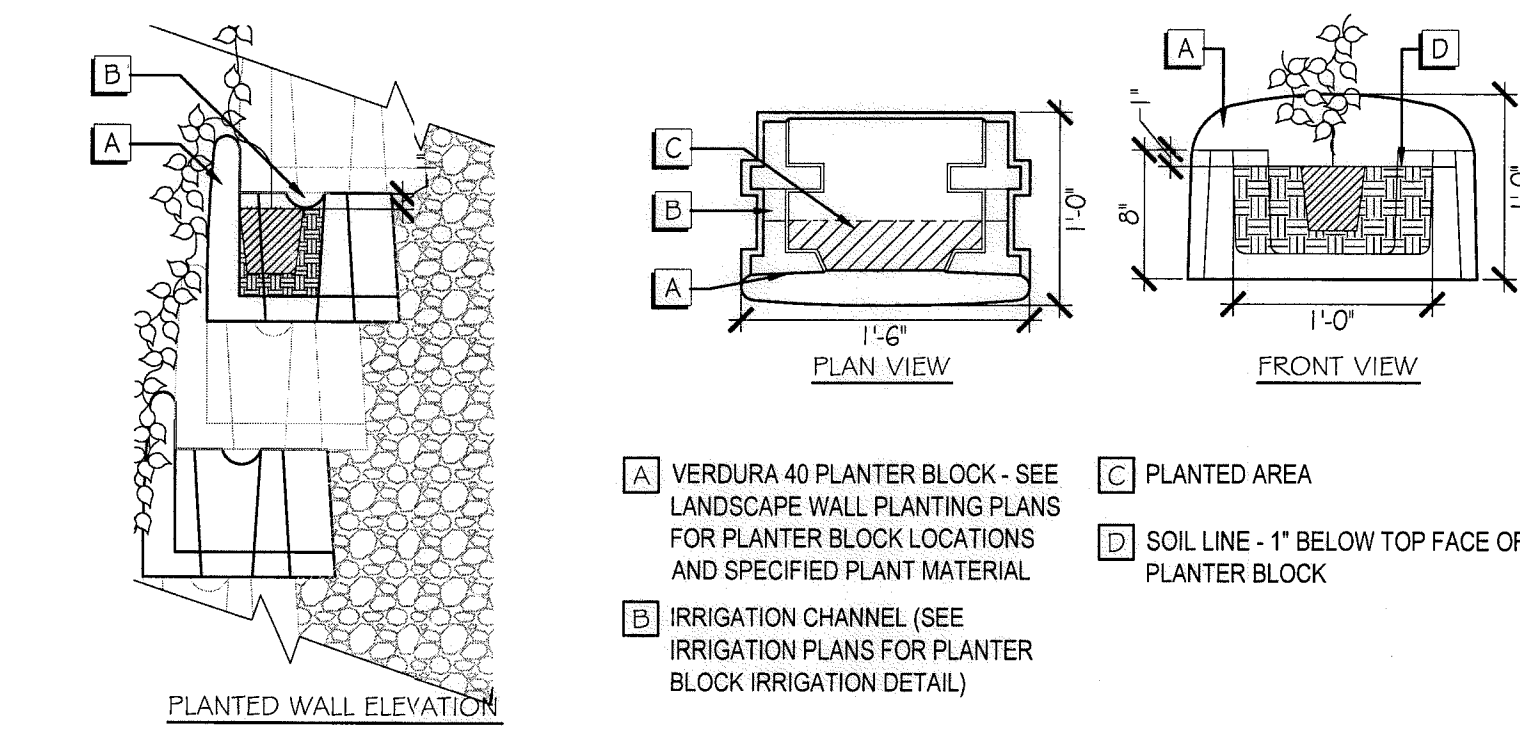
E TREE PLANTING AND STAKING N.T.S.



- A FINISH GRADE
- B 6" WIDE DRAINAGE TROUGH WITH AMENDED BACKFILL (SLOPE A MIN. OF 2% TO DAYLIGHT)
- C 2" BERM
- D ROOTBALL, SET CROWN 1" ABOVE GRADE
- E AMENDED BACKFILL (PER SOILS REPORT)
- F PLACE ROOTBALL 3" OVER NATIVE SUBGRADE
- G 3X CONTAINER DIAMETER (12" MIN. FOR LINERS)
- H 3" LAYER OF MULCH, MAINTAIN 3" CLEAR OF SHRUB BASE

NOTE: THIS DETAIL APPLIES TO SLOPE CONDITIONS WHERE THE ON-SITE SOILS REPORT DICTATES THAT THE SOILS BE THOROUGHLY LEACHED TO REDUCE SODIUM CONTENT

F ALTERNATE SLOPE PLANTING N.T.S.



- A VERDURA 40 PLANTER BLOCK - SEE LANDSCAPE WALL PLANTING PLANS FOR PLANTER BLOCK LOCATIONS AND SPECIFIED PLANT MATERIAL
- B IRRIGATION CHANNEL (SEE IRRIGATION PLANS FOR PLANTER BLOCK IRRIGATION DETAIL)
- C PLANTED AREA
- D SOIL LINE - 1" BELOW TOP FACE OF PLANTER BLOCK

H MSE WALL PLANTER BLOCK N.T.S.

G NOT ASSIGNED

BRUSH MANAGEMENT MAINTENANCE CRITERIA

DEFINITION: A BRUSH MANAGEMENT AREA FROM THE PERIMETER STRUCTURES EXTENDING OUTWARDS TOWARDS PRESERVE AREAS. ALL BRUSH MANAGEMENT ZONES AND RELATED FUEL MODIFICATION ACTIVITIES SHALL OCCUR OUTSIDE OF THE PRESERVE.

- GENERAL CRITERIA:
- VEGETATION INCLUDED ON THE PROHIBITED PLANT LIST (ATTACHMENT 3) IS PROHIBITED IN ANY FUEL MODIFICATION ZONE.
 - ALL PLANT AND SEED MATERIAL IN ZONES 1 AND 2 TO BE LOCALLY SOURCED TO THE GREATEST EXTENT POSSIBLE TO AVOID GENETICALLY COMPROMISING THE EXISTING PRESERVE VEGETATION.
 - PLANT 50%-70% OF THE OVERALL FUEL MODIFICATION ZONE WITH DEEP ROOTING PLANT MATERIAL.
 - MAINTAIN ALL PLANT MATERIAL IN IRRIGATED ZONES IN A HYDRATED CONDITION.
 - REMOVE DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING FROM THE SITE. EXCEPT FOR LARGER WOODY DEBRIS THAT MAY BE CHIPPED AND LEFT ON SITE FOR WEED AND EROSION CONTROL.
 - HEDGING OF SHRUBS IS PROHIBITED.
 - ALL TREES MUST BE LIMBED TO SIX FEET OR 3X THE HEIGHT OF UNDERSTORY PLANTS, WHICHEVER IS GREATER.
 - PLANT SHRUBS IN CLUSTERS NOT EXCEEDING A TOTAL OF 400 SQUARE FEET.
 - PROVIDE A DISTANCE OF NO LESS THAN THE WIDTH OF THE LARGEST SHRUB'S MATURE SPREAD BETWEEN EACH SHRUB CLUSTER.
 - PROVIDE "AVENUES" DEVOID OF SHRUBS A MINIMUM WIDTH OF 6 FEET AND SPACED A DISTANCE OF 200 LINEAR FEET ON CENTER TO PROVIDE A CLEAR ACCESS ROUTE FROM TOE OF SLOPE TO TOP OF SLOPE.
 - COMBUSTIBLE MATERIALS, INCLUDING CHIPPED BIOMASS, BARK, WOOD CHIPS SHOULD BE NO CLOSER THAN 30 FEET TO STRUCTURES UNLESS OF SIZE AND TYPE SHOWN TO REDUCE POTENTIAL IGNITIONS.
 - PROVIDE A MINIMUM 30 FOOT DISTANCE BETWEEN MATURE CANOPIES ON SLOPES THAT EXCEED 40%.

ZONE 2: DEFINITION: ALL PUBLIC AND PRIVATE AREAS LOCATED BETWEEN THE FIRST 50' FROM THE MSCP EDGE OR THE OUTSIDE EDGE OF ZONE 1 AND 50' OUTWARD TO 100'. PER THIS FPP, THESE AREAS MAY BE LOCATED ON PUBLIC SLOPES, PRIVATE OPEN-SPACE LOTS, PUBLIC STREETS, AS DEFINED IN THE LANDSCAPE FUEL MANAGEMENT EXHIBITS.

- CRITERIA:
- UTILIZE TEMPORARY IRRIGATION TO ENSURE THE ESTABLISHMENT OF VEGETATION INTENDED TO STABILIZE THE SLOPES AND MINIMIZE EROSION.
 - TREES MAY BE LOCATED WITHIN THIS ZONE, PROVIDED THEY ARE PLANTED IN CLUSTERS OF NO MORE THAN THREE. A MINIMUM DISTANCE OF NO LESS THAN 30 FEET SHALL BE MAINTAINED BETWEEN THE TREE CLUSTER'S MATURE CANOPIES.
 - ONLY THOSE TREES ON THE APPROVED PLANT LIST AND THOSE APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR AS NOT BEING INVASIVE SHALL BE PERMITTED WITHIN THIS ZONE.
 - 100% OF ALL GROUND COVER AND SPRAWLING VINE MASSES SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 36 INCHES.
 - SHRUBS MAY BE PLANTED IN CLUSTERS NOT EXCEEDING A TOTAL OF 400 SQ. FT.
 - PROVIDE A DISTANCE OF NO LESS THAN THE WIDTH OF THE LARGEST SHRUB'S MATURE SPREAD BETWEEN EACH SHRUB CLUSTER.
 - PROVIDE "AVENUE" DEVOID OF SHRUBS A MINIMUM WIDTH OF 6 FEET AND SPACED A DISTANCE OF 200 LINEAR FEET ON CENTER TO PROVIDE A CLEAR ACCESS ROUTE FROM TOE OF SLOPE TO TOPE OF SLOPE.
 - WHEN SHRUBS OR OTHER PLANTS ARE PLANTED UNDERNEATH TREES, THE TREE CANOPY SHALL BE MAINTAINED AT A HEIGHT NO LESS THAN THREE TIMES THE SHRUB OR OTHER PLANTS MATURE HEIGHT (BREAK UP ANY FIRE LADDERING EFFECT).
 - HEDGING OF SHRUBS IS PROHIBITED.

ZONE 1: DEFINITION: ALL PUBLIC AND PRIVATE AREAS LOCATED BETWEEN ZONE 2 AND 10' FROM THE MSCP OR A STRUCTURE'S EDGE AND 50' OUTWARD. THESE AREAS MAY BE LOCATED ON PUBLIC SLOPES, PRIVATE OPEN-SPACE LOTS, PUBLIC STREETS, AS DEFINED IN THE LANDSCAPE FUEL MODIFICATION EXHIBITS.

ZONE 1 CRITERIA:

- PROVIDE A PERMANENT IRRIGATION SYSTEM WITHIN THIS IRRIGATED WET ZONE.
- ONLY THOSE TREES ON THE APPROVED PLANT LIST AND THOSE APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR AS NOT BEING INVASIVE ARE PERMITTED WITHIN THIS ZONE.
- TREE LIMBS SHALL NOT ENROACH WITHIN 10' OF A STRUCTURE OR CHIMNEY, INCLUDING OUTSIDE BARBECUES OR FIREPLACES.
- PROVIDE A MINIMUM OF 10' BETWEEN TREE CANOPIES.

<p>IT'S THE LAW! DIAL BEFORE YOU DIG!</p> <p>CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p>	<p>"AS-BUILT"</p>			<p>DATE: 10 APR '17</p> <p>SCALE: N/A</p> <p>JOB NO. 15024</p> <p>DRAWN BY: T.P./T.G.</p> <p>W.O. NO. OR-3001G</p>
	<p>SIGNED: _____</p> <p>PRINT NAME: _____</p> <p>DISCIPLINE: LANDSCAPE ARCHITECT</p>	<p>DATE: _____</p> <p>R.L.A. # _____</p> <p>REGIST. EXP. _____</p>		

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved: <i>Mary Kelly</i> Date: 5-17-17	CITY OF CHULA VISTA	Drawing No.	
Contractor		07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BRSS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE LOCATION: 1.5 MILES EAST OF INTER. OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (TYP. 1300 PER R.O.S. 1481) ELEV=629.319' (NAVD85)	Horizontal N/A Vertical N/A	Field Traffic	THOMAS A. PICARD	Plans Prepared Under Supervision Of			Kelly Broughton Director of Development Services or designee.	LANDSCAPE PLANTING DETAILS + BRUSH MANAGEMENT CRITERIA FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 86 Sheet 86 of 88

LANDSCAPE PLANTING SPECIFICATION
I. GENERAL CONDITIONS


- A. DEFINITIONS:
 - GOVERNING MUNICIPALITY: CITY OF CHULA VISTA
 - GOVERNING WATER DISTRICT: THE OTAY WATER DISTRICT
 - PROJECT OWNER: HOMEFED CORPORATION
 - CIVIL ENGINEER: HUNSAKER & ASSOCIATES
 - SOILS ENGINEER: GEOCON, INC.
 - LANDSCAPE ARCHITECT: TRIBUTARY LA, INC.
- B. SCOPE OF SERVICES:
 - 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.
 - 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.
 - 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 PROJECTS APPEARANCE.
 - 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
 - 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.
 - 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.
 - ALL WORK MUST BE IN COMPLIANCE WITH THE CITY OF CHULA VISTA'S LANDSCAPE MANUAL DATED NOVEMBER 1994 AND THE DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS, 1997 CONSTRUCTION STANDARDS.
 - THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREEN BOOK", 2000 EDITION AND ASSOCIATED SUPPLEMENTS.
- D. LANDSCAPE CONTRACTOR'S RESPONSIBILITIES
 - 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.
 - 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.
 - 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.
 - 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.
 - THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS AND FEES, REQUIRED BY THE LOCAL GOVERNING AGENCIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTIES, RIGHT-OF-WAYS, EASEMENTS, SETBACKS OR ANY OTHER LEGAL PROPERTY RESTRICTION.
 - THE PRIME LANDSCAPE CONTRACTOR SHALL ACCEPT THE RESPONSIBILITY FOR ALL OF THEIR SUBCONTRACTORS AND PERFORM ALL WORK, COORDINATION AND SUPERVISION, AS REQUIRED TO COMPLETE THE CONTRACT.
 - 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.
 - THERE SHALL BE NO DOCUMENTATION IN THE GENERAL CONTRACT THAT CREATES ANY CONTRACTUAL RELATIONSHIP BETWEEN THE OWNER AND SUBCONTRACTOR.
 - THE CONTRACTOR SHALL SUBMIT THE NAME AND BACKGROUND EXPERIENCE OF THE PROPOSED FOREMAN/SUPERVISOR FOR THIS JOB.
 - 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.
 - THE CONTRACTOR SHALL COMMENCE SELECTION AND VERIFY THE AVAILABILITY OF ALL NECESSARY PLANT MATERIAL UPON AWARD OF CONTRACT.
 - THE CONTRACTOR SHALL ARRANGE THE ACQUISITION OF ANY NECESSARY DEPOSITS TO SET ASIDE MATERIALS (EITHER BY OWNER OR BY CONTRACTOR), AS SOON AS POSSIBLE.
 - 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.
 - THE CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND FEES TO COMPLETE THE WORK.
 - ALL PLANT MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE MAINTAINED IN A PRIME CONDITION UNTIL FINAL ACCEPTANCE.
 - WORK SHALL BE PERFORMED WHEN WEATHER CONDITIONS PERMIT PROPER AND SATISFACTORY RESULTS.
- E. CONTRACTOR'S INSURANCE
 - THE CONTRACTOR SHALL CARRY THE WORKMAN'S COMPENSATION, GENERAL LIABILITY AND PROPERTY DAMAGE INSURANCE. IF AN EMERGENCY THREATENS THE SAFETY OF LIFE, WORK OR ADDING PROPERTY, THE CONTRACTOR HEREBY INSTRUCTED TO ACT AT THEIR DISCRETION TO PREVENT SUCH LOSS OR INJURY AND SHALL MAINTAIN THE MINIMUM LIABILITY INSURANCE COVERAGE DURING THE CONTRACT PERIOD:
 - BODILY INJURY: \$250,000.00 PER INDIVIDUAL OCCURRENCE
 - PROPERTY DAMAGE: \$250,000.00 PER INDIVIDUAL OCCURRENCE
 - 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.
 - 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
 - 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.
 - 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.
 - 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.
 - ALL CONSTRUCTION ITEMS SHALL BE LOCATED AS DIMENSIONED ON THE PLANS, UNLESS OTHERWISE INDICATED IN NOTES, DETAILS, LEGENDS AND SPECIFICATIONS.
 - DIMENSIONS SHALL BE TAKEN FROM THE VERTICAL IMPROVEMENTS UNLESS OTHERWISE NOTED ON PLANS.
 - THE PLANTING DESIGN, AS INDICATED ON THE PLANS IS DIAGRAMMATIC. SCALE DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL SITE DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK.
 - UNDER NO CIRCUMSTANCES SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, ELEVATIONS, SECTIONS OR DETAILS FROM THESE PLANS.
 - WHERE NO CONSTRUCTION DETAIL ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE CONSISTENT WITH SIMILAR WORK, AS SHOWN WITHIN THESE PLANS.
 - 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
 - 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.
 - 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
 - ALL LANDSCAPE MATERIALS SHALL BE SHIPPED WITH CERTIFICATE OF INSPECTIONS, AS REQUIRED BY THE GOVERNING AGENCIES.
 - 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.
 - 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.
 - WHERE FORMAL ARRANGEMENTS OR WHERE CONSECUTIVE ORDER OF TREES OR SHRUBS ARE SPECIFIED, SELECT PLANT MATERIAL WITH A UNIFORM HEIGHT, SPREAD AND APPEARANCE.
 - 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.
 - 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.
 - THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL REJECTED PLANT MATERIAL FROM THE JOB SITE.
- I. SUBMITTALS
 - SOIL'S ANALYSIS
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE OWNER'S REPRESENTATIVE WITH AN AGRICULTURAL SUITABILITY TEST FOR ON-SITE TOP SOIL PRIOR TO ORDERING SOIL AMENDMENTS AND FERTILIZER, AS DESCRIBED:
 - AFTER COMPLETION OF THE GRADING OPERATIONS, TAKE FOUR SAMPLES OF ON-SITE SOIL, AT A DEPTH OF SIX TO TWELVE INCHES, WITHIN THE PROPOSED PLANTING AREAS. SAMPLES SHOULD BE TAKEN FROM COMPLETELY DIFFERENT LOCATIONS ON THE JOB SITE.
 - SUBMIT SAMPLES TO: SOIL & PLANT LABORATORY
 - 1594 NORTH MAIN STREET - ORANGE, CALIFORNIA 92867
 - PHONE: (714) 282-877
 - REQUEST TESTING FOR AGRICULTURAL FERTILITY AND SUITABILITY (TEST A05-1) WITH WRITTEN RECOMMENDATIONS FOR SOIL'S AMENDMENTS, HYDROSEEDING, SOO LAWN, SEED LAWN, ACID LOVING PLANTS AND POST MAINTENANCE FERTILIZATION.
 - 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
 - SOIL'S REPORT RECOMMENDATIONS SHALL TAKE PRECEDENCE OVER THE AMENDMENT AND FERTILIZATIONS RATES, SPECIFIED WITHIN THESE PLANS.
 - PLANT MATERIAL CERTIFICATIONS AS FOLLOWS:
 - CERTIFICATES OF INSPECTIONS, AS REQUIRED BY THE GOVERNMENTAL AGENCY.
 - MANUFACTURER'S OR VENDORS CERTIFIED ANALYSIS FOR SOIL AMENDMENTS AND FERTILIZER MATERIAL.
 - LABELLED DATA THAT SUBSTANTIATES THAT THE PLANT MATERIALS COMPLY WITH THE SPECIFIED REQUIREMENTS.
 - NURSERY RECEIPTS VERIFYING THAT ALL OF THE PLANT MATERIAL INSTALLED IS CONSISTENT WITH THE SPECIFICATIONS WITHIN THE APPROVED PLANS.
 - 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.
 - PLANT MATERIAL PHOTOGRAPHS:
 - SUBMIT 3" X 5" PRINTS OR EMAIL 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.
 - 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.
 - PHOTOS SHALL BE FROM THE NURSERY AND OF THE EXACT PLANT MATERIAL PROPOSED TO BE DELIVERED TO THE SITE.
 - THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH A DUPLICATE COPY OF ALL TREE PHOTOGRAPHS & SPECIFICATIONS, PROPOSED FOR THIS SITE FOR APPROVAL. ONCE APPROVED, THE LANDSCAPE ARCHITECT SHALL SUBMIT THOSE PHOTOS & SPECIFICATIONS TO THE CITY'S LANDSCAPE ARCHITECT. THE CITY'S LANDSCAPE ARCHITECT WILL REVIEW THE APPROVED SUBMITTAL TO VERIFY THE PROPOSED TREES COMPLY WITH THE CITY'S MINIMUM STANDARDS, PRIOR TO ANY TREES BEING DELIVERED TO THE SITE.
 - ALL PLANT MATERIAL SHALL BE EQUAL TO OR OF BETTER QUALITY THAN THE PHOTOS SUBMITTED FOR APPROVAL.
 - STATEMENTS OF CONFIRMATION:
 - 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.
 - SUBMIT SUPPLIER'S STATEMENTS OF CONFIRMATION RECORDING COMPLIANCE OF ORGANIC AMENDMENTS AND FERTILIZERS WITH THESE SPECIFICATIONS.
 - 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.
 - SUBMIT WRITTEN CERTIFICATION OF HYDROSEEDING.
 - SUBMIT WRITTEN CERTIFICATE OF DELIVERY OF CONTAINER OR BULK MATERIALS.
 - SUBMIT WRITTEN CERTIFICATE OF QUANTITY AND QUALITY OF ALL PLANT MATERIALS.
 - SUPPLEMENTAL LANDSCAPE MATERIALS:
 - 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
 - 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.
 - MULCH:
 - 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
 - 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.
 - 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.
 - 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.
 - THE WARRANTY FOR GROUNDCOVERS SHALL CONTINUE THROUGH THE COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD.
 - THE WARRANTY FOR SHRUBS SHALL CONTINUE ONE YEAR PAST THE DATE OF FINAL ACCEPTANCE.
 - 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.
 - 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.
 - 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:
 - PROVIDE MATERIALS OF THE BEST QUALITY OBTAINABLE WHICH COMPLY WITH THE LANDSCAPE IMPROVEMENT PLANS AND SPECIFICATIONS.
 - NO SUBSTITUTIONS OF THE SPECIFIED PLANT MATERIAL SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- B. IMPORTED TOP SOIL:
 - THE CONTRACTOR SHALL HAVE OBTAINED RESULTS FROM THE SOIL'S TEST TO DETERMINE IF SOIL IS REQUIRED TO BE IMPORTED OR IF ON-SITE SOIL MAY BE AMENDED.
 - IMPORTED SOIL SHALL BE NATURAL FERTILE SOIL, FREE OF ROOTS, CLODS, STONES LARGER THAN ONE INCH IN DIAMETER, WEEDS, STICKS, GRASS, LITTER AND OTHER INFESTATIONS OF UNDESIRABLE INSECTS AND PLANT PATHOGENS.
 - SILT PLUS CLAY CONTENT OF SOIL SHALL NOT EXCEED 15% BY WEIGHT, WITH A MINIMUM 95% PASSING THROUGH A 2.0 MILLIMETER SIEVE.
 - SALINITY: THE SATURATION EXTRACT CONDUCTIVITY SHALL NOT EXCEED 3.5 MILLIOHMS/CM AT 25°C.
 - BORON: THE CONCENTRATION IN THE SATURATION EXTRACT SHALL NOT EXCEED 1.0 PPM.
 - SODIUM: THE SODIUM ABSORPTION RATIO (SAR) AS CALCULATED FROM ANALYSIS OF SATURATION EXTRACT SHALL NOT EXCEED 4.0 PPM.
 - SAMPLES OF THE IMPORT SOIL SHALL BE SUBMITTED TO SOIL & PLANT LABORATORY FOR ANALYSIS, INTERPRETATION AND RECOMMENDATIONS. THE CONTRACTOR SHALL SUBMIT THE SOILS REPORT TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- C. SOIL AMENDMENTS:
 - ORGANIC SOIL AMENDMENTS SHALL BE BLENDED COMMERCIALY 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.
 - ORGANIC SOIL AMENDMENTS SHALL HAVE THE FOLLOWING PROPERTIES:
 - PARTICLE SIZE: MINIMUM OF 95% PASSING THROUGH A 4 MESH SCREEN. MINIMUM OF 80% PASSING THROUGH A 8 MESH SCREEN.
 - 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.
 - SALINITY: THE SATURATION EXTRACT CONDUCTIVITY SHALL NOT EXCEED 3.5 MILLIOHMS/CM AT 25°C. ALL PLANT MATERIAL SHALL BE EQUAL TO OR OF BETTER QUALITY THAN THE PHOTOS SUBMITTED FOR APPROVAL.
 - ORGANIC CONTENT: MINIMUM OF 90% BY WEIGHT.
- D. FERTILIZERS & MINERALS:
 - THE FERTILIZER TYPES AND QUANTITIES SHALL BE BASED ON RECOMMENDATIONS GIVEN IN THE SOILS ANALYSIS.
 - 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.
 - THE CONTRACTOR SHALL USE THE COMPLETE FERTILIZERS OF NEUTRAL CHARACTER, PER THE SOIL REPORT'S RECOMMENDATIONS.
 - CALCIUM CARBONATE LIME SHALL BE THE FIRST QUALITY COMMERCIAL LIME.
 - AGRICULTURAL GYPSUM SHALL BE A (CASO4-H2O) CALCIUM SULFATE 94.3%. 90% SHALL PASS THROUGH A FIFTY MESH SCREEN.
 - IRON SULFATE SHALL BE EXPRESSED AS METALLIC-DERIVED FROM SULFATE-DEEP GREEN (FESO4-H2O) A MINIMUM ANALYSIS OF 200% AND 98.3% RETAINED ON A 10 MESH SCREEN.
 - SOIL SULFUR SHALL BE SHALL FIRST QUALITY COMMERCIAL GRADE. 95% MINIMUM ELEMENTAL SULFUR.
 - PLANTING TABLETS FOR A STANDARD APPLICATION SHALL BE GRO-POWER 7-GRAM (12-8-8) PLANTING TABLETS.
- E. PLANTING BACKFILL:
 - 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.
- F. PLANT MATERIAL:
 - PROVIDE ALL PLANT MATERIAL OF THE SIZE, GENIUS, SPECIES, VARIETY AND BRANCHING CONFIGURATION, AS SPECIFIED IN THE PLANTING LEGEND. PROVIDE SINGLE TRUNK TREES EXCEPT WHERE SPECIAL FORMED TREES ARE SPECIFIED.
 - REMOVE 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.
 - THE SIZE SHALL BE OF NORMALLY EXPECTED FOR COMMERCIALY 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.
 - THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL TREES WITH A STRONG CENTRAL LEADER AND NO BRANCHES THAT EXTEND AT AN ANGLE GREATER THAN 45 DEGREES FROM THE MAIN TRUNK. ALTERNATIVELY, A TREE MAY BE APPROVED IF A CERTIFIED ARBORIST CAN DEMONSTRATE THAT A STRONG CENTRAL LEADER CAN BE ACHIEVED THROUGH STRUCTURAL PRUNING.
 - TREE SIZING SHALL BE BASED ON CALIPER AND TREE HEIGHT PER AMERICAN STANDARD FOR NURSERY STOCK (ANSI 260.1-2014):
 - 5-GALLON: 1/2" CALIPER AND 4' HEIGHT (FOR SLOPES)
 - 15-GALLON: 1" CALIPER AND 5'-7" HEIGHT
 - 24" BOX (20 GAL): 1-1/2" CALIPER AND 7'-12" HEIGHT
 - 36" BOX (45 GAL): 1-3/4" CALIPER AND 8'-12" HEIGHT
 - THE TREE'S LIVE CROWN RATIO SHALL BE A MINIMUM OF 50%, MEANING THERE SHALL BE LIVE BRANCHES IN THE UPPER 50% OF THE TRUNK TO DISTRIBUTE WIND STRESS AND DEVELOP TRUNK TAPER FOR STABILITY.
 - THE ROOT SYSTEM SHALL FILL THE CONTAINER BUT NOT BE ROOT BOUND.
 - CONTAINER SIZED STOCK SHALL HAVE BEEN GROWN IN THE CONTAINER FOR AT LEAST SIX MONTH, BUT NO MORE THAN TWO YEARS.
 - NO CONTAINER PLANTS THAT HAVE CRACKED OR HAVE BROKEN ROOT-BALLS, WHEN TAKEN FROM THE CONTAINER, SHALL BE PLANTED.
 - REMOVE REJECTED PLANT MATERIAL FROM THE SITE IMMEDIATELY AND REPLACE AT NO ADDITIONAL COST TO THE OWNER OR CITY OF CHULA VISTA.
 - 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.
 - 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 RESPONSIBILITY TO VERIFY ALL PLANT QUANTITIES PRIOR TO SUBMITTING THEIR BID.
 - 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 260.1 FOR THE POT SIZE SPECIFIED.
- G. BARK MULCH:
 - BARK MULCH AND/OR WOOD CHIP MULCH SHALL BE FREE OF DEBRIS AND OTHER DELETERIOUS MATERIALS.
 - FOR PARKWAY AND LEVEL AREAS (4:1 OR LESS), MULCH SHALL BE:
 - 2" MINUS TRAIL MULCH, AS MANUFACTURED BY AGRI-SERVICE (760) 295-6255
 - FOR SLOPE AREAS STEEPER THAN 4:1, MULCH SHALL BE:
 - 3" MINUS FOREST MULCH, AS MANUFACTURED BY AGRI-SERVICE (760) 295-6255

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved: <i>Mary Radley</i> Date: 5-15-17	CITY OF CHULA VISTA	Drawing No.	
Contractor		16026-01 - 16026-93	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "50 CITY ENGR." IN 3/4" RIN. PPE. LOCATION: 1.1 MILES EAST OF JUNCTION OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN, 100' EASTERLY OF PROMINENT TO HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. UTM 1359 PER 84.03 (4461) ELEV=623.319' (NAD83)	Horizontal	Field	Plans Prepared Under Supervision Of	THOMAS A. PICARD	Kelly Broughton		Director of Development Services or designee.	LANDSCAPE PLANTING SPECIFICATIONS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	16050 - 87
Inspector								Vertical	Traffic					CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Sheet 87 of 88	
Date Completed								N/A								

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

"AS-BUILT"

SIGNED: _____ DATE: _____

PRINT NAME: _____ R.L.A. # _____

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



Tributary LA, Inc.

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

DATE: 10 APR '17

SCALE: N/A

JOB NO. 15024

DRAWN BY: T.P./T.G.

W.O. NO. OR-3001G

LANDSCAPE PLANTING SPECIFICATION - CONTINUED

H. 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.

I. MISCELLANEOUS LANDSCAPE ACCESSORIES:

1. ROOT BARRIERS
 - A. ROOT BARRIERS SHALL BE 19-1/2" DEEP BIO-BARRIER, AS MANUFACTURED BY BIO-BARRIER. SEE PLANS FOR LOCATIONS.
2. TREE STAKING & GUYING:
 - A. TREE STAKES SHALL BE TEN FOOT LONG STRAIGHT GRAINED LODGE POLE PINE, FREE OF KNOTS, CHECKS, SPLITS AND DISFIGUREMENTS. LODGE POLES SHALL BE TREATED WITH COPPER NAPHTHENATE.
 - B. TREE TIES SHALL BE V.I.T. CT-32 CINCH-TIE OR APPROVED EQUAL.
 - C. GUY WIRES SHALL BE 12 GAUGE GALVANIZED WIRE WITH NO SPLICES.
 - D. GUY WIRE HOSE SHALL BE 3/8" OR 5/16" X .062" WT POLYETHYLENE TUBING AS MANUFACTURED BY WARD MANUFACTURING (714) 631-5055.

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 IDENTIFY A TYPICAL LOCATION FOR ONE OF THE LARGEST TREES SPECIFIED. THE CONTRACTOR SHALL EXCAVATE THE PIT FOR THE TREE, AS SPECIFIED IN THE TREE PLANTING DETAILS.
2. WITH THE OWNER'S AND GOVERNING AGENCIES REPRESENTATIVE PRESENT, THE CONTRACTOR SHALL FILL THE PIT 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.
3. WITHIN SIX HOURS OF THE TIME THE WATER HAS BEEN DRAINED FROM THE PIT, THE CONTRACTOR (WITH THE OWNER'S AND GOVERNING AGENCIES REPRESENTATIVE PRESENT, SHALL RE-FILL THE PIT WITH WATER TO A DEPTH OF TWELVE INCHES.
4. IF THE WATER HAS NOT COMPLETELY PERCOLATED INTO THE SOIL WITHIN A NINE HOUR PERIOD, A DETERMINATION WILL BE MADE BY THE OWNER'S REPRESENTATIVES AS TO WHETHER OR NOT EITHER A DEEPER TREE PIT IS REQUIRED OR A SUPPLEMENTAL TREE 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 HYDROSEEDDED.
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 MANUFACTURER'S 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 GROUND COVER, 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 FROM 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. ALL MEDIAN PLANTING AREAS SHALL BE CROSS RIPPED TO A DEPTH OF 24".
4. AMENDING ON-SITE TOPSOIL:
 - A. CROSS-RIPE 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 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.
5. IMPORTED TOPSOIL:
 - A. SPREAD TOPSOIL TO AN EVEN TWO INCH DEPTH OVER ALL LAWN AND SHRUB AREAS WITH A GRADIENT LESS THAN 3:1.
 - B. LIGHTLY WATER TOPSOIL UNTIL ENTIRE LAYER IS MOIST.
 - C. ROLL TOPSOIL WITH A WATER BALLAST ROLLER FORMING AN EVEN GRADE, OBTAINING POSITIVE CONTACT BETWEEN TOPSOIL AND EXISTING ON-SITE SOIL.
 - D. CONTINUE SPREADING, WATERING AND ROLLING TOPSOIL UNTIL AN EVEN SIX INCH LAYER MEASURED FROM THE EXISTING GRADE IS OBTAINED OVER ALL LAWN AND SHRUB AREAS WITH A GRADIENT LESS THAN 3:1.
6. 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 & 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 SITE 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.
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, 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 GROUND COVER:

1. GROUND COVER SHALL EXTEND UNDERNEATH ALL TREES AND SHRUBS.
2. PLANT GROUND COVER 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 GROUND COVER 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 LNER.
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. 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 HYDROSEEDDED 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 HYDROSEEDDED 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 APPLIED 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, THIS 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.

10. MECHANICALLY STABILIZED EARTH (MSE) WALLS HYDROSEED APPLICATION:

- A. THE CONTRACTOR SHALL REMOVE ALL MSE WALL CONSTRUCTION AGGREGATE FROM EVERY PLANTING CELL & BACKFILL WITH AMENDED ON-SITE TOP-SOIL, AS DEFINED IN THE SOIL'S REPORT.
 - B. HYDROSEEDING SHALL OCCUR FROM THE BASE OF EACH WALL & APPLIED EVENLY ACROSS THE FACE OF EVERY PLANTABLE CELL.
 - C. EXTREME CARE MUST BE TAKEN TO AVOID OVERSPRAY ONTO ANY OTHER SURFACE, BUT THE MSE WALL.
 - D. SLURRY RUN-OFF AT THE BASE OF THE WALL, SHALL BE CLEANED-UP & REMOVED
11. NON-IRRIGATED HYDROSEED APPLICATION:
- A. THE CONTRACTOR SHALL CLEAR THE PROPOSED HYDROSEED AREAS OF ALL WEEDS AND DEBRIS PRIOR TO HYDROSEEDING.
 - B. HYDROSEEDING SHALL OCCUR PRIOR TO THE FIRST RAIN OF THE SEASON, SPECIFICALLY NO EARLIER THAN OCTOBER AND NO LATER THAN MARCH.
 - C. THE CONTRACTOR SHALL RAKE ALL FLAT PAD AREAS, TO BE HYDROSEEDDED WITH AN EIGHT FOOT SQUARE SECTION OF CHAIN LINK FENCING AFTER HYDROSEEDING.

K. 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.

L. 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 CITY'S COMMUNITIES FACILITIES DISTRICT, SHALL BE NO LESS THAN ONE YEAR.
7. THE MAINTENANCE PERIOD FOR ALL LANDSCAPED AREAS PROPOSED TO BE WITHIN A HOME OWNER'S ASSOCIATION, SHALL BE NO LESS THAN NINETY DAYS.
8. THE MAINTENANCE PERIOD FOR ALL LANDSCAPED AREAS PROPOSED TO BE WITHIN A PRIVATE HOMEOWNER'S LOT, SHALL BE NO LESS THAN NINETY DAYS UNLESS THE PURCHASE OF THE HOUSE RELEASES THE OWNER FROM THEIR MAINTENANCE RESPONSIBILITIES.
9. 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.
10. MECHANICALLY STABILIZED EARTH (MSE) WALLS:
 - A. PLANT MATERIALS SHALL BE REPLACED AS NEEDED TO MAINTAIN A MINIMUM OF 75% VEGETATIVE COVER.
 - B. PLANT MATERIAL SHALL BE PRUNED AND MAINTAINED AS NEEDED TO ASSURE A HEALTH APPEARANCE. ANY DEAD PORTIONS OF PLANT MATERIAL SHALL BE REMOVED AS NEEDED. ANY REMOVED MATERIAL SHALL NOT REDUCE THE VEGETATIVE COVER OF THE WALL BY LESS THAN 75%.
 - C. ALL IRRIGATION SHALL REMAIN IN A FUNCTIONING CONDITION WITH EACH PLANTED CELL MAINTAINING ITS OPTIMAL SOIL MOISTURE. ANY CLOGGED OR DAMAGED DRIP EMITTERS SHALL BE REPLACED. ANY EXPOSED DRIP IRRIGATION LINES SHALL BE ADJUSTED TO FIT WITHIN THE NOTCH OF THE WALL BLOCK.

M. 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.

N. 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 ADVANCE 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.

<p>IT'S THE LAW! DIAL BEFORE YOU DIG!</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>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>"AS-BUILT"</p> <p>SIGNED: _____ DATE: _____</p> <p>PRINT NAME: _____ R.L.A. # _____</p> <p>DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP.</p>	 <p>REGISTERED LANDSCAPE ARCHITECT THOMAS A. PICARD CALIFORNIA</p>	<p>Tributary LA, Inc.</p> <p>2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax</p>	<p>DATE: 10 APR '17</p> <p>SCALE: N/A</p> <p>JOB NO. 15024</p> <p>DRAWN BY: T.P./T.G.</p> <p>W.O. NO. OR-3001G</p>
	<p>Approved: <i>Mary Bradley</i> Date: 5-15-17</p> <p>Kelly Broughton Director of Development Services or designee.</p>	<p>CITY OF CHULA VISTA</p> <p>LANDSCAPE PLANTING SPECIFICATIONS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02</p>	<p>Drawing No. 16050-88</p> <p>Sheet 88 of 88</p>		

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor _____	07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "SO CITY ENGR." IN 3/4" IRON PIPE LOCATION: 1.1 MILES EAST OF INTER OF MAIN ST. & HERITAGE BLVD. ON ROCK MOUNTAIN 100' EASTERSY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (TYP 1359 PER R.O.S. 1641) ELEV=629.319' (NAD83)
Inspector _____						
Date Completed _____						