

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

SEE SHEET LI-2
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SEE SHEET LI-4
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CONTROLLER SPECIFICATION,
EQUIPMENT, AND
CALCULATIONS

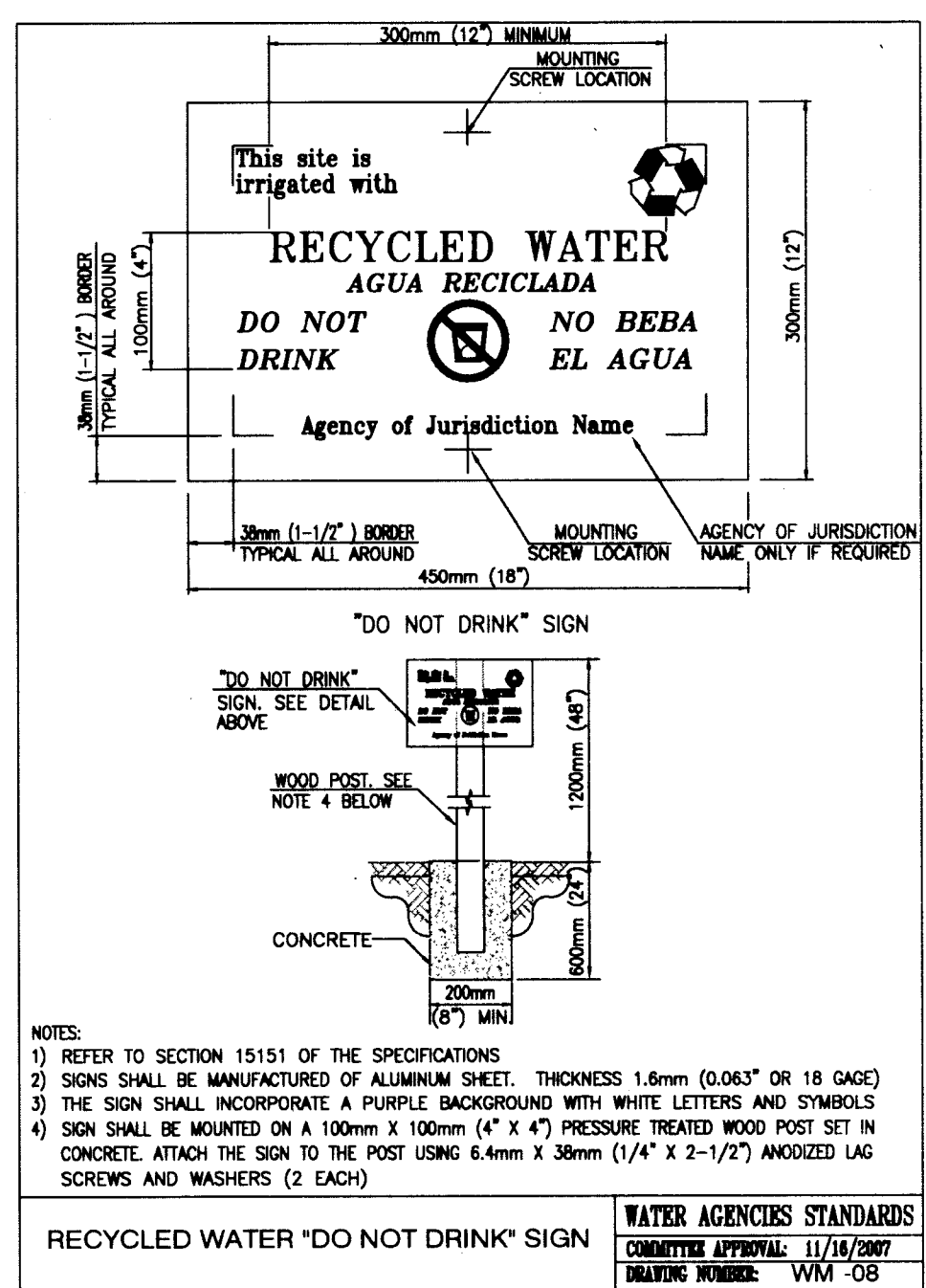
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P.O.C. ROAD STATION,
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MATCHLINE - SEE SHEET T-3

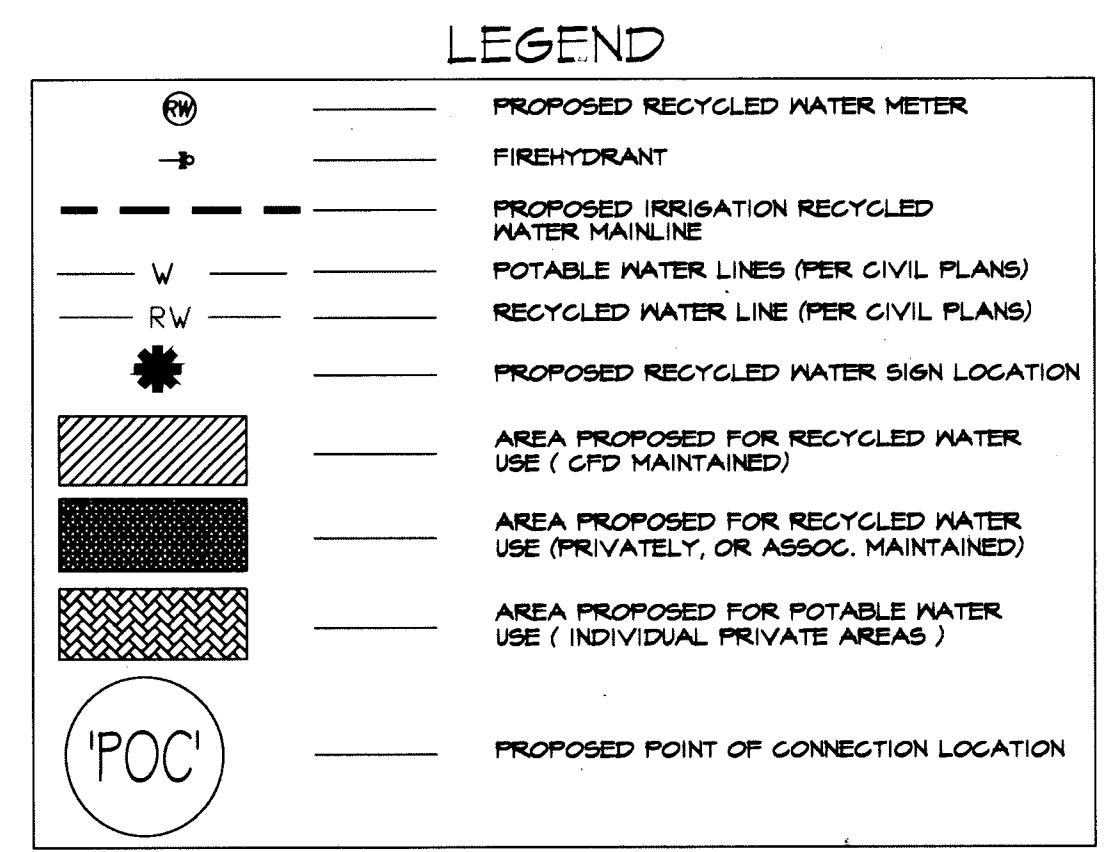
MATCHLINE - SEE SHEET T-3



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.

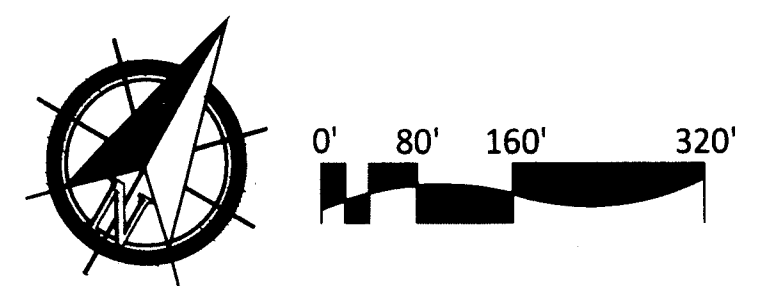
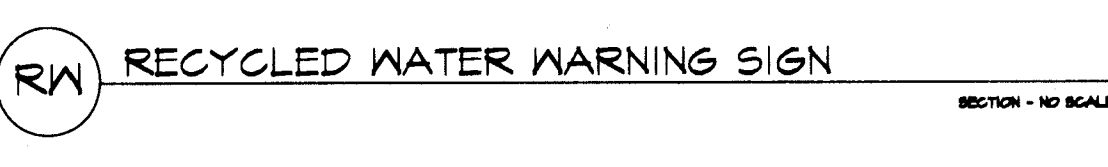
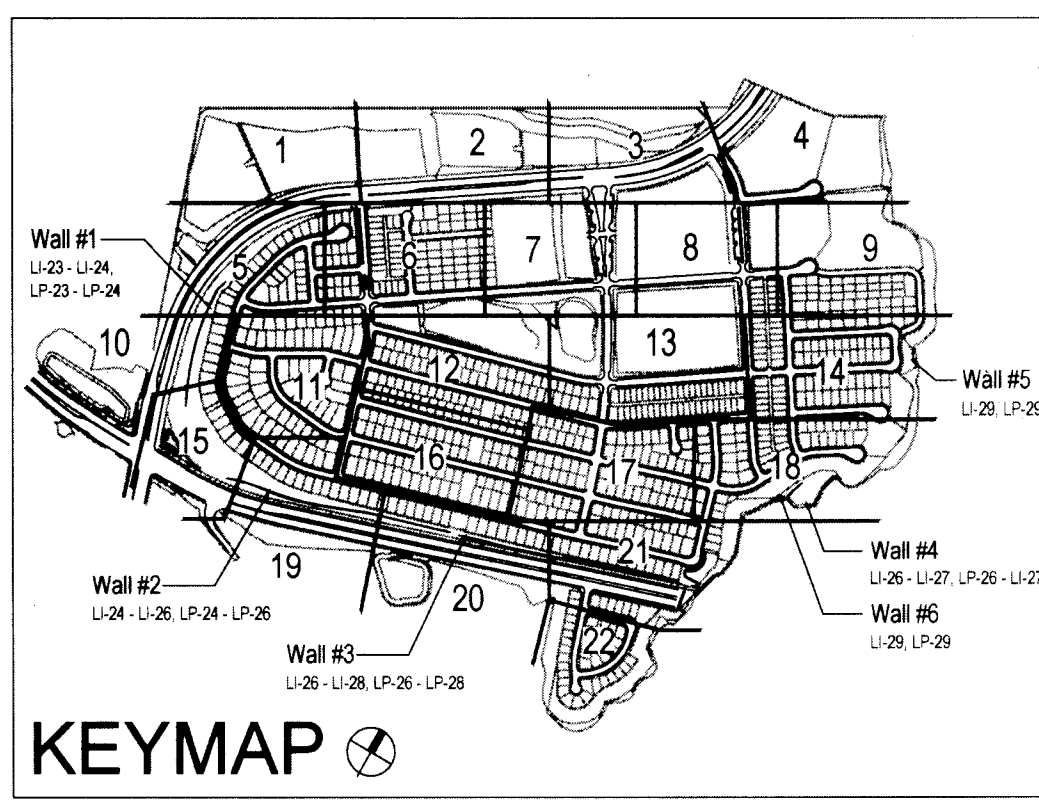
B. All landscape irrigation audits shall be conducted by a third party, independently certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape. (Ord. 93551 § 1, 2015; Ord. 9146 § 1 (Exr. A), 2004)



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.

RA 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 P.Z. 624711 R.P.Z. 680		"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		REGISTERED LANDSCAPE ARCHITECT THOMAS A. PICARD 8/20/21 67015 CALIFORNIA		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" = 160' 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	Plans Originally Approved:	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	1. BRASS DISK MARKED "SD CITY ENGR." IN 3/4" DIA. DISK TO BE SET IN CONCRETE. DISK TO BE SET IN CONCRETE. DISK TO BE SET IN CONCRETE.	5/21/19	[Signature]	BRASS DISK MARKED "SD CITY ENGR." IN 3/4" DIA. DISK TO BE SET IN CONCRETE. DISK TO BE SET IN CONCRETE. DISK TO BE SET IN CONCRETE.	Horizontal 1" = 160'	Field	Thomas A. Picard	Thomas A. Picard	Thomas A. Picard	Approved: [Signature] Date: 10/30/19	RECYCLED WATER AREA USE MAP OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 02
Inspector			2. ADD BRASS DISK MARKED "SD CITY ENGR." IN 3/4" DIA. DISK TO BE SET IN CONCRETE. DISK TO BE SET IN CONCRETE. DISK TO BE SET IN CONCRETE.	10/22/19	[Signature]		Vertical N/A	Traffic				Approved: Kelly Broughton Director of Development Services or designee.	REPLACEMENT SHEET	Sheet 02 of 88
Date Completed													OWD WO# D0944-060189 OWD PERMIT# PLR-16-014	T-2



MATCHLINE - SEE SHEET T-5

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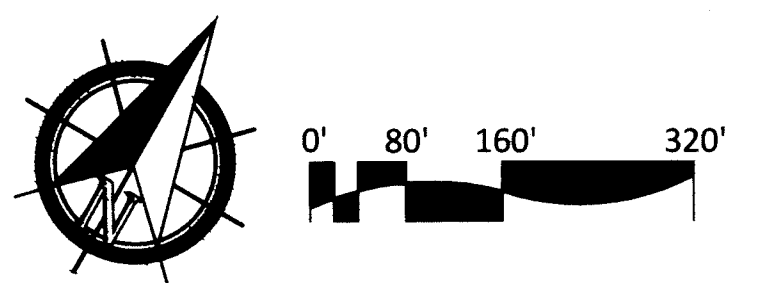
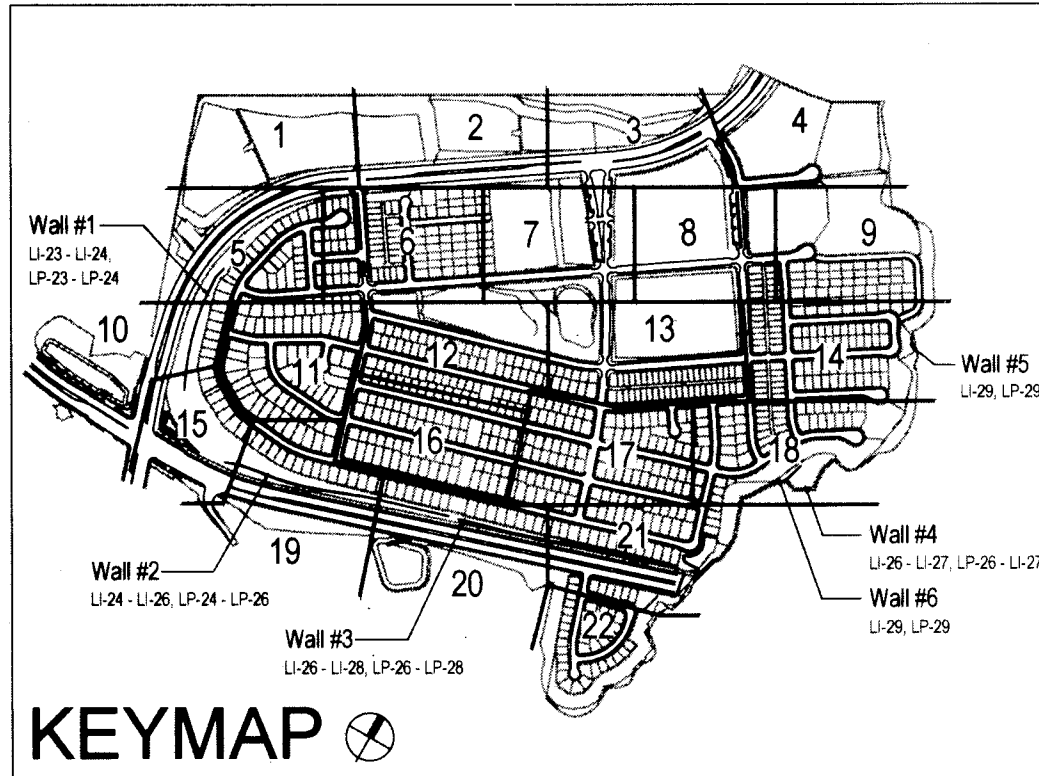
HYDROZONE LEGEND

- 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

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OTAY WATER DISTRICT Project No. D0944-060189 P.Z. 624711 R.P.Z. 680 REVIEWED BY: [Signature] DATE: 10/22/19 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" = 160' JOB NO. 15024 DRAWN BY: T.P./T.G. W.O. NO. OR-3001G					
CONSTRUCTION RECORD Contractor _____ Inspector _____ Date Completed _____		REFERENCES 16026-01 - 16026-93 BY HUNSAKER & ASSOC.		REVISIONS 1. 10/23/19 [Signature] FOR SPRAY AT EXCAVATION MONUMENT WALLS.		BENCH MARK DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE. LOCATION: 1.5 MILES EAST OF WIX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT UP HIGH SPALLS & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (OFF 1359 PER R.O.S. 1484) ELEV=629.319' (NAD83)		SCALE: Horizontal 1" = 160', Vertical N/A Office _____ Field _____ Traffic _____		DESIGNED BY: THOMAS A. PICARD DRAWN BY: [Signature] CHECKED BY: [Signature] PLANS ORIGINALLY APPROVED: 5-15-17 APPROVED: [Signature] DATE: 10/30/19 Kately Broughton, 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 88	

MATCHLINE - SEE SHEET T-4

MATCHLINE - SEE SHEET T-4

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 (CIMS)
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 (CIMS)
Cco = Crop Coefficient (50% CITY OF C.V.)
LA = Landscape Area (SQ. FT.)
IEA = Irrigation Efficiency (85% CITY OF C.V.)
Const = Constant to convert to gallons
GPY = Gallons Per Year

Table with columns for POC, SE, SD, SB, SB2, SC, SA1, SA2, SI, SH, SG, SB, S-1a, S-1b, R-14, R-16, MU-1, MU-2, I-3C, I-1a, I-2, I-3a, and TYPICAL HOME OWNER SLOPE. Each row contains calculations for MAWA and EWU.

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

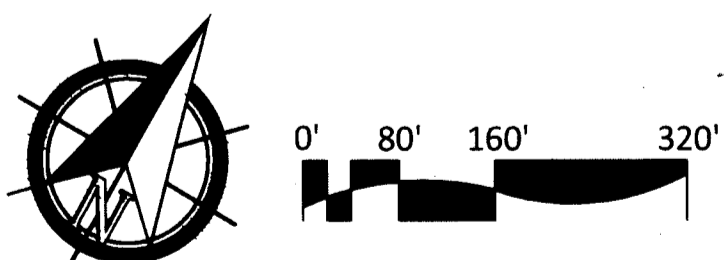
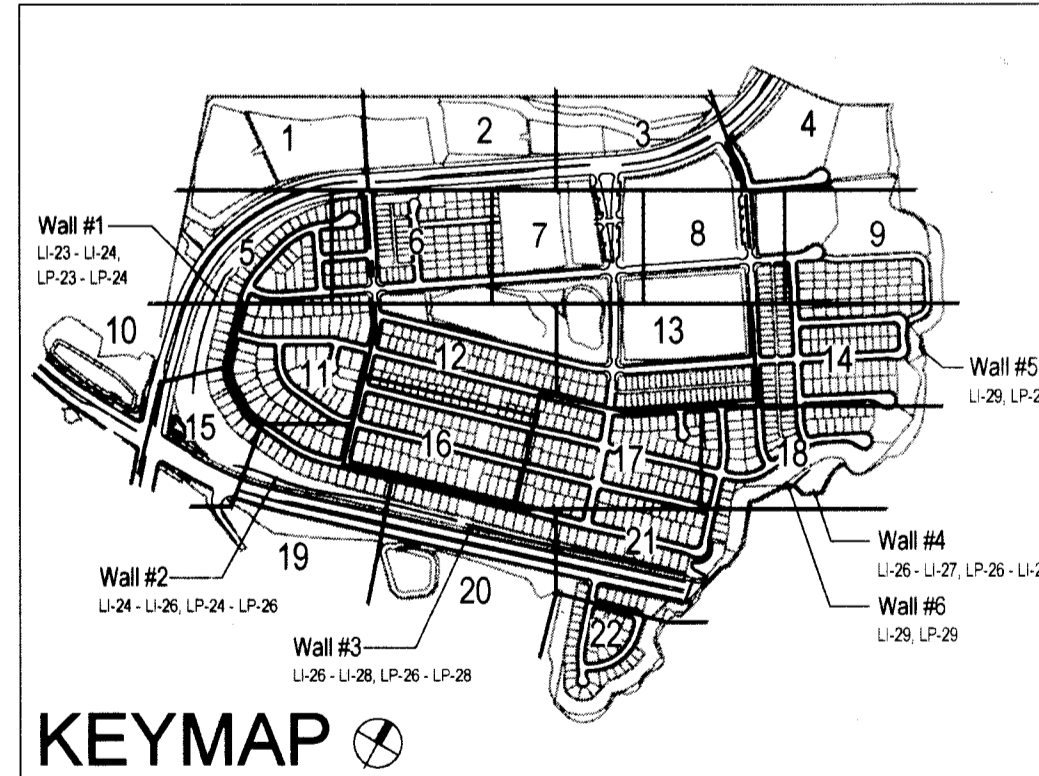
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OTAY WATER DISTRICT
Project No. D0944-060189
P.Z. 624 1/2 R.P.Z. 680
REVIEWED BY: [Signature] DATE: 10-22-19
NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE

"AS-BUILT"
SIGNED: [Signature] DATE: [Blank]
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

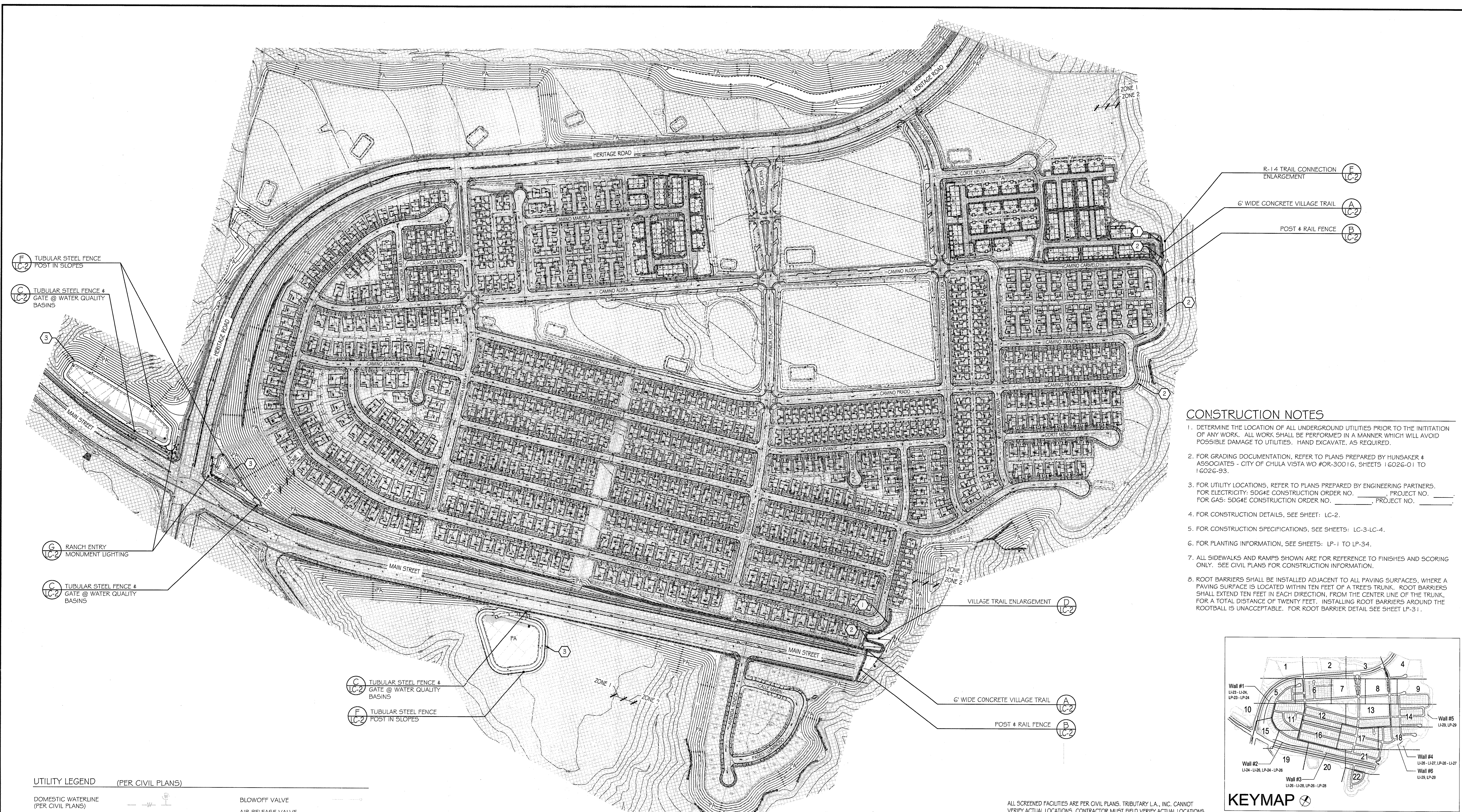


Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.434.9300 office
760.434.9303 fax

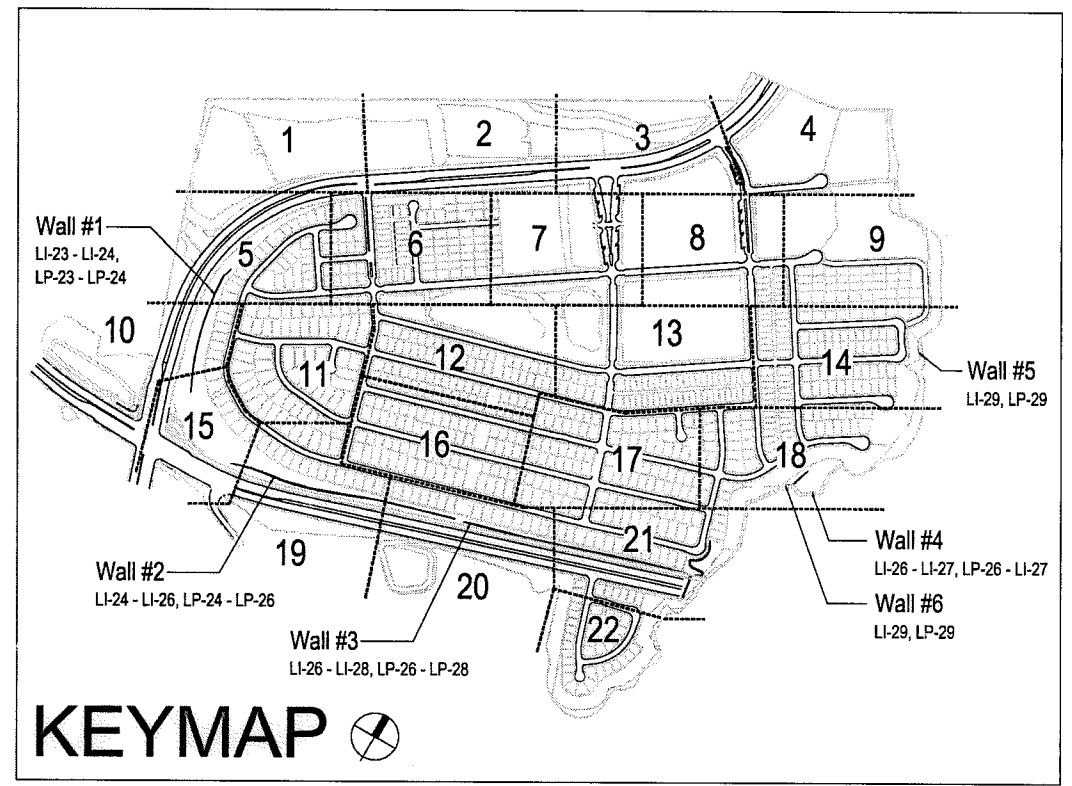
DATE: 27 AUG '19
SCALE: 1" = 160'
JOB NO. 15024
DRAWN BY: T.P./T.G.
W.O. NO. OR-3001G

CONSTRUCTION RECORD, REFERENCES, REVISIONS, BENCH MARK, SCALE, Office, Field, Traffic, Plans Originally Approved, CITY OF CHULA VISTA, OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL, CHULA VISTA TENTATIVE TRACT MAP NO. 13-02, Drawing No. 16050-05, Sheet 05 of 88, REPLACEMENT SHEET, OWD WO# D0944-060189, OWD PERMIT# PLR-16-014

Print Date: 27 AUG '19
OWD WO# D0944-060189
Otay Ranch, Village 3 - Slope & Erosion Control

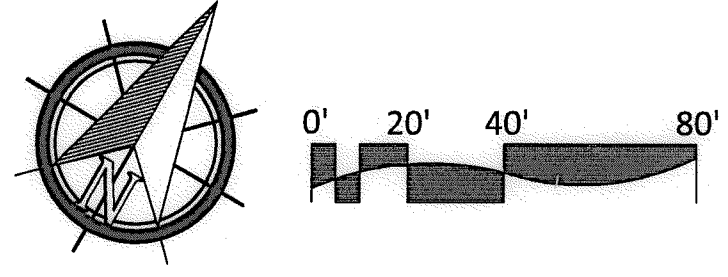


- ### CONSTRUCTION NOTES
1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
 2. FOR GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & 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

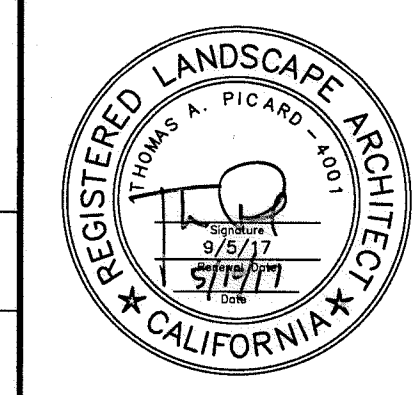
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"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	APPROVED: <i>Thomas A. Picard</i> Date: 5-15-17		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	THOMAS A. PICARD			LANDSCAPE CONSTRUCTION PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL		16050-06
Inspector							LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERNLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 1445) ELEV=929.319' (NAD=83)	Vertical N/A	Traffic	Date				CHULA VISTA TENTATIVE TRACT MAP NO. 13-02		Sheet 06 of 88
Date Completed										R.L.A. No.	4001					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 installations 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.
 - 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 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 all claims arising out of his operations or the operations of any of their subcontractors, material suppliers and agents.

F. Landscape Construction Documents

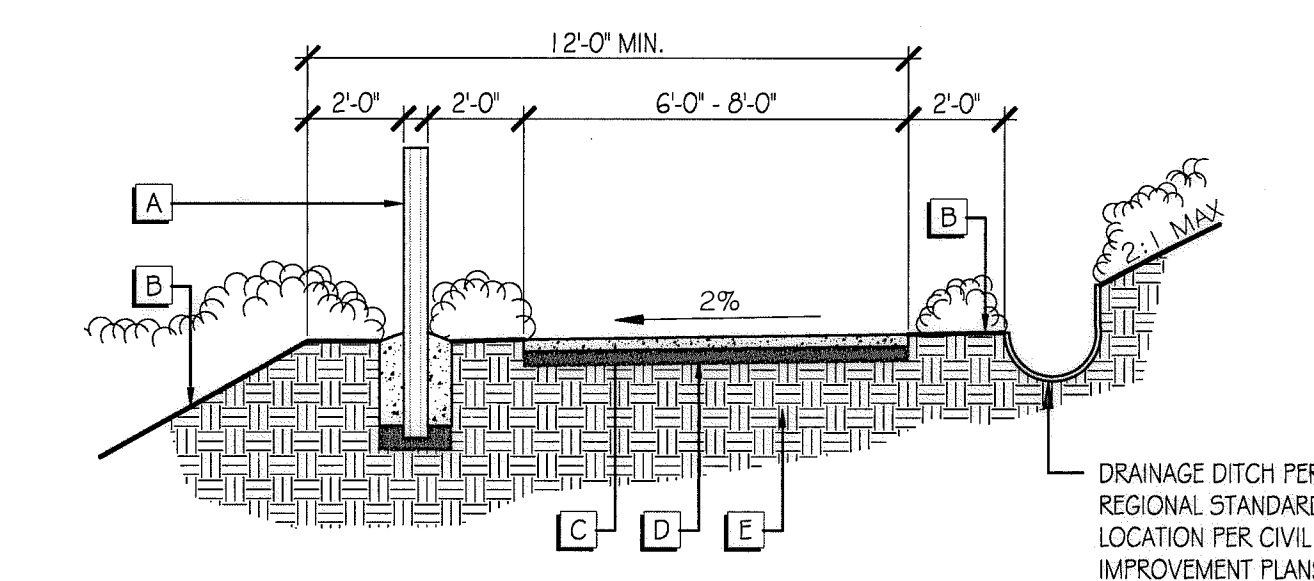
- The owner shall furnish the contractor with all applicable drawings, details, specifications, revisions (As requested by the landscape architect) and change orders. Recommendations received directly from the landscape architect must be reviewed and approved by the owner's representative prior to its 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

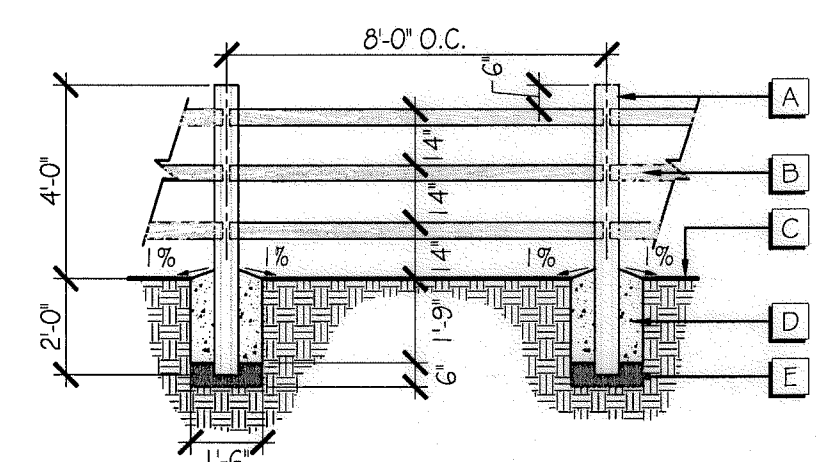
- Prior to the initiation of any work, the contractor shall locate all cables, conduits, sewers septic tanks and all other underground utilities that are commonly encountered and shall take the proper precaution not to damage or disturb such improvements. If a conflict exists between such obstacles and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

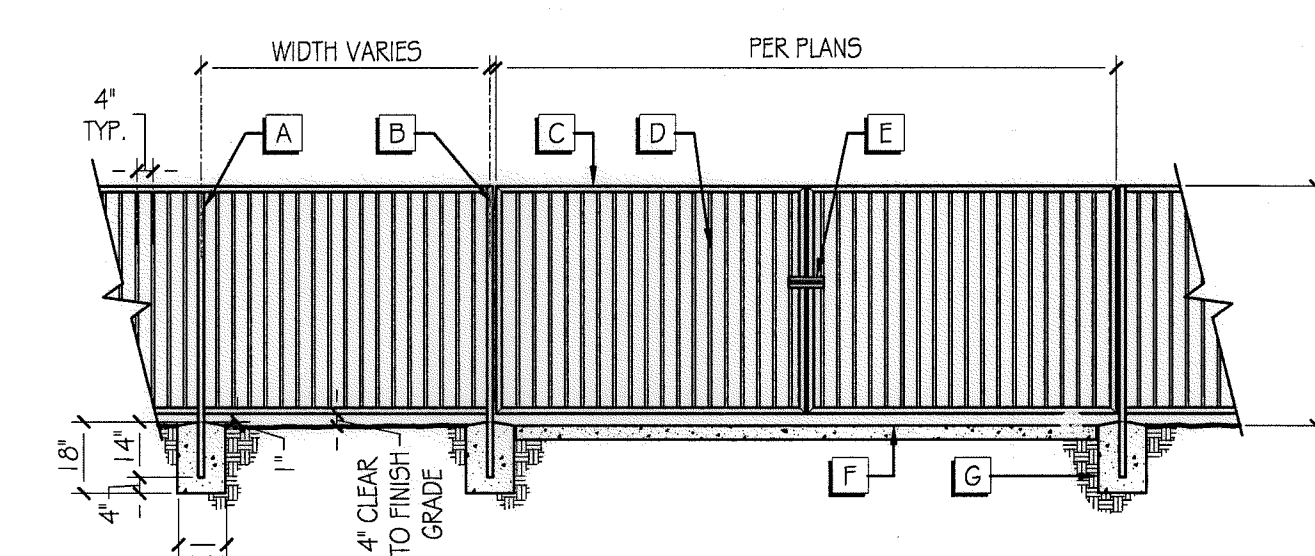


- A POST AND RAIL FENCE - INSTALL WHERE SLOPES 5' OR HIGHER ARE WITHIN 5' OF THE DOWNHILL SIDE OF THE TRAIL. (SEE DETAIL THIS SHEET). (SEE PLANS FOR LOCATIONS)
- B FINISH GRADE, SEE CIVIL DRAWINGS
- C CONCRETE TRAIL - SEE SOILS REPORT FOR DEPTH AND REINFORCING
- D COMPACTED SUBGRADE (IF REQUIRED) - SEE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

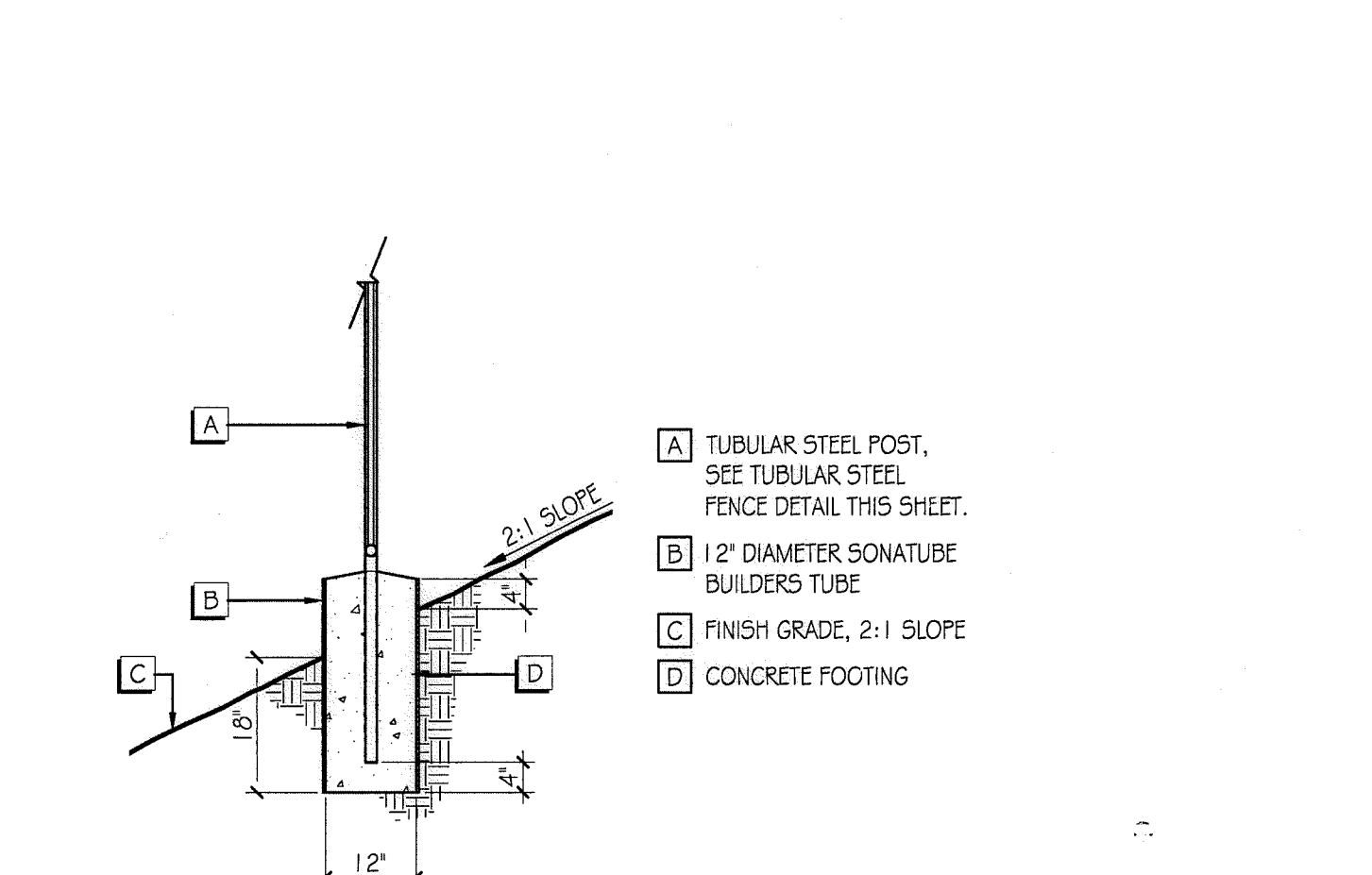
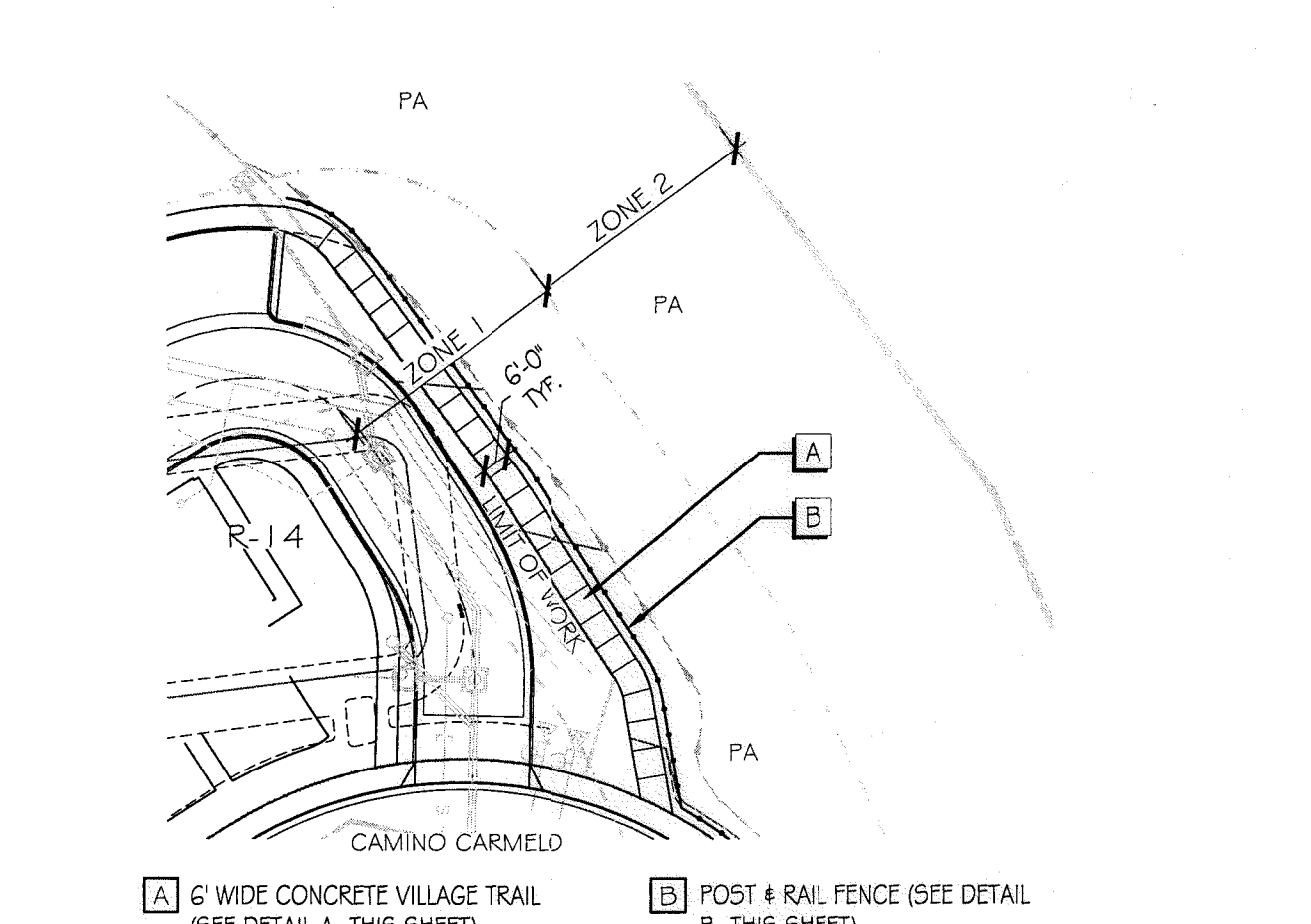
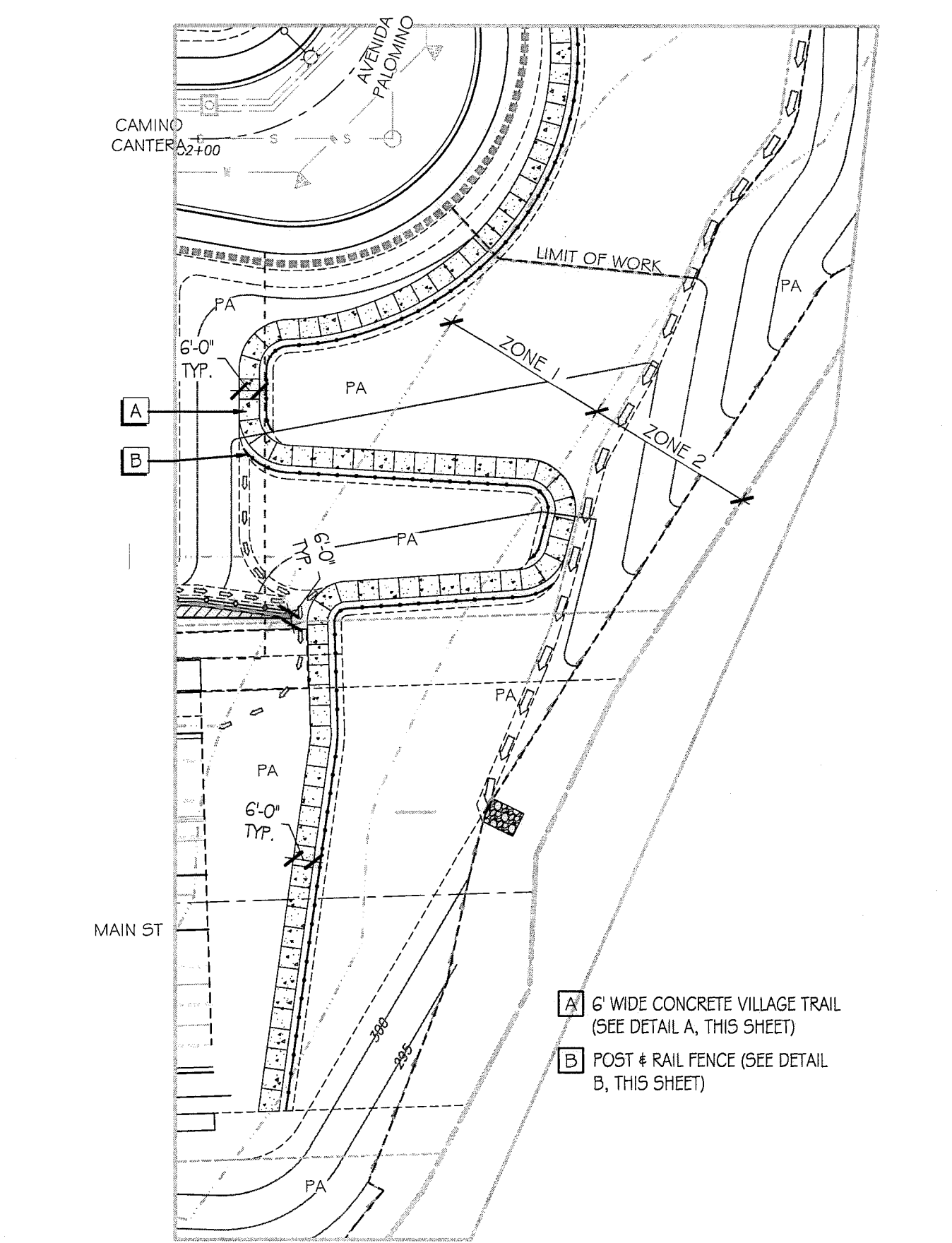


- A 1-1/2" ROUND TUBULAR STEEL POST TYPICALLY AT 8' O.C., SEE FINISH SCHEDULE.
- B GATE HINGES TYPE AND LOCATION BY CONTRACTOR TO BE APPROVED BY OWNER.
- C TUBULAR STEEL 1-1/2" ROUND RAILS. SEE FINISH SCHEDULE.
- D TUBULAR STEEL 5/8" ROUND PICKETS. SEE FINISH SCHEDULE.
- E LOCKABLE GATE HANDLE. BY CONTRACTOR,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



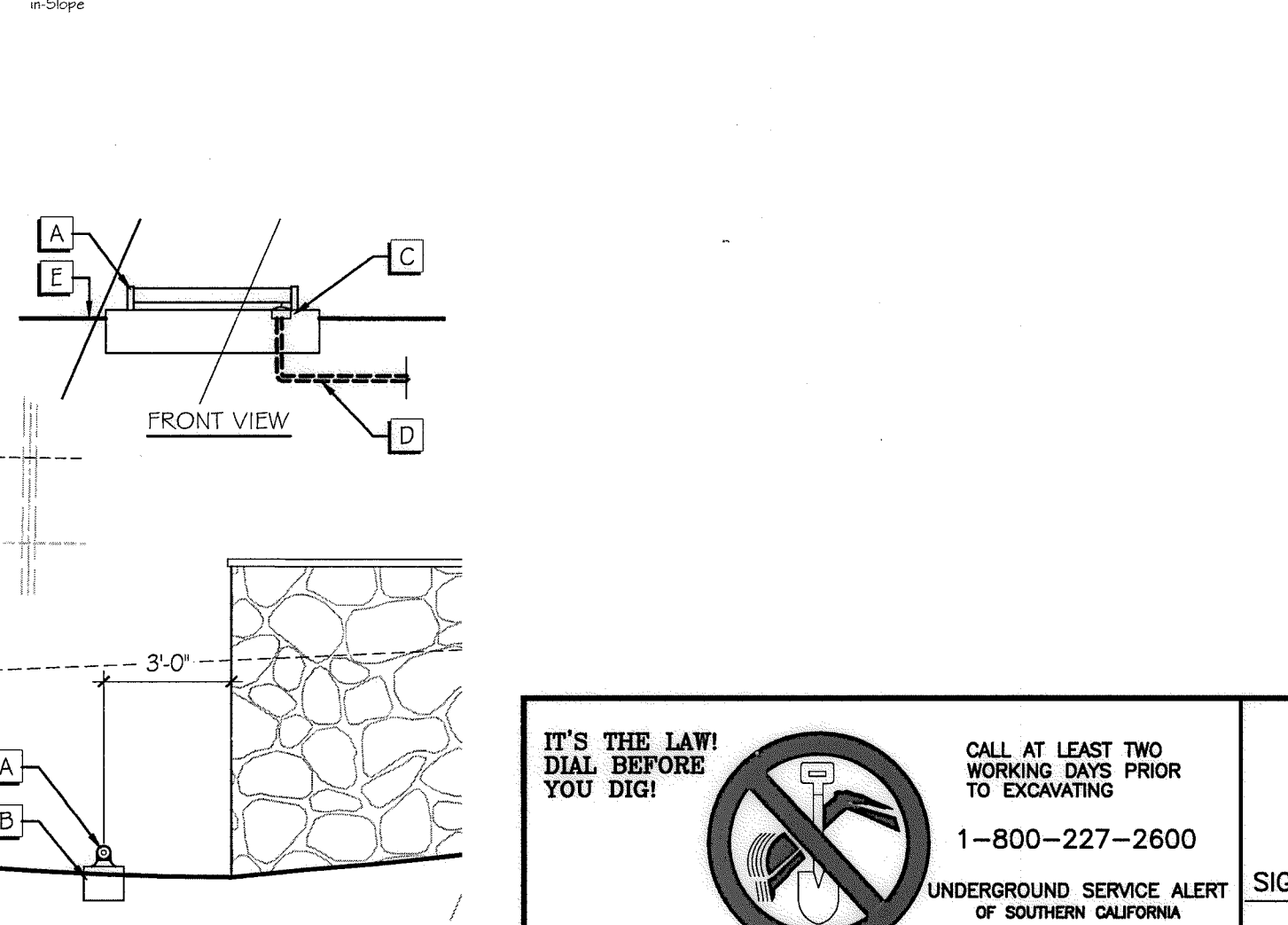
D VILLAGE TRAIL ENLARGEMENT

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.

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

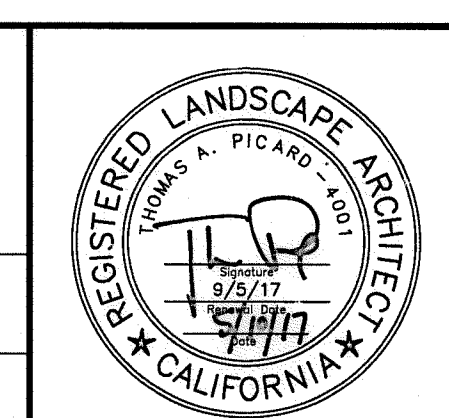
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"AS-BUILT"

SIGNED: _____ DATE: _____

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

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



Tributary LA, Inc.

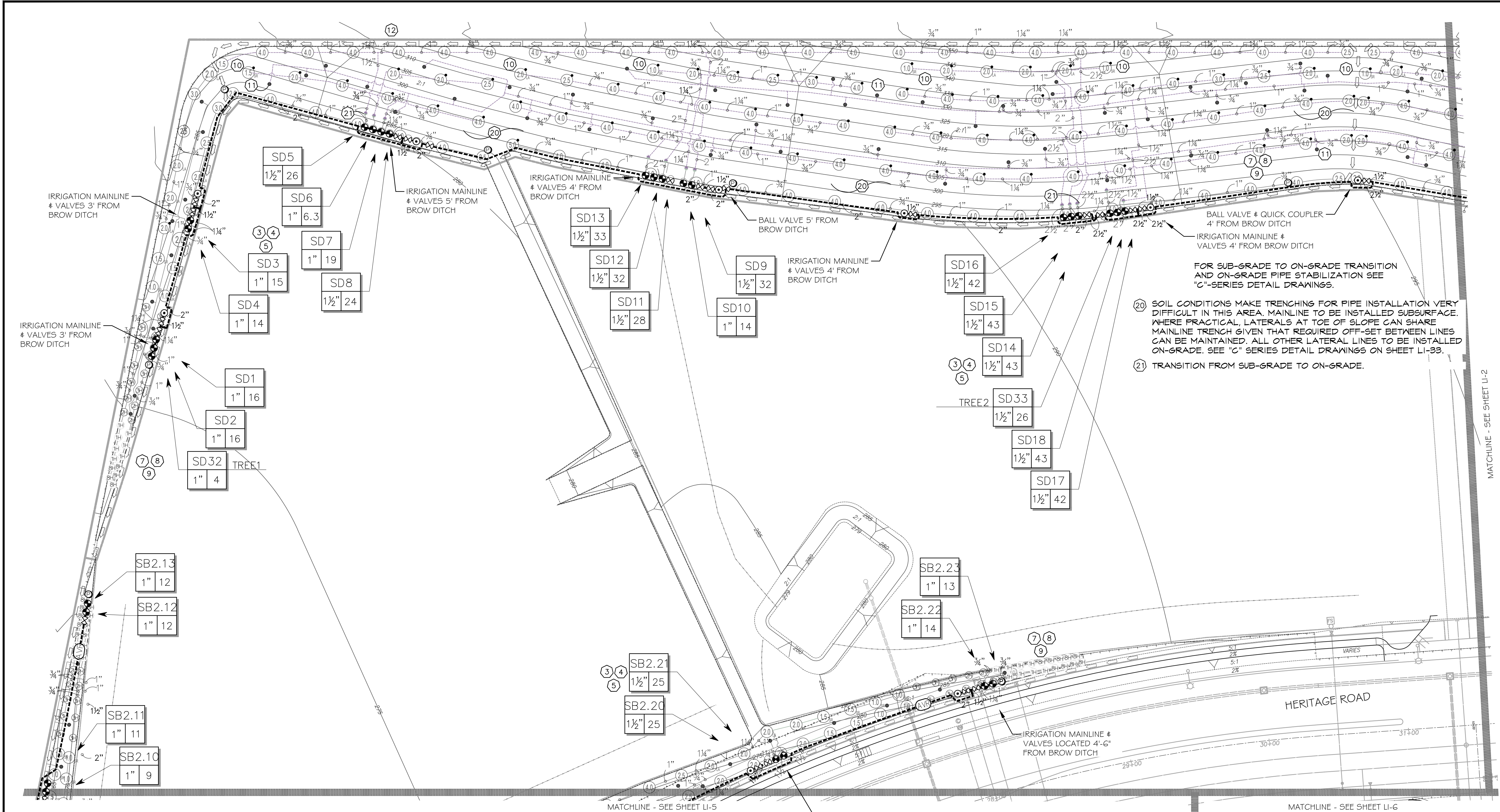
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.434.9300 office
760.434.9303 fax

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

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved:	Date:	Drawing No.
Contractor	07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" RIB PIPE LOCATION: 1.3 MILES EAST OF MIX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERN OF PROMINENT 10' HIGH Boulders, 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 1641) ELEV=825.317' (NAD83)	Horizontal N/A Vertical N/A	Field	Plans Prepared Under Supervision Of	THOMAS A. PICARD	Kelly Broughton	Director of Development Services or designee.	5-15-17	16050-07

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 1-1/4" 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.
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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 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, 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.
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- 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.

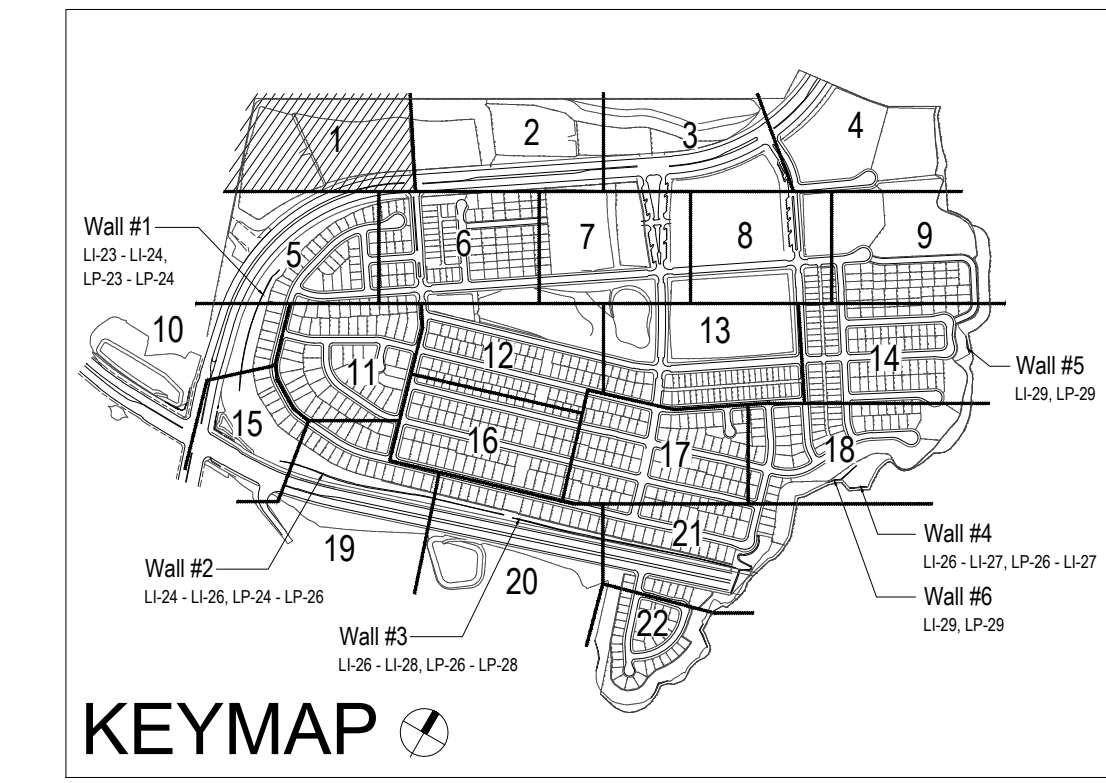
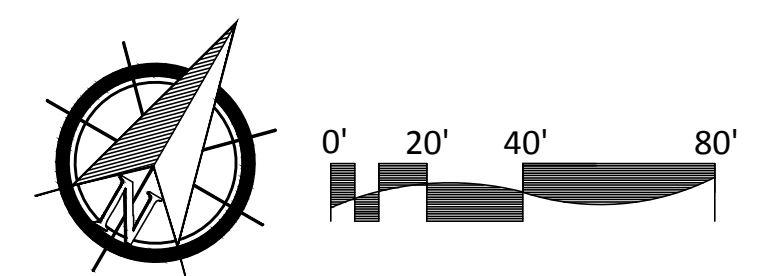


FOR IRRIGATION LEGEND AND NOTES SEE SHEET LI-30.
FOR IRRIGATION DETAILS SEE SHEETS LI-31 THRU LI-36.
FOR WATER PRESSURE CALCULATIONS, SCHEDULING GUIDELINES AND WATER BUDGET SEE SHEETS LI-37 THRU LI-39.
FOR IRRIGATION SPECS SEE SHEETS LI-40 THRU LI-43.

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

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.



OTAY WATER DISTRICT
PROJECT NO. DO944-060189
P2 624, 711 RFE 620
DESIGNED BY: [Signature] DATE: 9/30/23
DRAWN BY: [Signature] DATE: 9/30/23
SIGNATURE EXPIRES AFTER 1 YEAR

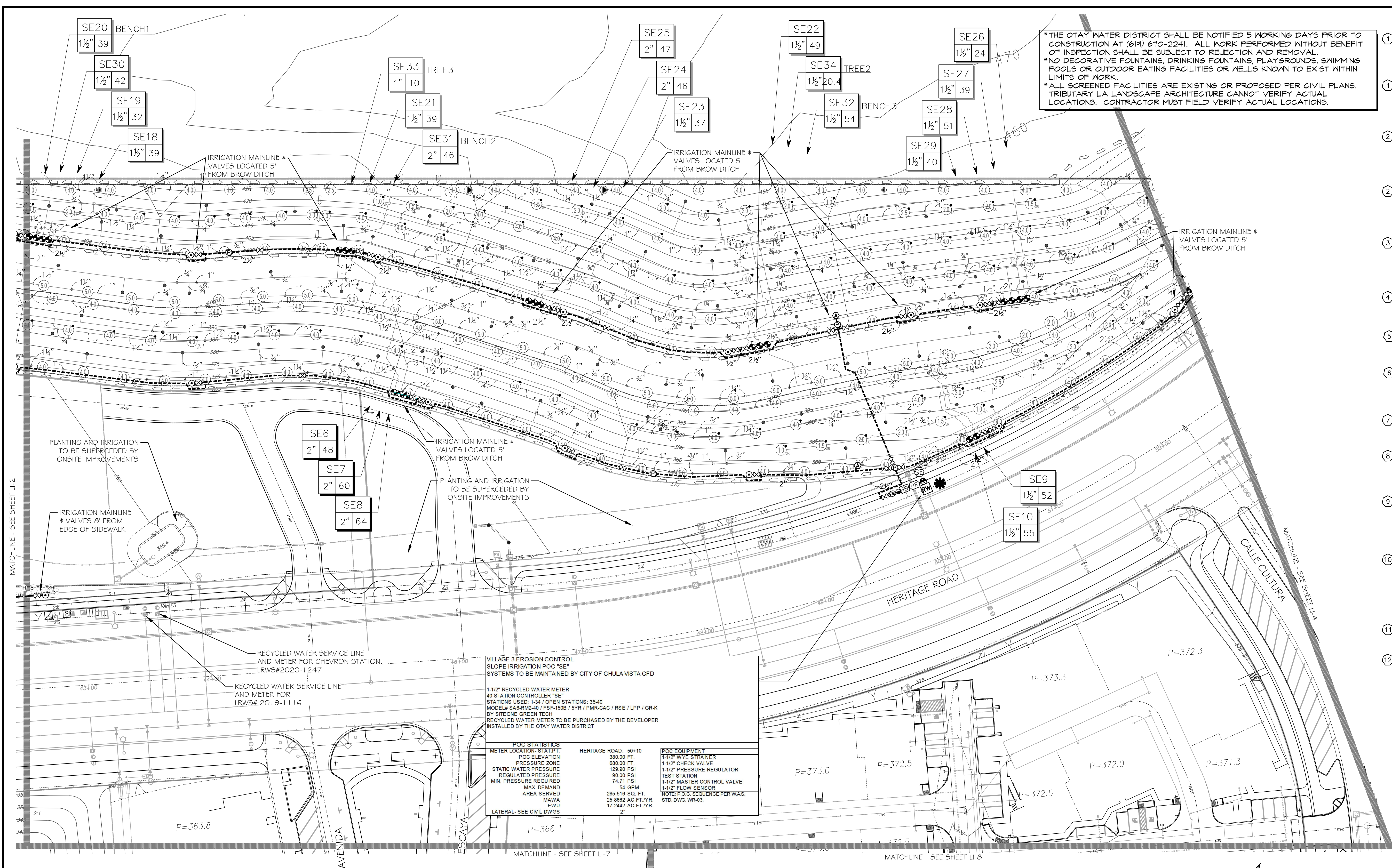
"AS-BUILT"
SIGNED: [Signature] DATE: 10/25/21
PRINT NAME: THOMAS PICARD R.L.A. # 4001
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. 9/30/23

IT'S THE LAW! DIAL BEFORE YOU DIG!
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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



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 & INDUSTRIAL PAD SLOPES	7/3/21	[Signature]	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 BOLDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 14841) ELEV=629.319' (NAD83)	Horizontal 1" = 40' Vertical N/A	Field	Thomas A. Picard	Thomas A. Picard	Thomas A. Picard	Supervision Of Date: 10 / 4 / 21 R.L.A. No. 4001	Approved: [Signature] Date: _____ Director of Development Services or designee.	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 09 Sheet 09 of 08



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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MATCHLINE - SEE SHEET LI-2

MATCHLINE - SEE SHEET LI-4

UTILITY LEGEND (PER CIVIL PLANS)

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DOMESTIC SEWERLINE (PER CIVIL PLANS)	AIR RELEASE VALVE
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	CATHODIC TEST STATION (PER CIVIL PLANS)
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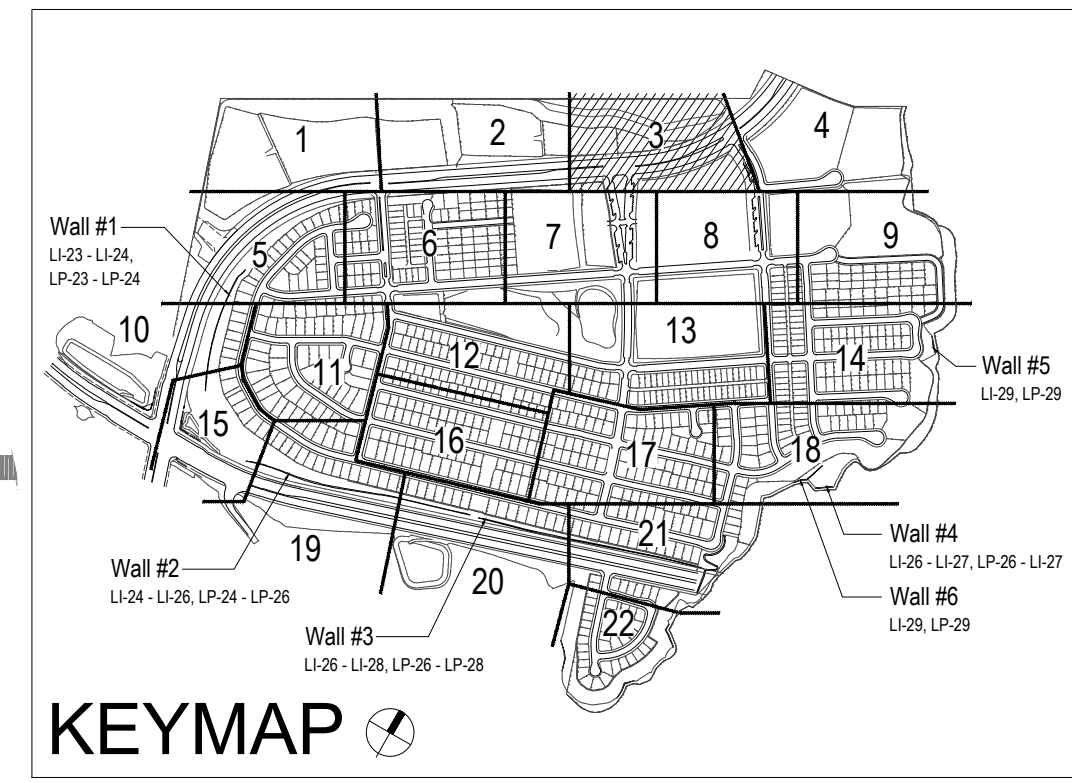
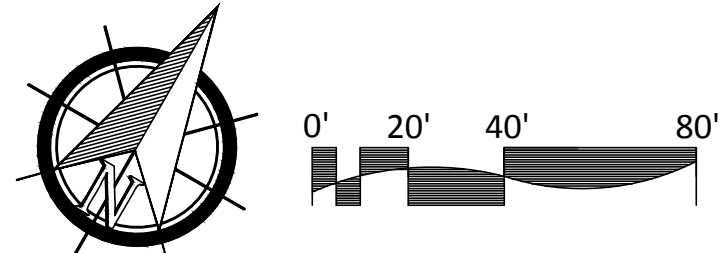
VILLAGE 3 EROSION CONTROL SLOPE IRRIGATION P.O.C. "SE" SYSTEMS TO BE MAINTAINED BY CITY OF CHULA VISTA CFD

1-1/2" RECYCLED WATER METER
40 STATION CONTROLLER "SE"
STATIONS USED: 1-34 / OPEN STATIONS: 35-40
MODEL# SAG-RM2-40 / FSF-150B / 5YR / PMR-CAC / RSE / LPP / GR-K
BY SITEONE GREEN TECH
RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER
INSTALLED BY THE OTAY WATER DISTRICT

POC STATISTICS	HERITAGE ROAD - 50+10	POC EQUIPMENT
METER LOCATION- STAT PT.	380.00 FT.	1-1/2" WYE STRAINER
POC ELEVATION	680.00 FT.	1-1/2" CHECK VALVE
PRESSURE ZONE	129.90 PSI	1-1/2" PRESSURE REGULATOR
STATIC WATER PRESSURE	90.00 PSI	TEST STATION
REGULATED PRESSURE	74.71 PSI	1-1/2" MASTER CONTROL VALVE
MIN. PRESSURE REQUIRED	54 GPM	1-1/2" FLOW SENSOR
MAX DEMAND	265,516 SQ. FT.	NOTE: P.O.C. SEQUENCE PER W.A.S. STD. DWG. WR-03.
AREA SERVED	25.8662 AC. FT./YR.	
MAWA	17.2442 AC. FT./YR.	
EWU		
LATERAL- SEE CIVIL DWGS		

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

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



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					5/21/19		DESCRIPTION: BRASS DISK MARKED "50 CITY ENGR." IN 3/4" IRON PIPE. 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOLLARDS & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 14841) ELEV=629.319' (NAD83)	Horizontal 1" = 40'	Field	Thomas A. Picard	Thomas A. Picard	Thomas A. Picard	Thomas A. Picard	Supervision Of Date 10/4/21	Approved: Tiffany Allen Director of Development Services or designee.	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	16050 - 11
Date Completed								Vertical N/A	Traffic					EXP. 9/30/23	REPLACEMENT SHEET	Sheet 11 of 68	

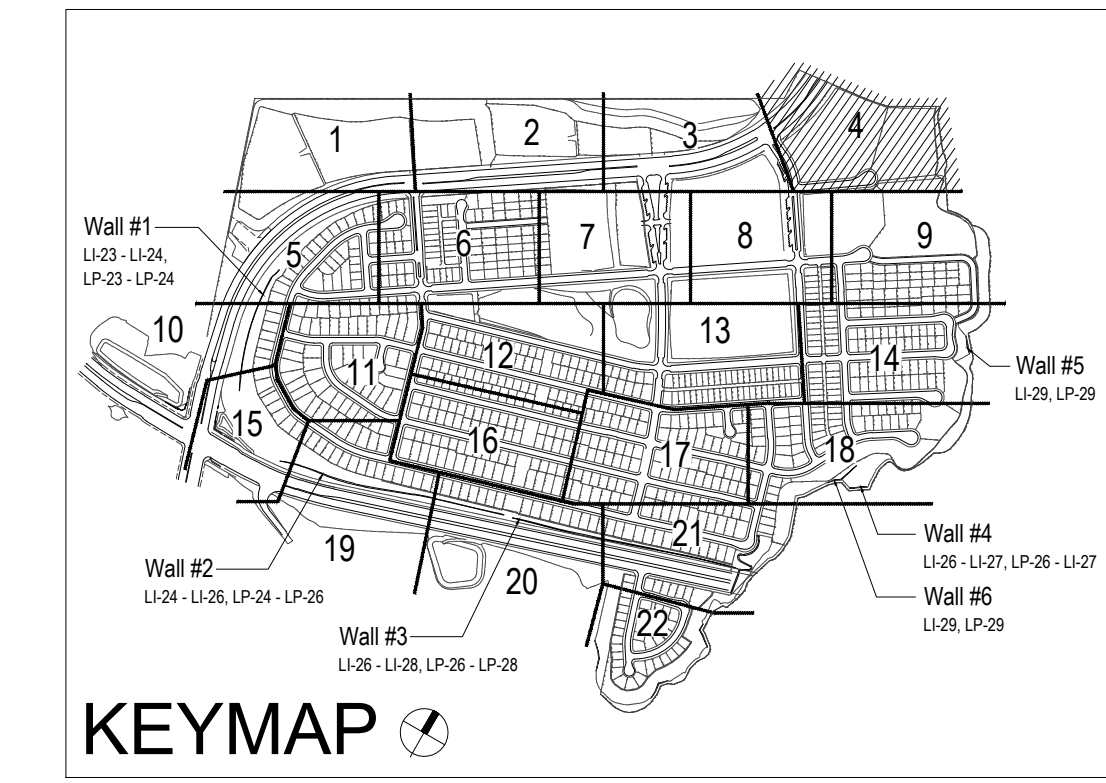
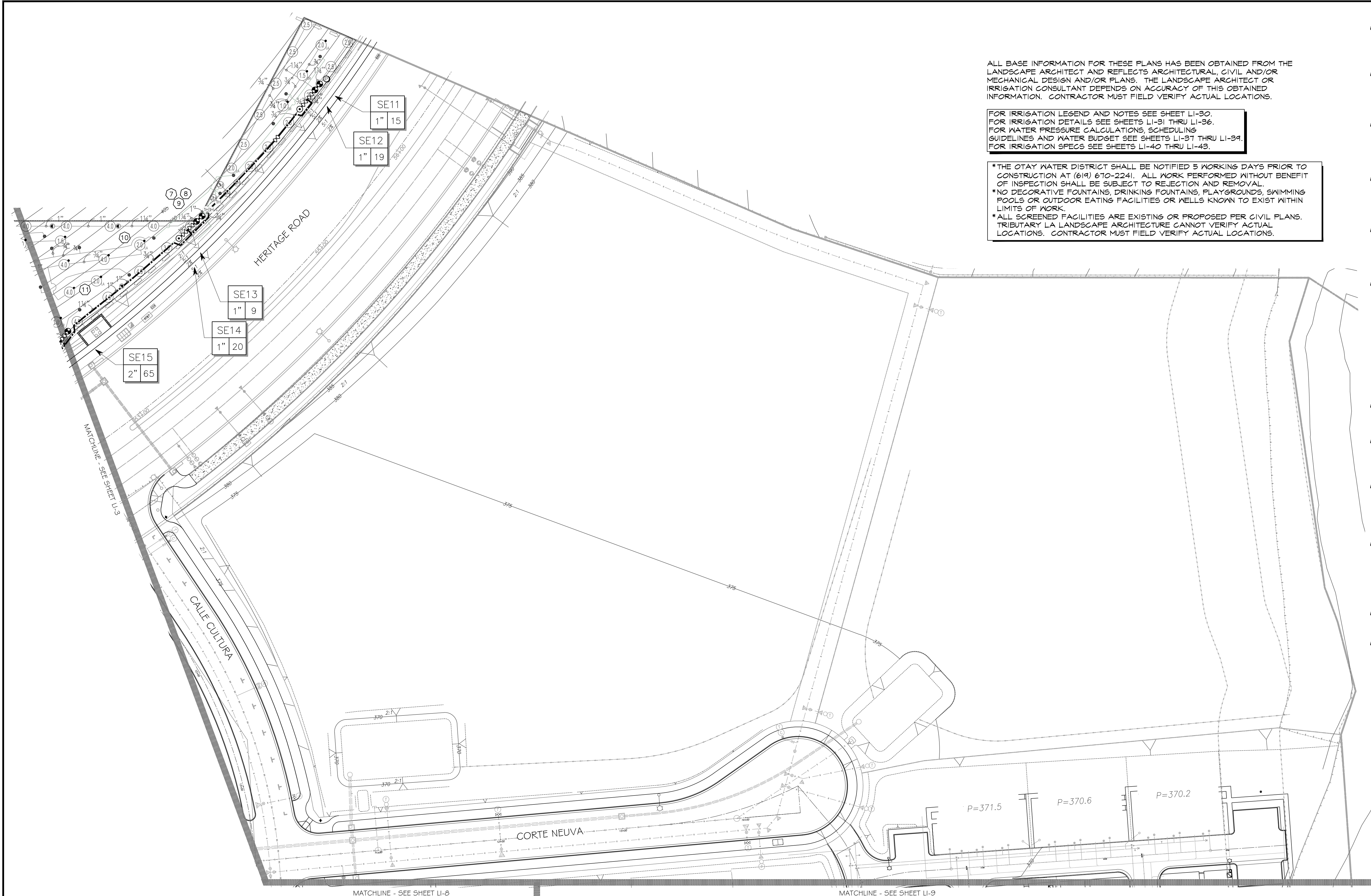
CONSTRUCTION NOTES:

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 1-1/4" 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.
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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 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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7. ALL OVERHEAD SPRINKLERS TO BE ADJUSTED AS NECESSARY TO PREVENT OVERSPRAY ONTO HARDSCAPE SURFACES OR OTHERWISE OUTSIDE THE INTENDED AREA OF COVERAGE.
8. SPRINKLERS LOCATED WITHIN 3 FT. OF CURBS, SIDEWALKS, MOW CURBS, UTILITY PEDESTALS, TOP AND TOE OF SLOPE OR ANY OTHER PAVING SURFACE, SHALL USE A POP-UP TYPE BODY AS LISTED IN THE IRRIGATION LEGEND, 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.

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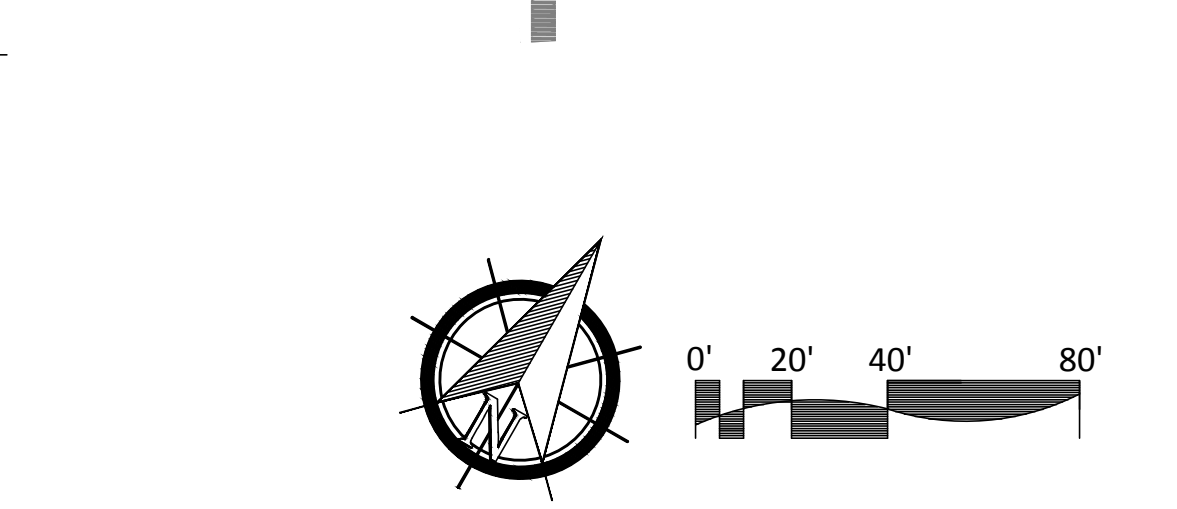
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FOR IRRIGATION DETAILS SEE SHEETS LI-31 THRU LI-36.
FOR WATER PRESSURE CALCULATIONS, SCHEDULING GUIDELINES AND WATER BUDGET SEE SHEETS LI-37 THRU LI-39.
FOR IRRIGATION SPECS SEE SHEETS LI-40 THRU LI-43.

*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



OTAY WATER DISTRICT
Project No. D0944-060189 LRWS No. 2019-1134
P.Z. 624, 711 R.P.Z. 680
REVIEWED BY: *[Signature]* DATE: 5/10/19
NOTE: SIGNATURE EXPIRES ONE (1) YEAR AFTER DATE

"AS-BUILT"
SIGNED: *[Signature]* DATE: 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
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600



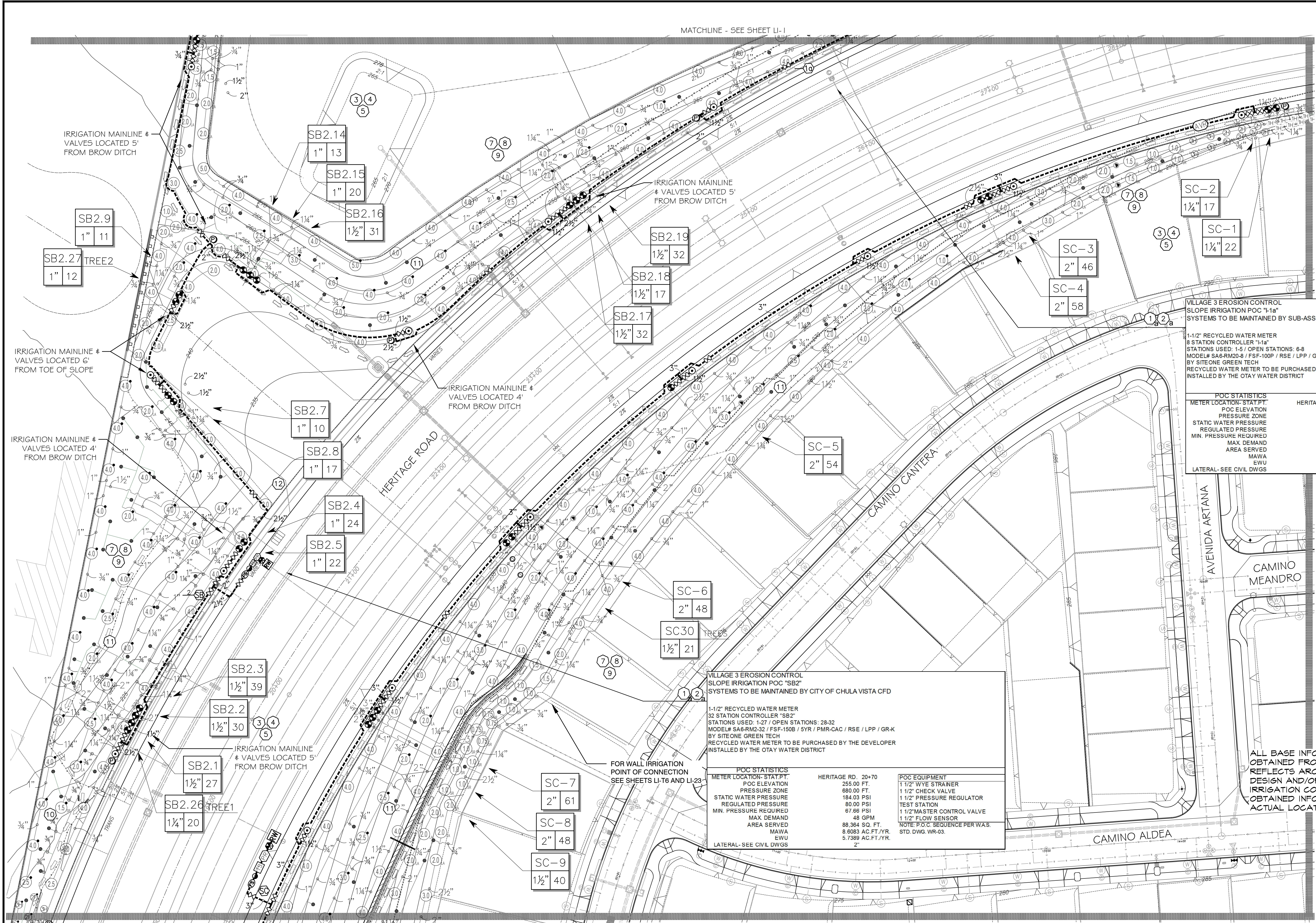
Tributary LA, Inc.
Landscape Architecture and Planning
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.434.9300 office 760.434.9303 fax

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

CONTRACTOR	16026-01 - 16026-93	HUNSAKER & ASSOC.	REVISIONS	DATE	APP'D	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Plans Originally Approved:	5-15-17	CITY OF CHULA VISTA	Drawing No.
Inspector			ADD SHUT OFF VALVES	7/3/16	[Signature]	BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE	Horizontal	Field	Thomas A. Picard	Thomas A. Picard	Thomas A. Picard	Approved: Tiffany Allen		LANDSCAPE IRRIGATION PLAN FOR:	16050 - 12
Date Completed			RE-ALIGN BROWN DITCH + ADJ. IRRIG. TO FUEL MOD.	5/21/19	[Signature]	LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOLLERS & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 14841) ELEV=629.319' (NAD83)	Vertical	Traffic	Thomas A. Picard	Thomas A. Picard	Thomas A. Picard	Supervision Of Date: 10 / 4 / 21	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	Sheet 12 of 68	
			ADD IRRIGATION TO MISSED TREES	10/25/21	[Signature]		N/A					Approved: Tiffany Allen	CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	REPLACEMENT SHEET	OWD WO# D0944-060189 OWD PERMIT# PLR-16-014 LI-4

CONSTRUCTION NOTES:

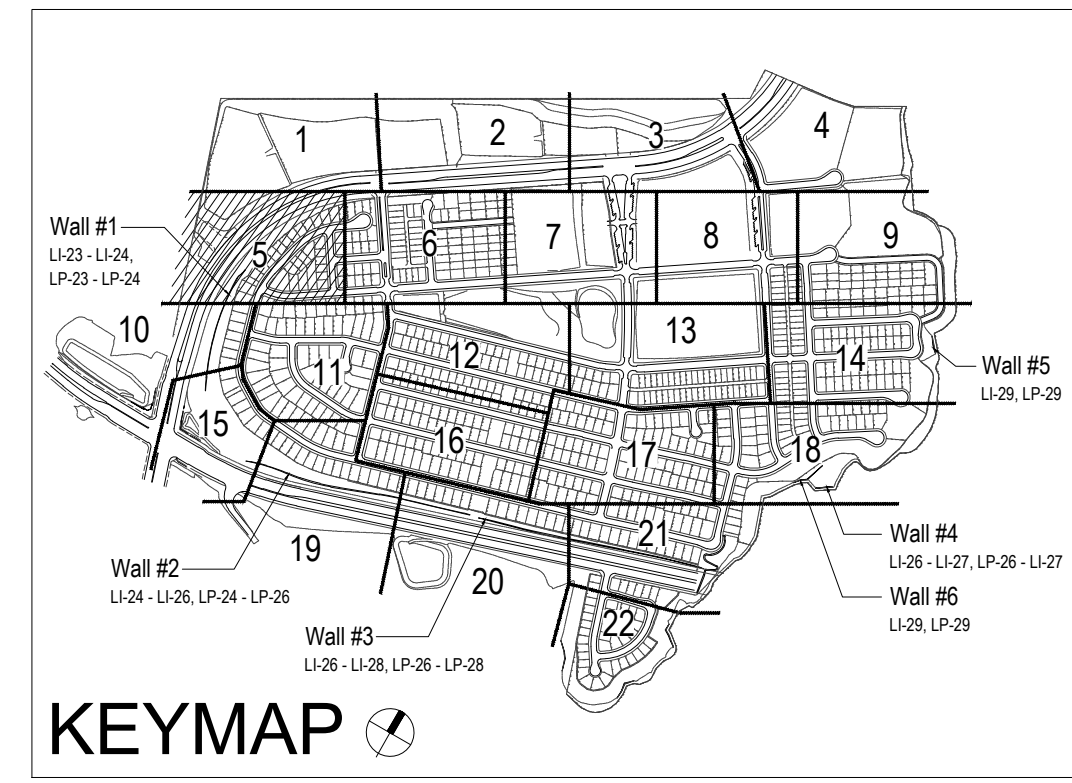
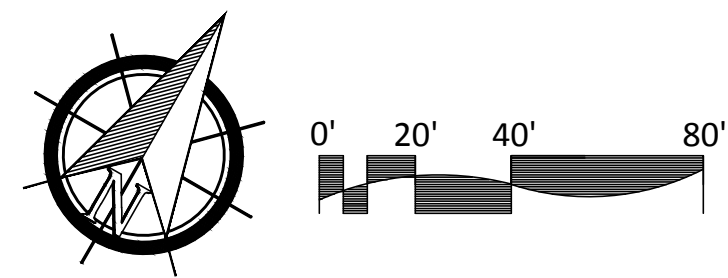
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POC STATISTICS		HERITAGE RD. 26+00	POC EQUIPMENT
METER LOCATION- ST/PT	POC ELEVATION	260.00 FT	1-1/2" WYE STRAINER
PRESSURE ZONE	POC ELEVATION	680.00 FT	1-1/2" CHECK VALVE
STATIC WATER PRESSURE	REGULATED PRESSURE	181.00 PSI	1-1/2" PRESSURE REGULATOR
MIN. PRESSURE REQUIRED	MAX DEMAND	85.00 PSI	TEST STATION
AREA SERVED	MAWA	73.32 PSI	1-1/2" MASTER CONTROL VALVE
LATERAL- SEE CIVIL DWGS	EWU	31 GPM	1-1/2" FLOW SENSOR
		9.785 SO. FT	NOTE: P.O.C. SEQUENCE PER WAS.
		0.8552 AC.FT./YR	STD. DWG. WR-03.
		0.8555 AC.FT./YR	
		2"	

POC STATISTICS		HERITAGE RD. 20+70	POC EQUIPMENT
METER LOCATION- ST/PT	POC ELEVATION	255.00 FT	1-1/2" WYE STRAINER
PRESSURE ZONE	POC ELEVATION	680.00 FT	1-1/2" CHECK VALVE
STATIC WATER PRESSURE	REGULATED PRESSURE	184.03 PSI	1-1/2" PRESSURE REGULATOR
MIN. PRESSURE REQUIRED	MAX DEMAND	80.00 PSI	TEST STATION
AREA SERVED	MAWA	67.66 PSI	1-1/2" MASTER CONTROL VALVE
LATERAL- SEE CIVIL DWGS	EWU	48 GPM	1-1/2" FLOW SENSOR
		88.364 SO. FT	NOTE: P.O.C. SEQUENCE PER WAS.
		8.6083 AC.FT./YR	STD. DWG. WR-03.
		5.7389 AC.FT./YR	
		2"	

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

VILLAGE 3 EROSION CONTROL SLOPE IRRIGATION POC 'SC' SYSTEMS TO BE MAINTAINED BY CITY OF CHULA VISTA CDP

POC STATISTICS		HERITAGE RD. 19+00	POC EQUIPMENT
METER LOCATION- ST/PT	POC ELEVATION	215.00 FT	2" WYE STRAINER
PRESSURE ZONE	POC ELEVATION	680.00 FT	2" CHECK VALVE
STATIC WATER PRESSURE	REGULATED PRESSURE	201.35 PSI	2" PRESSURE REGULATOR
MIN. PRESSURE REQUIRED	MAX DEMAND	108.69 PSI	TEST STATION
AREA SERVED	MAWA	90.54 PSI	2" MASTER CONTROL VALVE
LATERAL- SEE CIVIL DWGS	EWU	85 GPM	2" FLOW SENSOR
		215.140 SO. FT	NOTE: P.O.C. SEQUENCE PER WAS.
		20.8587 AC.FT./YR	STD. DWG. WR-03.
		13.9729 AC.FT./YR	
		2"	

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CONTRACTOR: HUNSAKER & ASSOC.	DATE: 7/3/21	SCALE: 1" = 40'	PROJECT: OTAY WATER DISTRICT
INSPECTOR: [Signature]	DATE: 5/10/19	JOB NO: 15024	PROJECT: Project No. D0944-060189 LRWS No. 2019-1134
DATE COMPLETED:	REVISIONS:	DESIGNED BY: THOMAS A. PICARD	PROJECT: P.Z. 624, 711 R.P.Z. 680
		CHECKED BY: [Signature]	PROJECT: P.Z. 624, 711 R.P.Z. 680
		APPROVED BY: [Signature]	PROJECT: P.Z. 624, 711 R.P.Z. 680
			PROJECT: P.Z. 624, 711 R.P.Z. 680

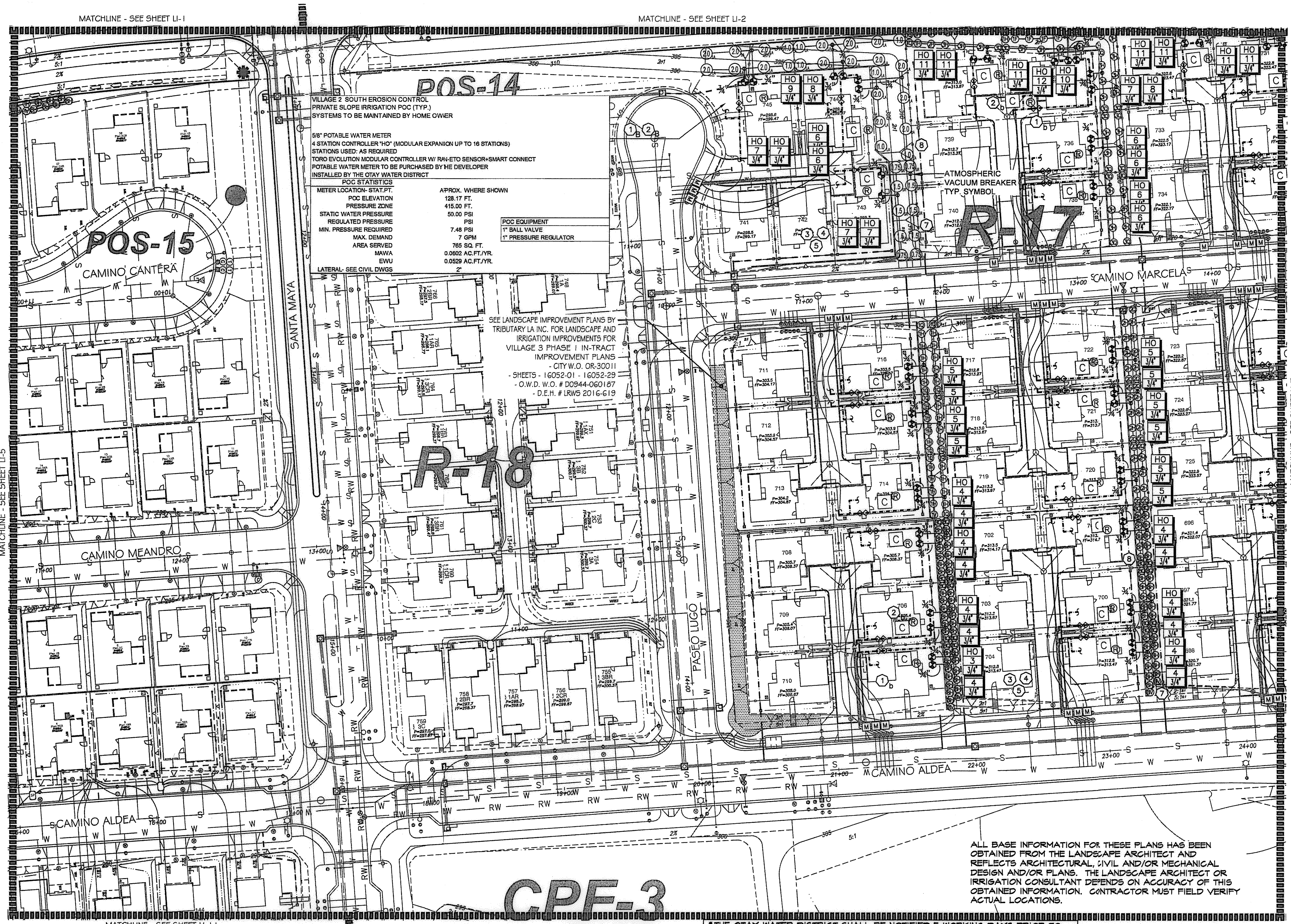
Tributary LA, Inc.
Landscaping Architecture and Planning
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.434.9300 office 760.434.9303 fax

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

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-5

CONSTRUCTION NOTES:

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VILLAGE 2 SOUTH EROSION CONTROL PRIVATE SLOPE IRRIGATION P.O.C. (TYP.) SYSTEMS TO BE MAINTAINED BY HOME OWNER

8" POTABLE WATER METER
4 STATION CONTROLLER 1/4" (MODULAR EXPANSION UP TO 16 STATIONS)
STATIONS USED: AS REQUIRED
TORO EVOLUTION MODULAR CONTROLLER W/ RAIN-ETO SENSOR-SMART CONNECT
POTABLE WATER METER TO BE PURCHASED BY THE DEVELOPER
INSTALLED BY THE OTAY WATER DISTRICT

METER LOCATION - STAT. PT.
P.O.C. ELEVATION 128.17 FT.
PRESSURE ZONE 415.00 FT.
STATIC WATER PRESSURE 50.00 PSI
REGULATED PRESSURE PSI
MIN. PRESSURE REQUIRED 7.48 PSI
MAX. DEMAND 7 GPM
AREA SERVED 765 SQ. FT.
MAWA 0.0602 AC.FT./YR.
EVU 0.0529 AC.FT./YR.
LATERAL - SEE CIVIL DWGS

APPROX. WHERE SHOWN
128.17 FT.
415.00 FT.
50.00 PSI
PSI
7.48 PSI
7 GPM
765 SQ. FT.
0.0602 AC.FT./YR.
0.0529 AC.FT./YR.
2"

P.O.C. EQUIPMENT
1" BALL VALVE
1" PRESSURE REGULATOR

SEE LANDSCAPE IMPROVEMENT PLANS BY TRIBUTARY LA INC. FOR LANDSCAPE AND IRRIGATION IMPROVEMENTS FOR VILLAGE 3 PHASE I IN-TRACT IMPROVEMENT PLANS - CITY W.O. OR-30011 - SHEETS - 16052-01 - 16052-29 - D.W.D. W.O. # D0944-060187 - D.E.H. # LRWS 2016-619

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.

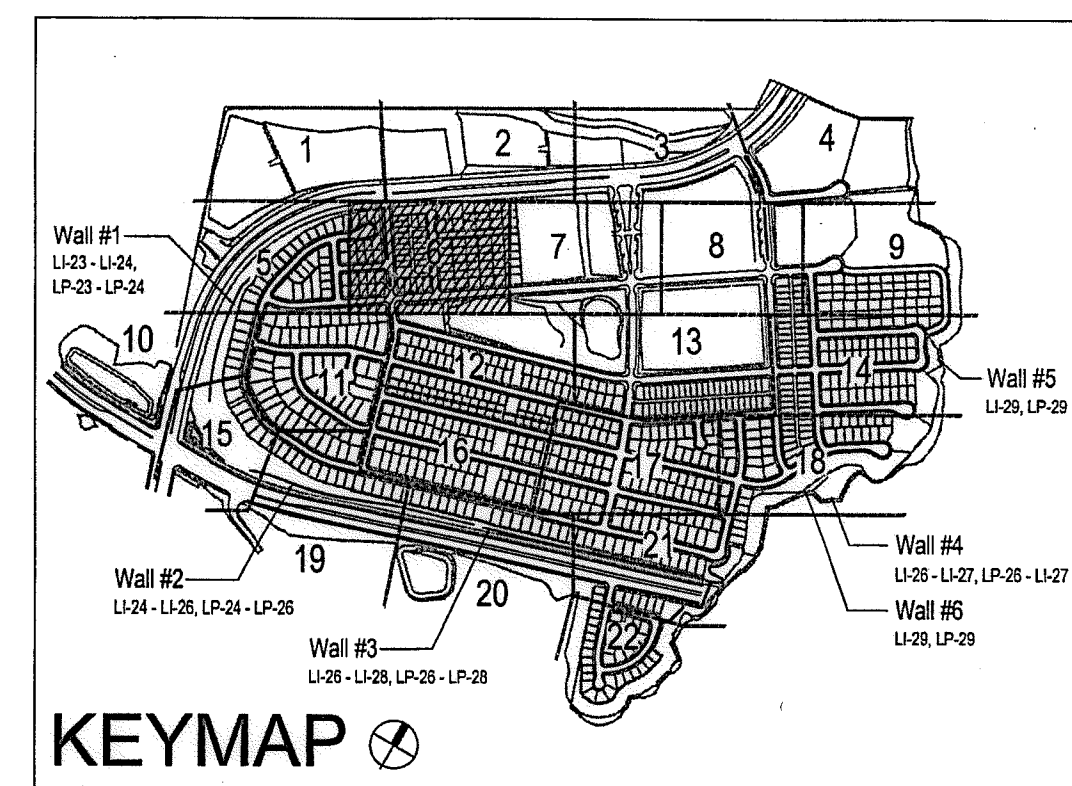
OTAY WATER DISTRICT
PROJECT NO. D0944-060189
PZ 624, 711 RPZ 680

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

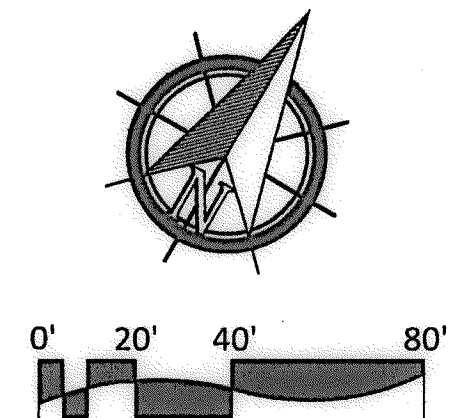
REVIEWED BY: *[Signature]* DATE: 5/18/17
SIGNATURE EXPIRES AFTER 1 YEAR

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.



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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"AS-BUILT"

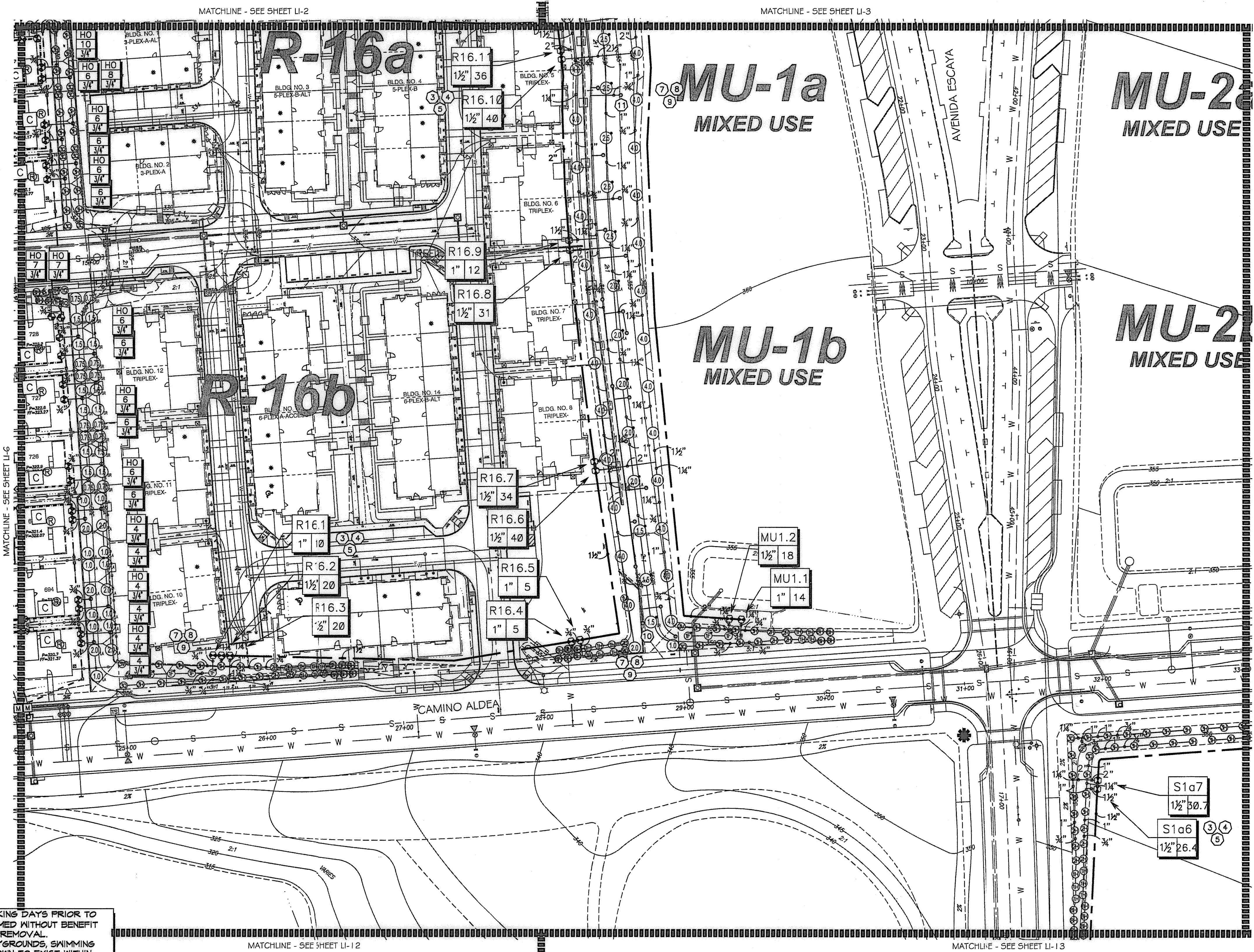
SIGNED: _____ DATE: _____
PRINT NAME: _____ R.L.A. # _____
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

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 ST. 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' Vertical N/A	Field	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 - 14
Inspector															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.
 - IRRIGATION P.O.C. FOR PRIVATE SYSTEMS - CONTRACTOR SHALL INSTALL A 1-1/4" TEE DOWNSTREAM OF A DEDICATED FLOW 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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 - DRIVEWAY AND SIDEWALK CROSSINGS- MAINLINE LATERAL LINE AND CONTROL WIRE SLEEVES UNDER ALL PAVING. SLEEVES TWO TIMES DIA. OF PIPE, 2" MIN. (TYP.) FULL BOX-CONTROL WIRE SLEEVES UNDER ALL PAVING TO INCLUDE FULL BOX AT ENDS OF SLEEVES. (TYP.)
 - ALL OVERHEAD SPRINKLERS TO BE ADJUSTED AS NECESSARY TO PREVENT OVERSPRAY ONTO HARDSCAPE SURFACES OR, OTHERWISE OUTSIDE THE INTENDED AREA OF COVERAGE.
 - SPRINKLERS LOCATED WITHIN 3 FT. OF CURBS, SIDEWALKS, MOW CURBS, UTILITY PEDESTALS, TOP AND TOE OF SLOPE OR ANY OTHER PAVING SURFACE, SHALL USE A POP-UP TYPE BODY AS LISTED IN THE IRRIGATION LEGEND. UNLESS NOTED OTHERWISE.
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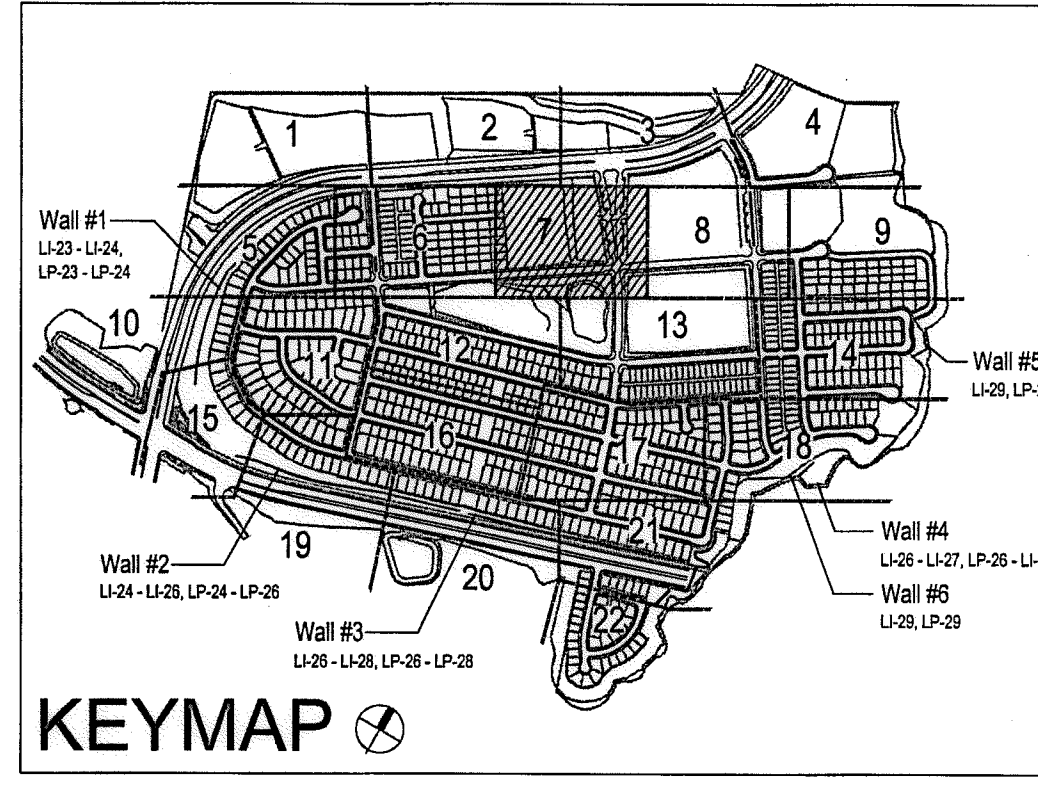
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UTILITY LEGEND (PER CIVIL PLANS)

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)	⊙
		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
 CALIFORNIA
 4947

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

CONSTRUCTION NOTES:

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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.
PRESSURE ZONE		PRESSURE ZONE	680.00 FT.
STATIC WATER PRESSURE		MIN. PRESSURE REQUIRED	134.23 PSI
REGULATED PRESSURE		MAX. DEMAND	70.00 PSI
MIN. PRESSURE REQUIRED		AREA SERVED	58.79 PSI
MAX. DEMAND		MAWA	48 GPM
AREA SERVED		EWU	11,892 SQ. FT.
MAWA		STD. DWG. WR-03	1.973 AC.FT./YR.
EWU			0.7782 AC.FT./YR.
LATERAL- SEE CIVIL DWGS			

CPF-1*

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

1.5" RECYCLED WATER METER
12 STATION CONTROLLER "S-1b"
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

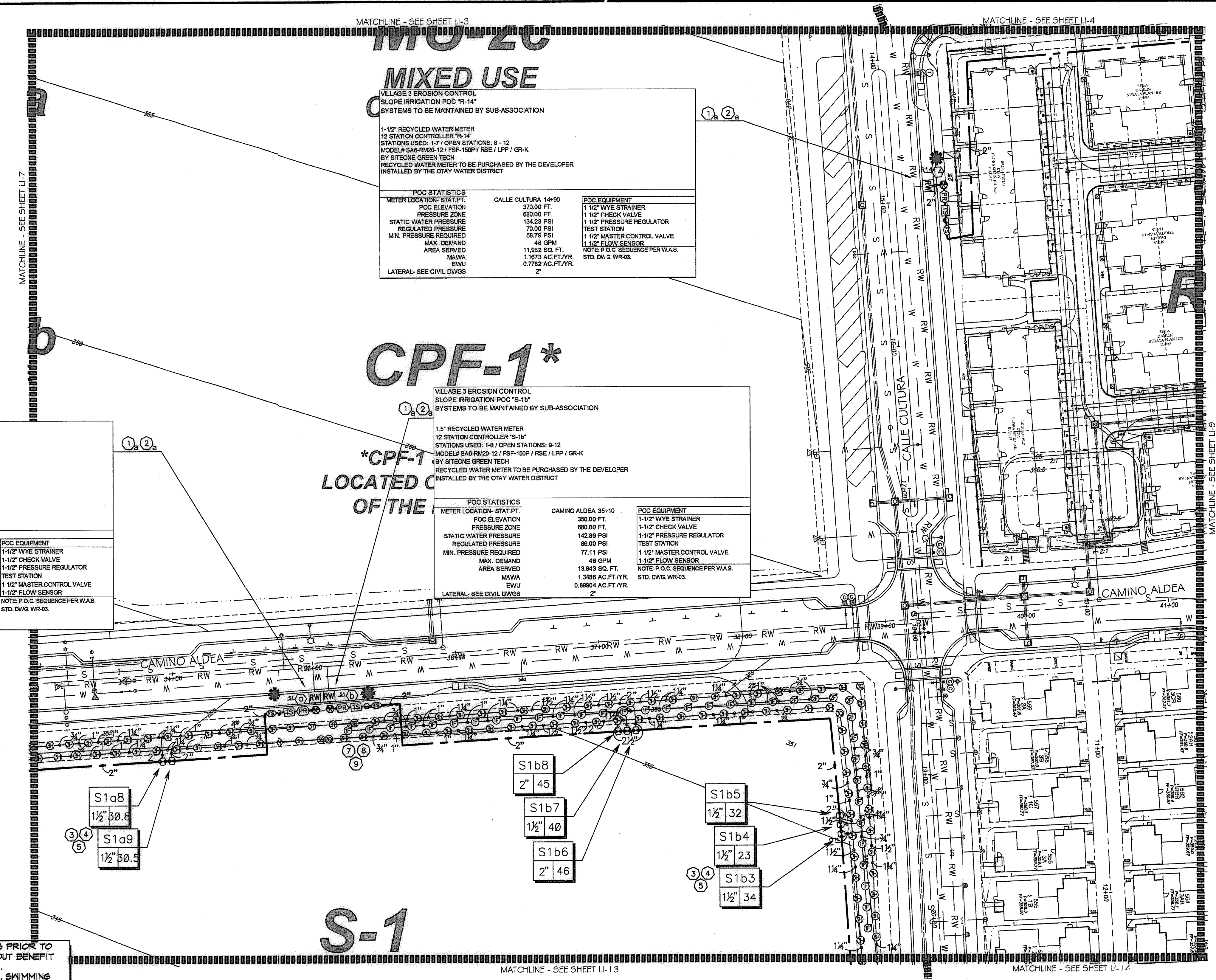
POC STATISTICS		CAMINO ALDEA 35+10	
METER LOCATION- STAT.PT.		POC ELEVATION	350.00 FT.
PRESSURE ZONE		PRESSURE ZONE	680.00 FT.
STATIC WATER PRESSURE		MIN. PRESSURE REQUIRED	142.89 PSI
REGULATED PRESSURE		MAX. DEMAND	68.00 PSI
MIN. PRESSURE REQUIRED		AREA SERVED	77.11 PSI
MAX. DEMAND		MAWA	48 GPM
AREA SERVED		EWU	13,843 SQ. FT.
MAWA		STD. DWG. WR-03	1.3468 AC.FT./YR.
EWU			0.88904 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

POC STATISTICS		CAMINO ALDEA 35+00	
METER LOCATION- STAT.PT.		POC ELEVATION	350.00 FT.
PRESSURE ZONE		PRESSURE ZONE	680.00 FT.
STATIC WATER PRESSURE		MIN. PRESSURE REQUIRED	142.89 PSI
REGULATED PRESSURE		MAX. DEMAND	80.00 PSI
MIN. PRESSURE REQUIRED		AREA SERVED	67.92 PSI
MAX. DEMAND		MAWA	20 GPM
AREA SERVED		EWU	10,493 SQ. FT.
MAWA		STD. DWG. WR-03	1.0222 AC.FT./YR.
EWU			0.6815 AC.FT./YR.
LATERAL- SEE CIVIL DWGS			

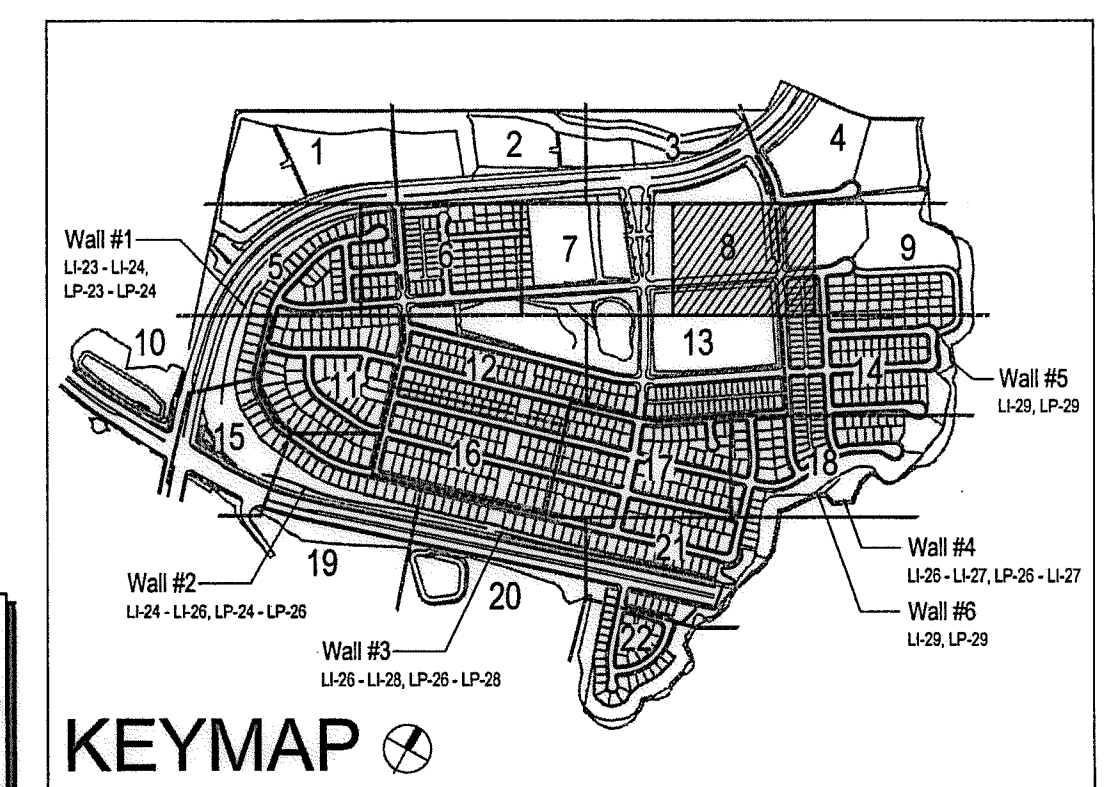
*CPF-1 LOCATED AT THE



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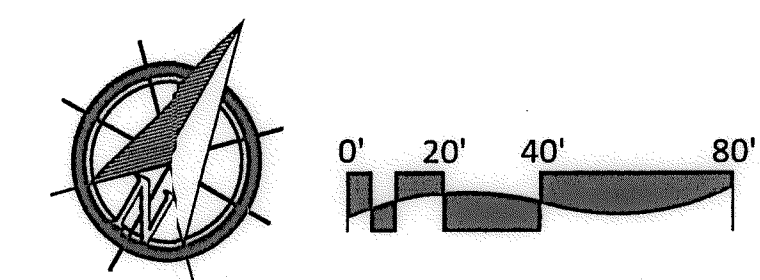
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UTILITY LEGEND (PER CIVIL PLANS)

DOMESTIC WATERLINE (PER CIVIL PLANS)	W	BLOWOFF VALVE	⊖
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	⊖



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

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



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

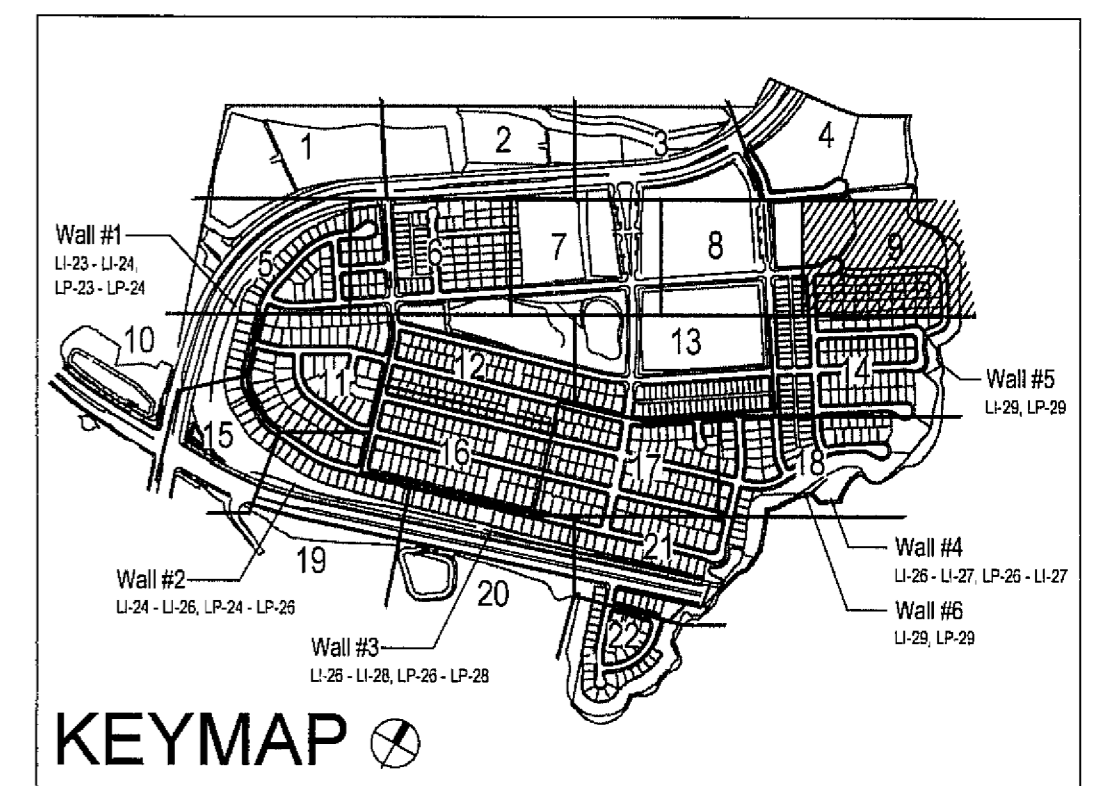
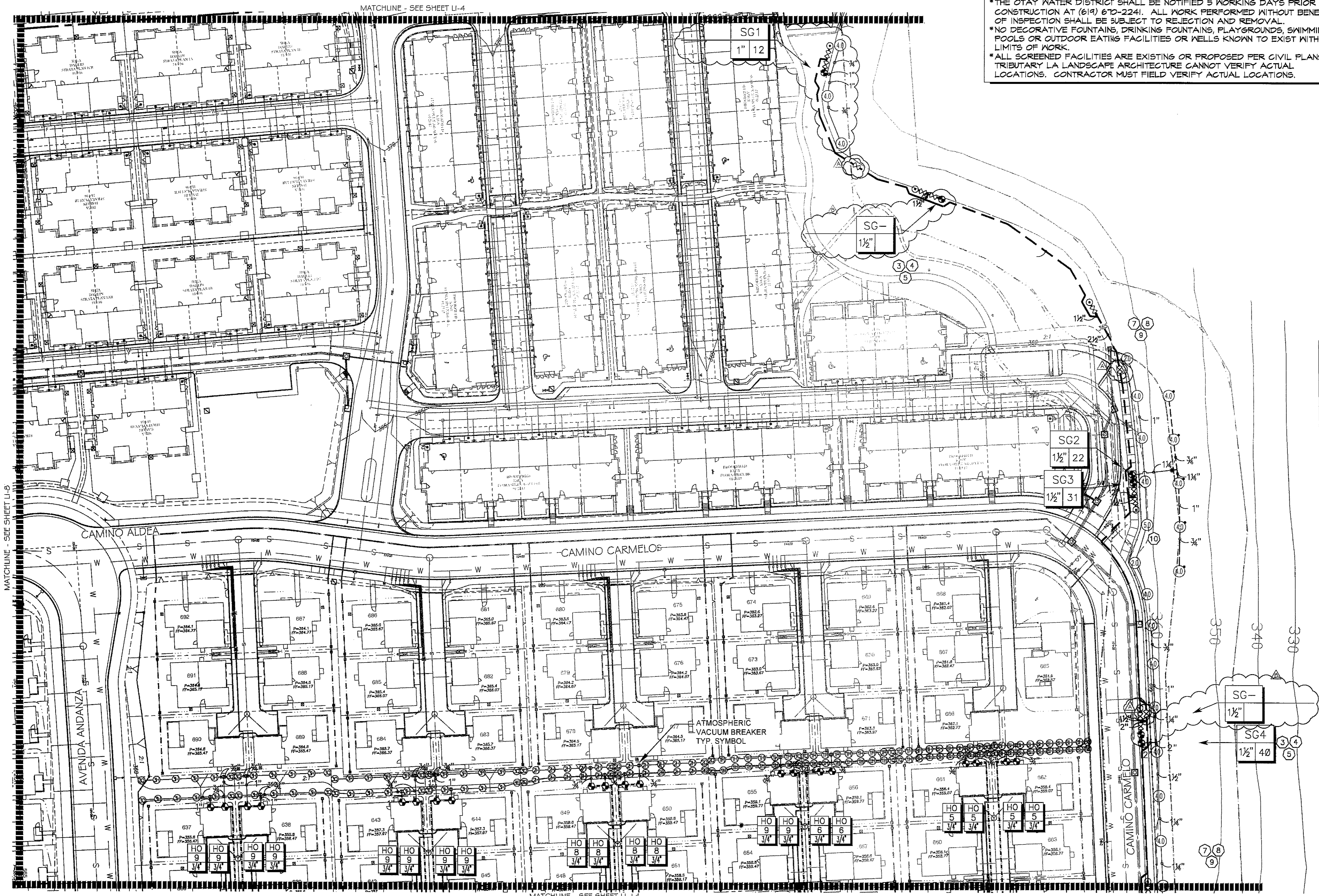
DATE: 10 APR '17
SCALE: 1" = 40'
JOB NO. 15024
DRAWN BY: T.P./T.G.
W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved: [Signature] Date: 5-15-17	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" FOR PIPE LOCATION: 1.5 MILES EAST OF INTX. OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF TOWNSHIP 10 HIGH ROLLER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 10411) ELEV=929.31' (NAD83)	Horizontal 1" = 40' Vertical N/A		Plans Prepared Under Supervision Of Date: / / THOMAS A. PICARD			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 - 16 Sheet 16 of 88

CONSTRUCTION NOTES:

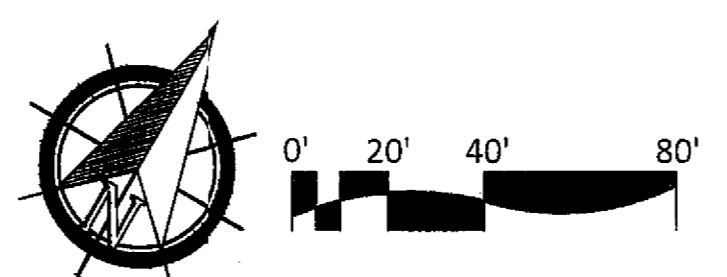
- 1. IRRIGATION P.O.C. LOCATION SHOWN HAS BEEN COORDINATED WITH THE ARCHITECT. THE CONTRACTOR SHALL CONNECT DOWNSTREAM OF THIS SERVICE, INSTALL BACKFLOW PREVENTION DEVICE, FLOW CONTROL AND MONITORING EQUIPMENT AND EXTEND SYSTEM AS SHOWN.
- 1. IRRIGATION P.O.C. FOR PRIVATE SYSTEMS - CONTRACTOR SHALL INSTALL 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.
- 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 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 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 LANDSCAPE 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, HOMEOWNERS 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 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 S-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) 870-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.
 NO DECORATIVE FOUNTAINS, DRINKING FOUNTAINS, PLAYGROUNDS, SWIMMING POOLS OR OUTDOOR EATING FACILITIES OR WELLS KNOWN TO EXIST WITHIN LIMITS OF WORK.
 ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.



UTILITY LEGEND (PER CIVIL PLANS)

DOMESTIC WATERLINE (PER CIVIL PLANS)	W	BLOWOFF VALVE	○
DOMESTIC SEWERLINE (PER CIVIL PLANS)	S	AIR RELEASE VALVE	⊖
RECYCLED WATERLINE (PER CIVIL PLANS)	RW	FIRE HYDRANT	⊕
STORM DRAINS (PER CIVIL PLANS)	SD	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.

"AS-BUILT"

OTAY WATER DISTRICT
 Project No. D0944-060189
 P.Z. 944 R.P.Z. 680

SIGNED: _____ DATE: _____

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

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

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

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

REGISTERED LANDSCAPE ARCHITECT

THOMAS A. PICARD, R.L.A.

9/30/19

CALIFORNIA

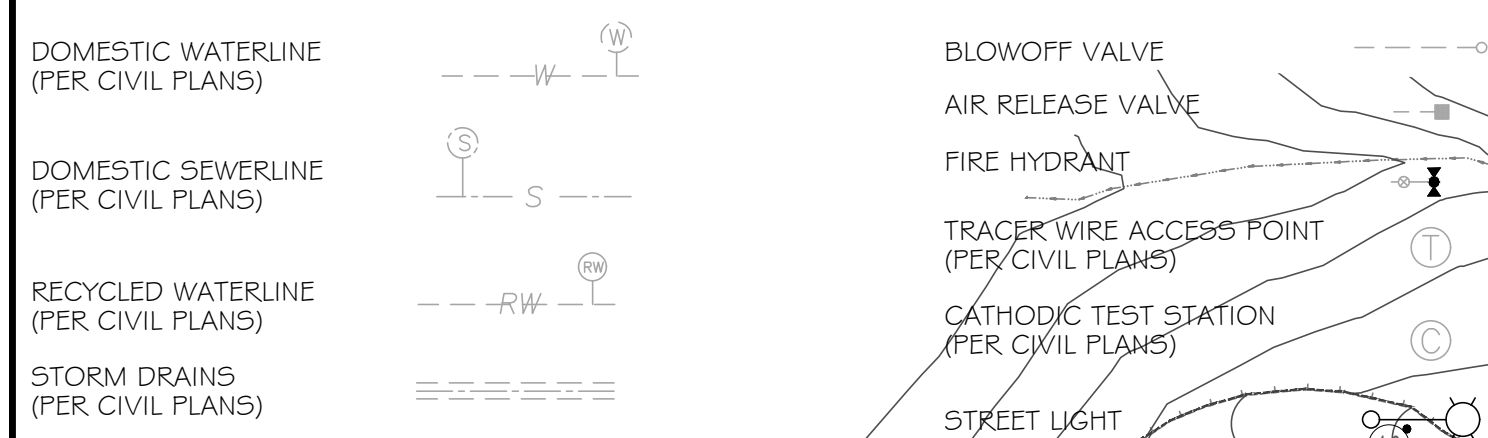
Tributary LA, Inc.

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-3001G

CONTRACTOR	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUTOFF VALVES	7/1/16	05/21/18	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Plans Originally Approved:	5-15-17	CITY OF CHULA VISTA	Drawing No.
INSPECTOR			ADJUST IRRIGATION FOR FUEL MOLD AREAS	5/22/18	05/21/18	DESCRIPTION: IRON PIPE, 1.5" DIAM. EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PERMANENT 10' HIGH BOLLARD & 1100' SOUTHERLY OF WATER STORAGE FACILITY. (P&I 1359 PER R.O.S. 1484) ELEV=829.319' (NAVD 88)	Horizontal 1" = 40'	Field	Thomas A. Picard	Thomas A. Picard	Thomas A. Picard	Mark A. Crow	5-22-19	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	16050-17
DATE COMPLETED							Vertical N/A	Traffic	THOMAS A. PICARD	THOMAS A. PICARD	THOMAS A. PICARD	Kelly Broughton		CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Sheet 17 of 88

UTILITY LEGEND (PER CIVIL PLANS)



CONSTRUCTION NOTES:

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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.

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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6. DRIVEWAY AND SIDEWALK CROSSING- MAINLINE, LATERAL LINE AND CONTROL WIRE SLEEVES UNDER ALL PAVING. SLEEVES TWO TIMES DIA. OF PIPE, 2" MIN. (TYP.) PULL BOX- CONTROL WIRE SLEEVES UNDER ALL PAVING TO INCLUDE PULL BOX AT ENDS OF SLEEVES. (TYP.)

7. ALL OVERHEAD SPRINKLERS TO BE ADJUSTED AS NECESSARY TO PREVENT OVERSPRAY ONTO HARDCAPE 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.

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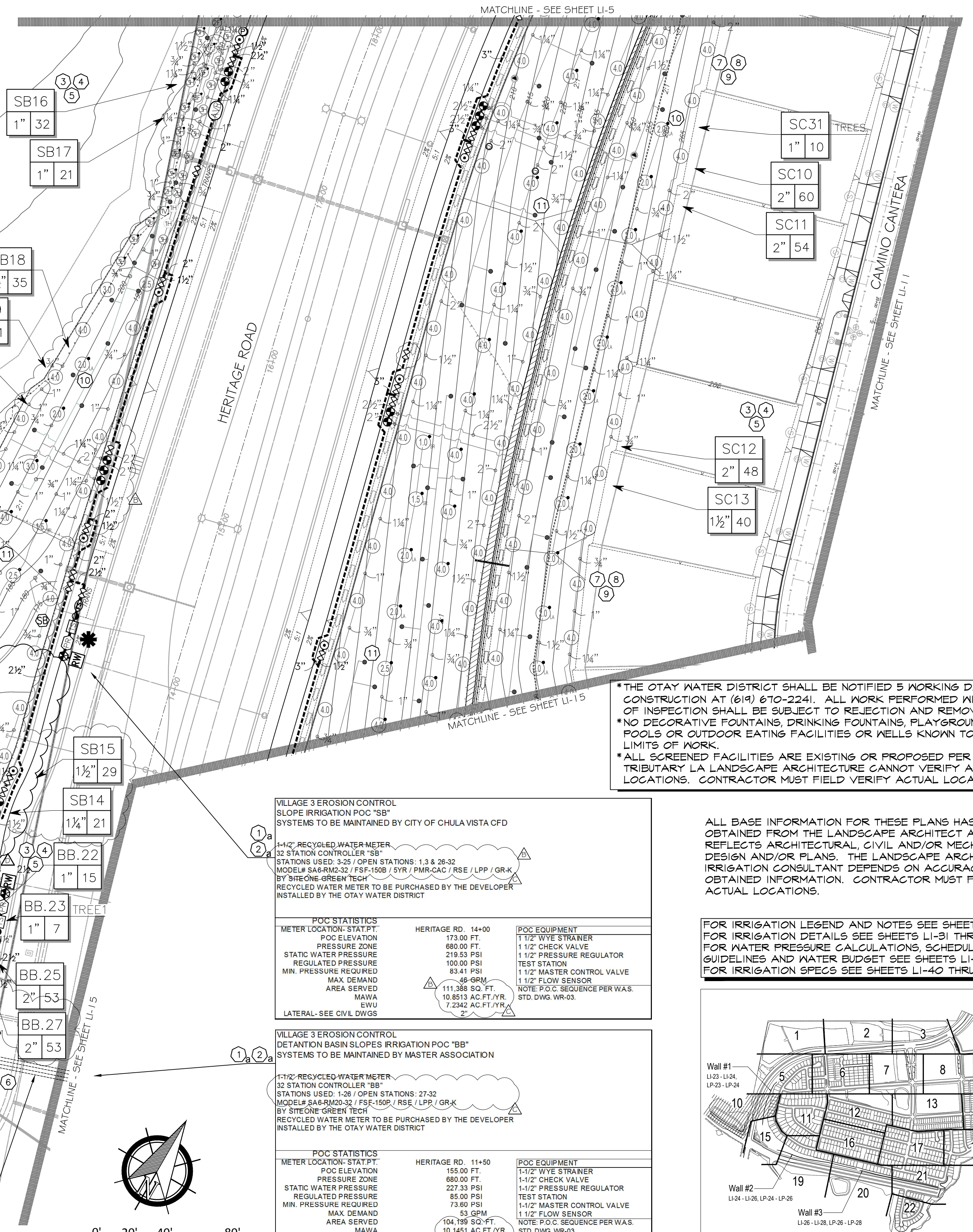
11. RAINBIRD SO-F SERIES MICRO SPRAY NOZZLE ON RISER FOR THE SUPPLEMENTAL IRRIGATION OF NEW TREES.

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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.



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

1-1/2" RECYCLED WATER METER
32 STATION CONTROLLER "SB"
STATIONS USED: 3/25 OPEN STATIONS: 1, 3 & 26-32
MODEL# SA8-RM2-32 / FSF-150B / BYR / PMR-CAC / RSE / LPP / GRK
BY SITE ONE GREEN TECH
RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER INSTALLED BY THE OTAY WATER DISTRICT

POC STATISTICS		POC EQUIPMENT	
METER LOCATION- STAT P.T.	HERITAGE RD. 144+00	1-1/2" WYE STRAINER	
POC ELEVATION	173.00 FT.	1-1/2" CHECK VALVE	
PRESSURE ZONE	680.00 FT.	1-1/2" PRESSURE REGULATOR	
STATIC WATER PRESSURE	210.53 PSI	TEST STATION	
REGULATED PRESSURE	100.00 PSI	1-1/2" MASTER CONTROL VALVE	
MIN. PRESSURE REQUIRED	83.41 PSI	1-1/2" FLOW SENSOR	
MAX. DEMAND	48 GPM	NOTE P.O.C. SEQUENCE PER W.A.S.	
AREA SERVED	111,388 SQ. FT.	STD. DWG. WR-03	
MAWA	10,8513 AC.FT./YR.		
EWU	7,2342 AC.FT./YR.		

LATERAL- SEE CIVIL DWGS

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

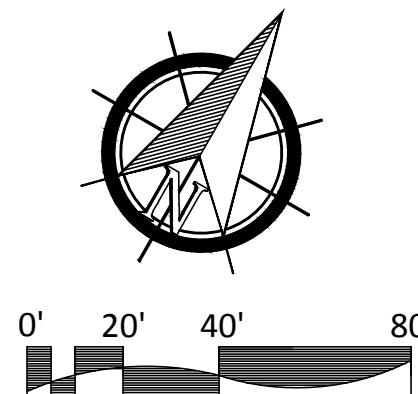
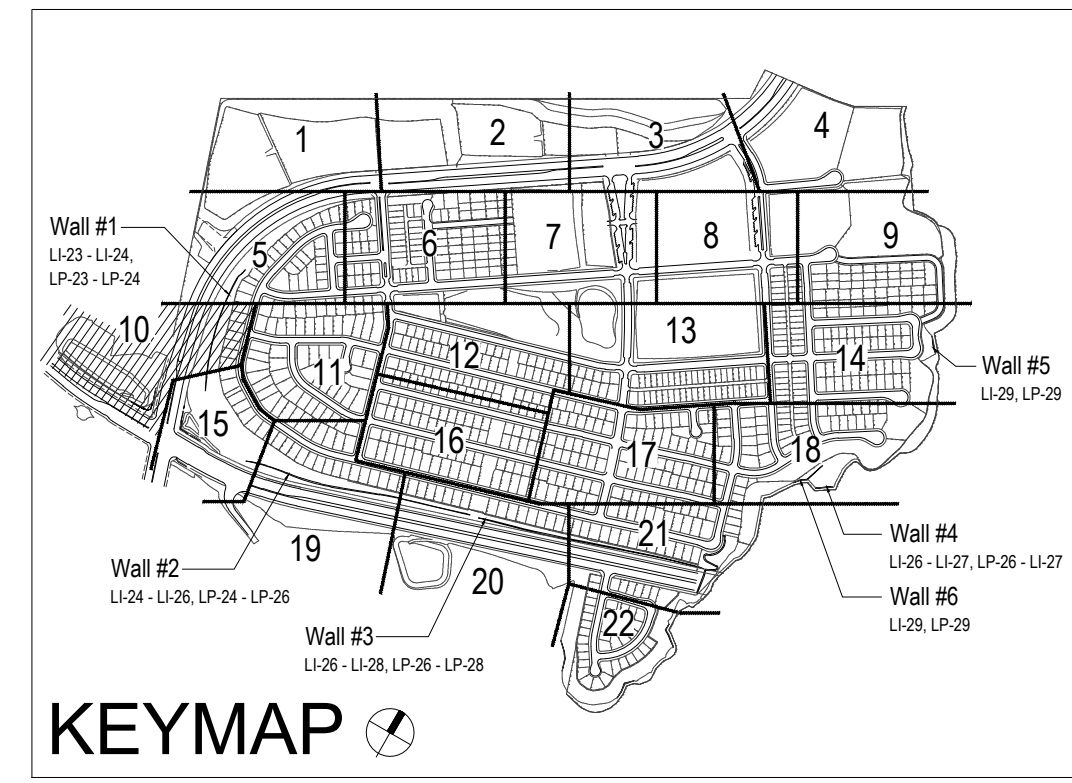
1-1/2" RECYCLED WATER METER
32 STATION CONTROLLER "BB"
STATIONS USED: 1, 28 OPEN STATIONS: 27-32
MODEL# SA8-RM2-32 / FSF-150B / RSE / LPP / GRK
BY SITE ONE GREEN TECH
RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER INSTALLED BY THE OTAY WATER DISTRICT

POC STATISTICS		POC EQUIPMENT	
METER LOCATION- STAT P.T.	HERITAGE RD. 111+50	1-1/2" WYE STRAINER	
POC ELEVATION	155.00 FT.	1-1/2" CHECK VALVE	
PRESSURE ZONE	680.00 FT.	1-1/2" PRESSURE REGULATOR	
STATIC WATER PRESSURE	227.33 PSI	TEST STATION	
REGULATED PRESSURE	85.00 PSI	1-1/2" MASTER CONTROL VALVE	
MIN. PRESSURE REQUIRED	73.80 PSI	1-1/2" FLOW SENSOR	
MAX. DEMAND	53 GPM	NOTE P.O.C. SEQUENCE PER W.A.S.	
AREA SERVED	104,195 SQ. FT.	STD. DWG. WR-03	
MAWA	10,1451 AC.FT./YR.		
EWU	8,9777 AC.FT./YR.		

LATERAL- SEE CIVIL DWGS

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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.



OTAY WATER DISTRICT
Project No. D0944-060189 LRWS No. 2019-1134
P.Z. 624, 711 R.P.Z. 680

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

"AS-BUILT"

SIGNED: [Signature] 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!

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1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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REGISTERED LANDSCAPE ARCHITECT
THOMAS A. PICARD
9/30/23
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	[Signature]	BRASS DISK MARKED "50 CITY ENGR." IN 3/4" IRON PIPE
Inspector			ADDED METHANE PAD, TREES, NOTES & IRRIGATION	5/21/19	[Signature]	1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOLLARDS & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 1481) ELEV=629.319 (NAD83)
Date Completed			ADDED TRACER, CATH. MAIN, ADD. IRRIG. FOR RECONFIGURE	10/23/19	[Signature]	
			WALL MOUNTAIN & CONVERT CFD SYSTEMS TO TECH			
			ADD IRRIG. FOR REMOVAL OF PAD			

Office	Field	Traffic	Designed By	Drawn By	Checked By	Plans Originally Approved:	5-15-17
			THOMAS A. PICARD	[Signature]	[Signature]		
			Prepared Under	Supervision Of	Approved:		
			THOMAS A. PICARD	Tiffany Allen	Tiffany Allen		
				R.L.A. No. 4001	Director of Development Services or designee.		

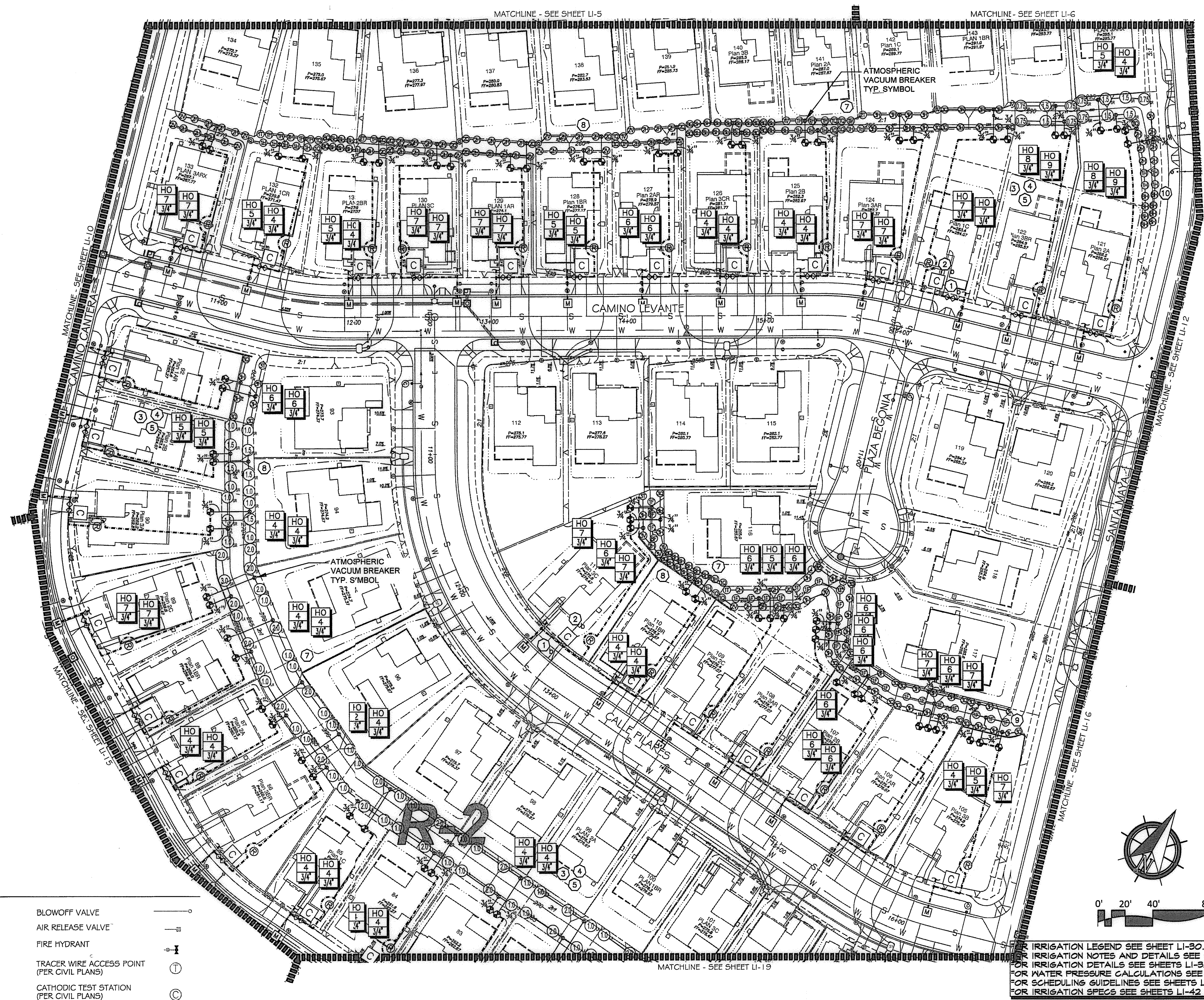
CITY OF CHULA VISTA
LANDSCAPE IRRIGATION PLAN FOR:
OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL
CHULA VISTA TENTATIVE TRACT MAP NO. 13-02

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

Drawing No. 16050 - 18
Sheet 18 of 88

CONSTRUCTION NOTES:

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- 11 HUNTER PROS-00-FRS50 WITH HUNTER 5-FULL 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	○
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	⊙

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

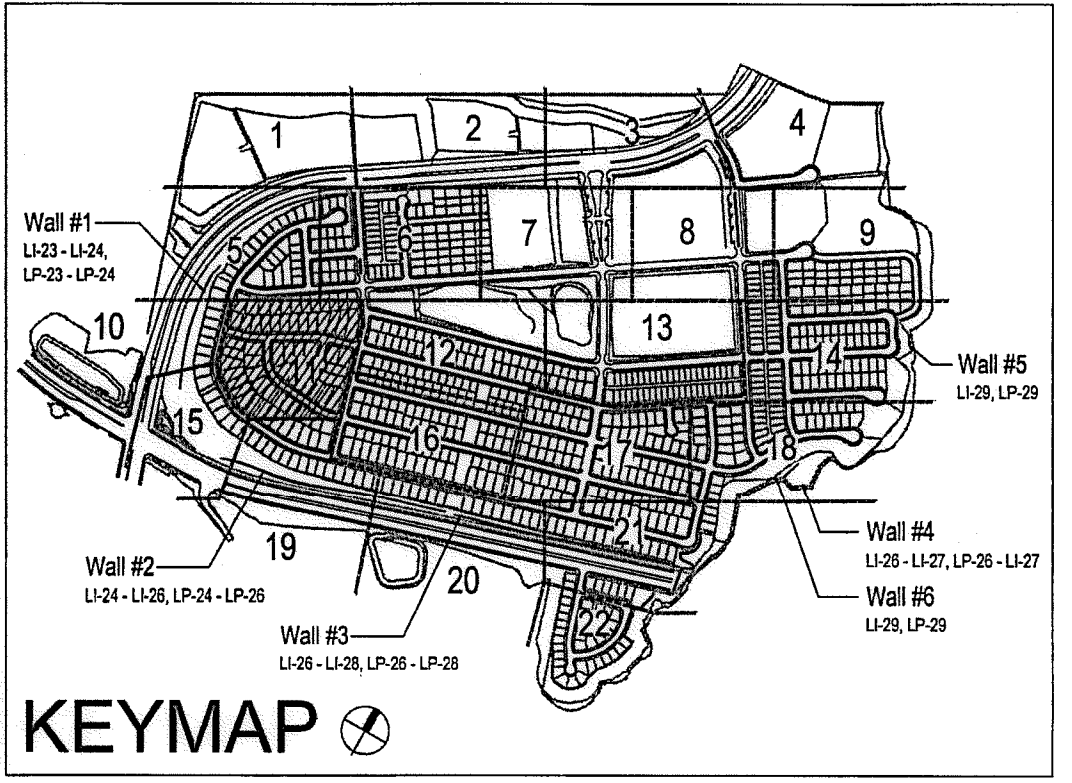
IT'S THE LAW! DIAL BEFORE YOU DIG!
 CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
 1-800-227-2600
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
 BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"AS-BUILT"
 SIGNED: [Signature] DATE: 5-15-17
 PRINT NAME: Kelly Broughton R.L.A. # [Number]
 DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. [Date]

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



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.

CONTRACTOR	REFERENCES	BY	REVISIONS	DATE	APP'D	BENCH MARK	SCALE	OFFICE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED	DATE	CITY OF CHULA VISTA	DRAWING NO.	
[Blank]	16026-01 - 16026-93	HUNSAKER & ASSOC.	[Blank]	[Blank]	[Blank]	DESCRIPTION: BRASS DISK MARKED 'SD CIV ENGR.' IN 3/4" R/W PIPE. LOCATION: 5 MILES EAST OF NIXY OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF 'ROUNDTOP' 10' HIGH HOLLOWER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (P&H 1359 PER R.O.S. 4841) ELEV=229.219' (NAD 88)	Horizontal 1" = 40' Vertical N/A	[Blank]	[Blank]	[Blank]	[Blank]	[Blank]	[Signature]	5-15-17	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	16050 - 19
CONTRACTOR	INSPECTOR	DATE COMPLETED	PLANS PREPARED UNDER SUPERVISION OF	DATE	R.L.A. NO.	THOMAS A. PICARD	4001	[Blank]	[Blank]	[Blank]	[Blank]	[Blank]	[Blank]	CITY OF CHULA VISTA	Sheet 19 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-32.
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UTILITY LEGEND (PER CIVIL PLANS)

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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

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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"AS-BUILT"

SIGNED: _____ DATE: _____

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

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP.



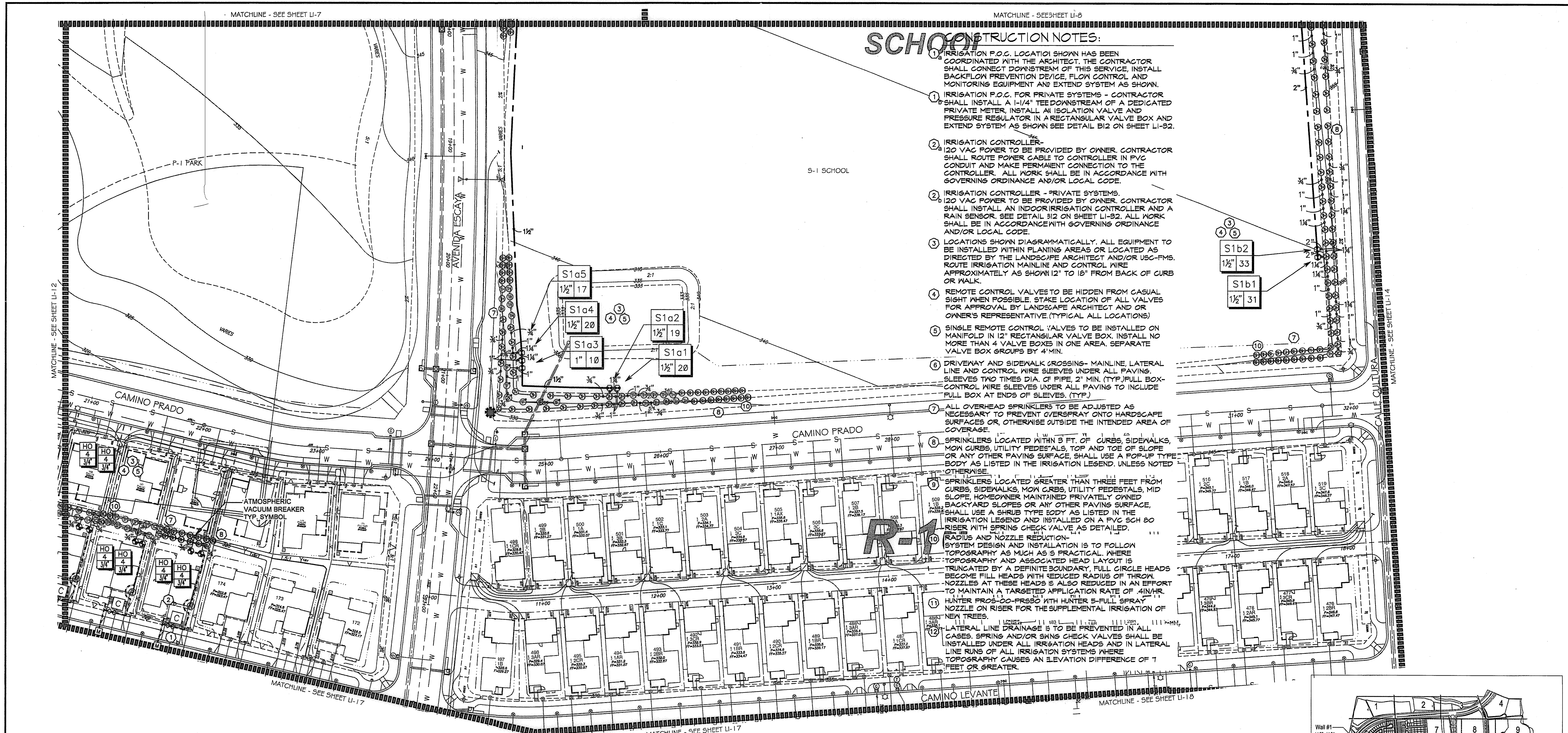
Tributary LA, Inc.

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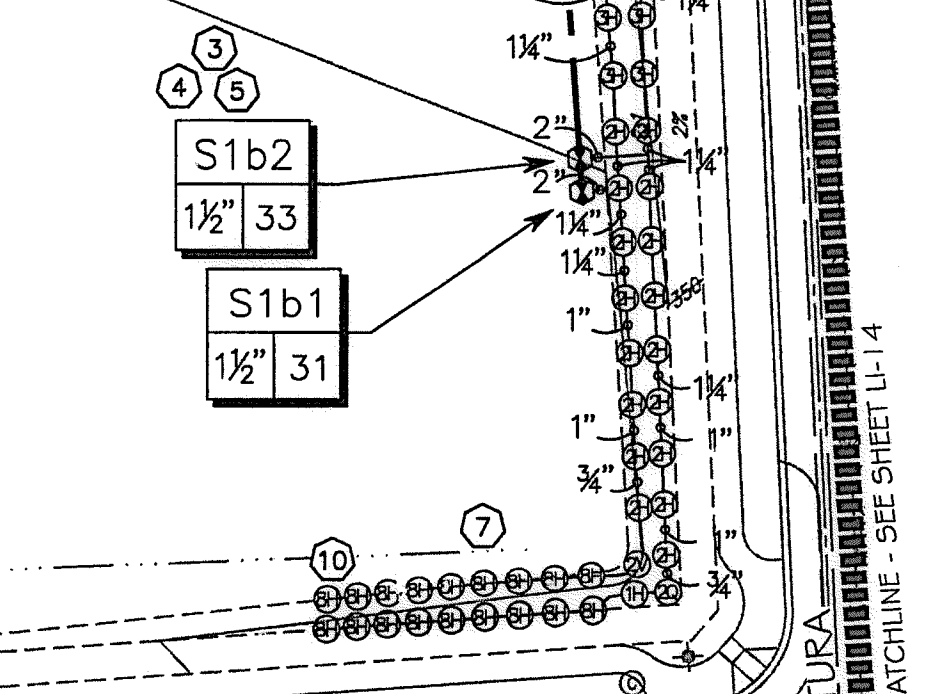
DATE: 10 APR '17
 SCALE: 1" = 40'
 JOB NO. 15024
 DRAWN BY: T.P./T.G.
 W.O. NO. OR-3001G

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 8.03.14841 ELEV=622.319' (NAVD88)	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



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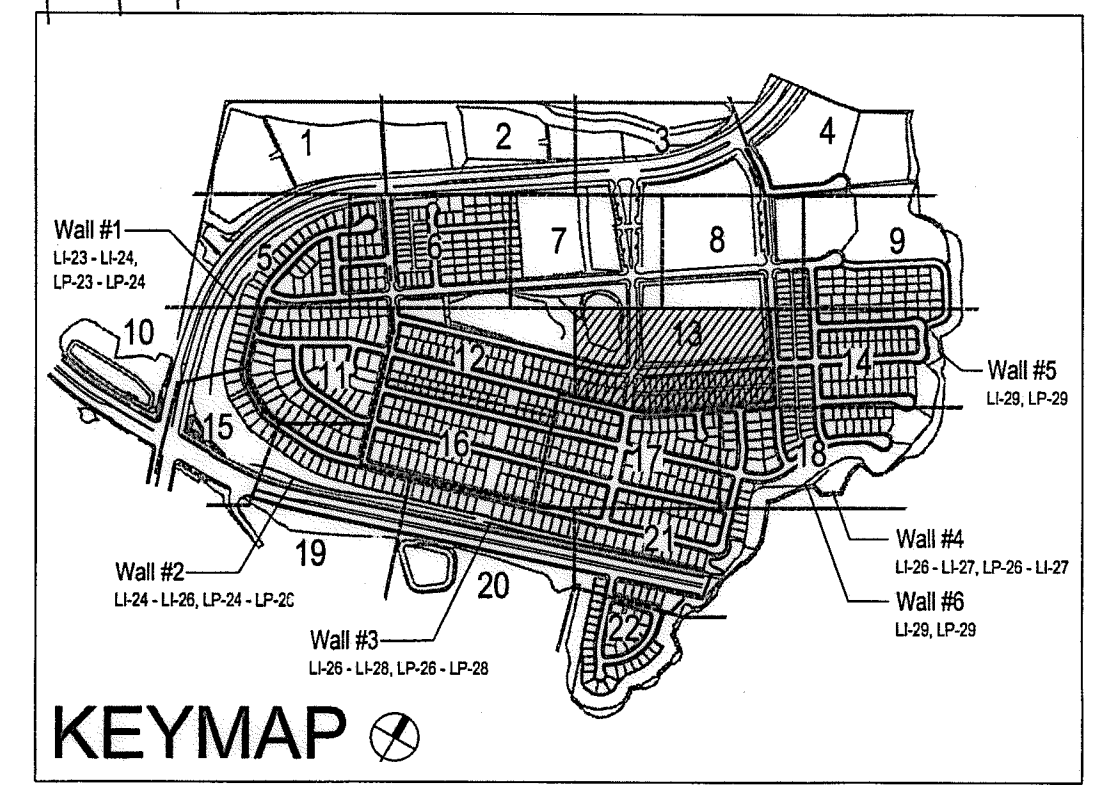
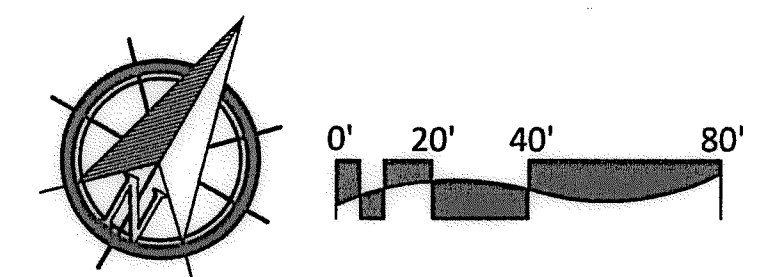


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DOMESTIC SEWERLINE (PER CIVIL PLANS)	S
RECYCLED WATERLINE (PER CIVIL PLANS)	RW
STORM DRAINS (PER CIVIL PLANS)	SD
BLOWOFF VALVE	(Symbol)
AIR RELEASE VALVE	(Symbol)
FIRE HYDRANT	(Symbol)
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OTAY WATER DISTRICT
 PROJECT NO. D0944-060189
 PZ 624, 711 RPZ 680
 REVIEWED BY: [Signature] DATE: 5/10/17
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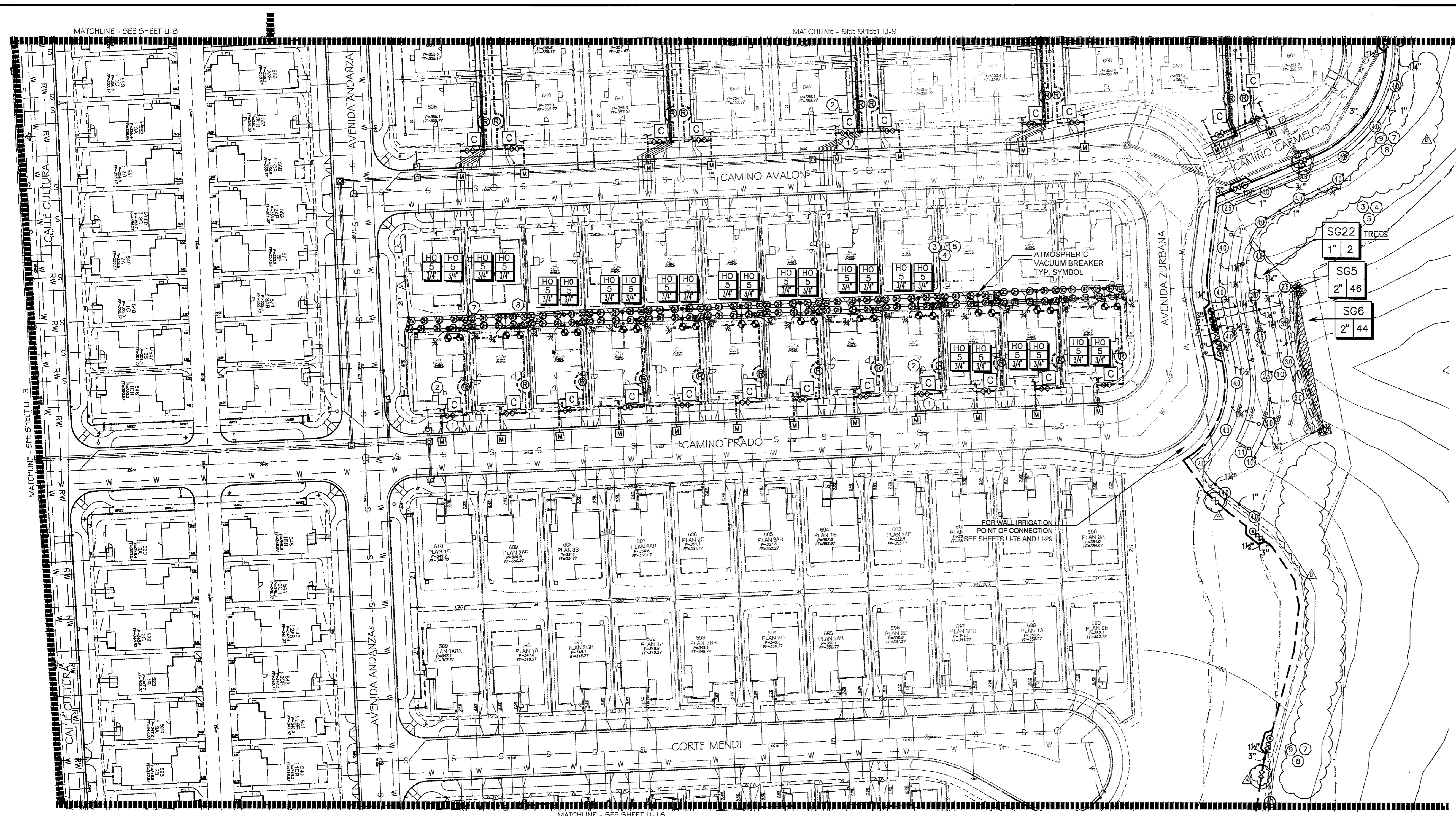
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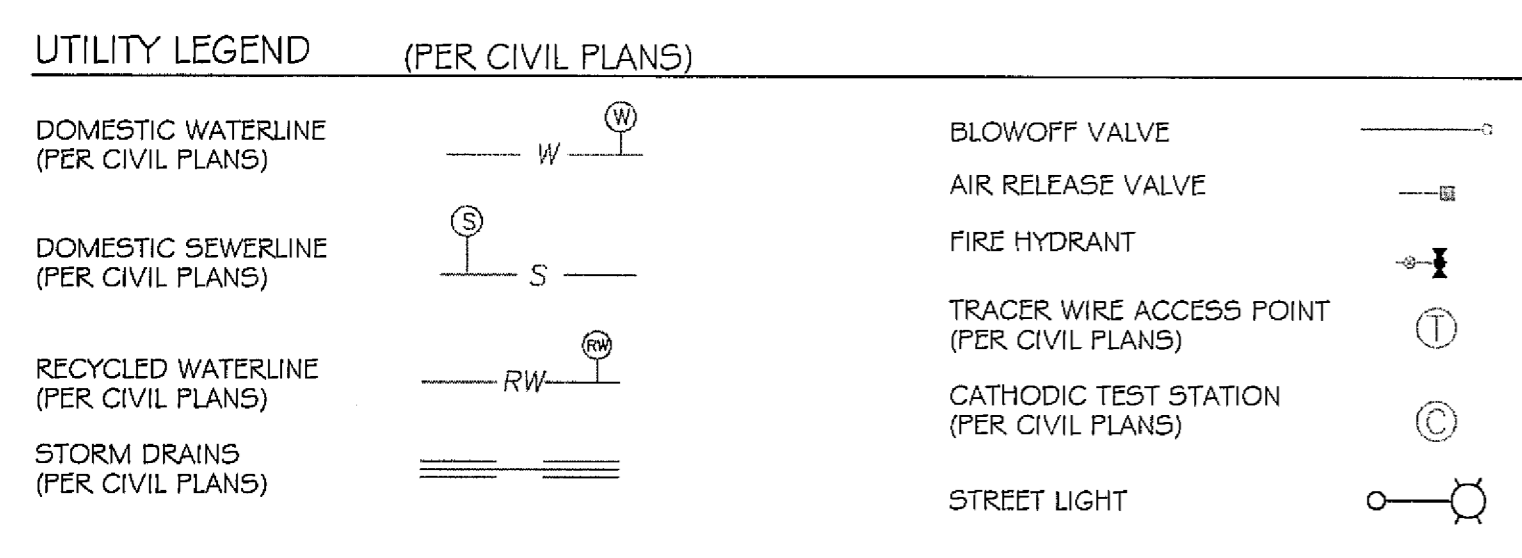
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CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved: [Signature]	Date: 5-15-17	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.				DESCRIPTION: BENCH MARK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE LOCATION: 15 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF POINTMENT TO HIGH ROLLERS & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT) 1359 PER R.O.S. 1641 ELEV=429.319' (UNADJ)	Horizontal 1" = 40' Vertical N/A		Plans Prepared Under Supervision Of Date THOMAS A. PICARD			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 - 21 Sheet 21 of 68

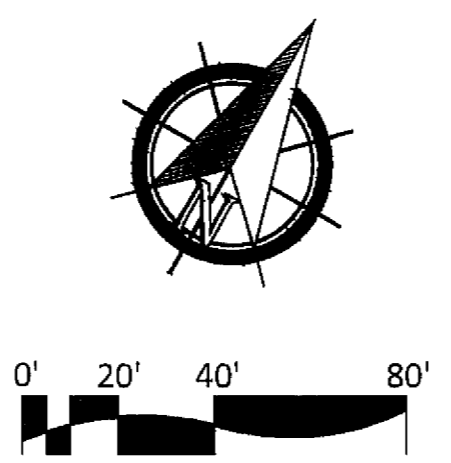
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Otay Ranch, Village 3 - Slope & Erosion Control



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 - SPRINKLERS LOCATED GREATER THAN THREE FEET FROM CURBS, SIDEWALKS, MOW 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.
 - 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.
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 - 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 1 FEET OR GREATER.

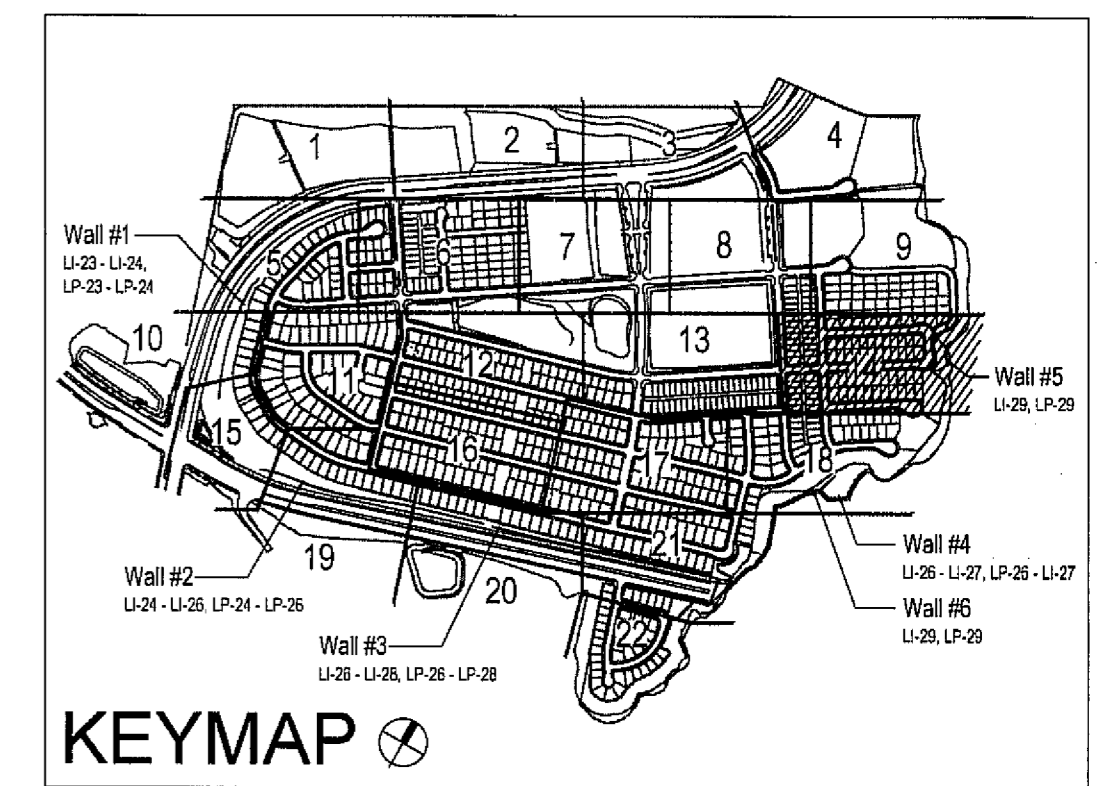


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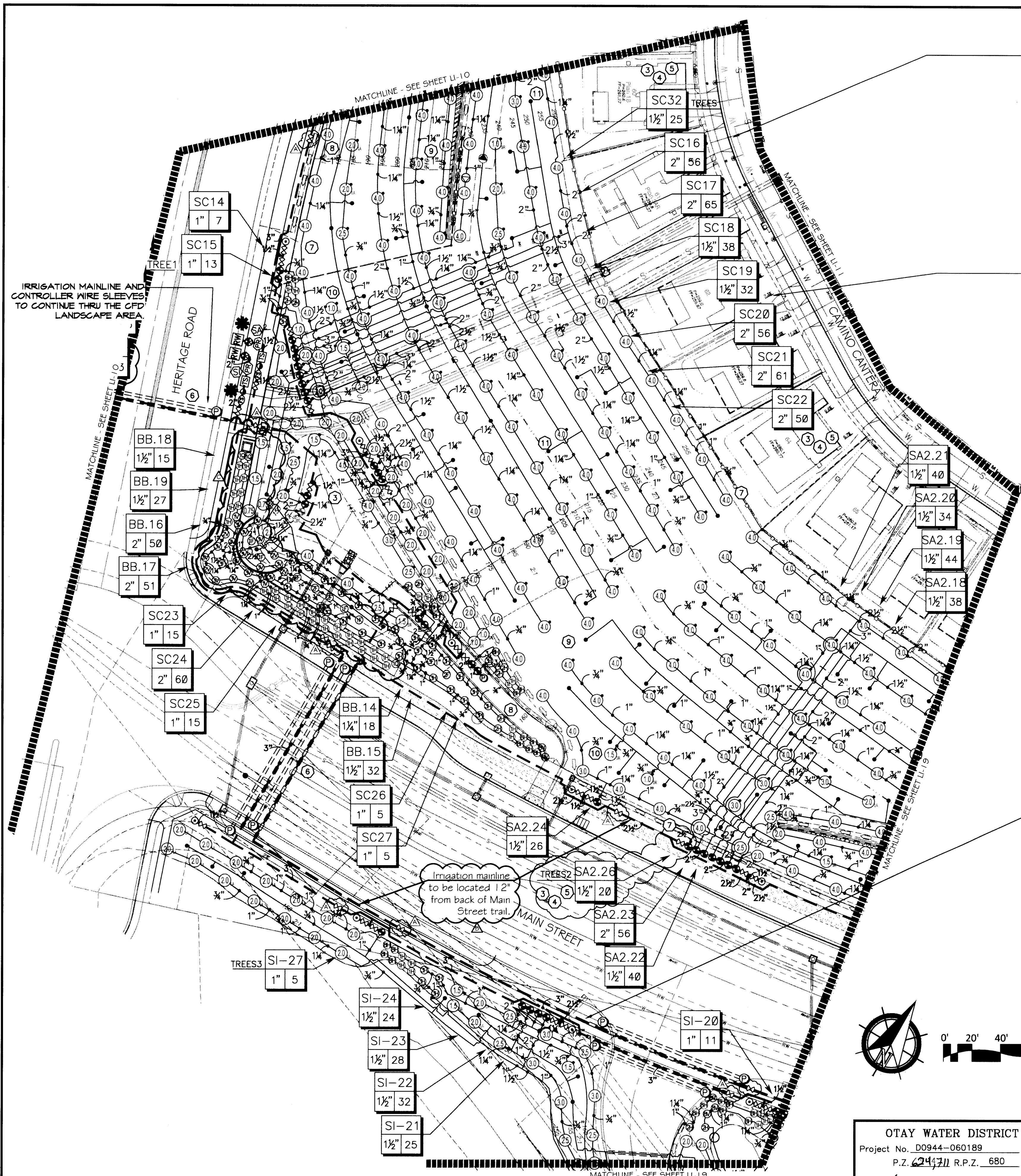
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FOR IRRIGATION LEGEND SEE SHEET LI-30.
 FOR IRRIGATION NOTES AND DETAILS SEE SHEETS LI-31.
 FOR IRRIGATION DETAILS SEE SHEETS LI-32 THRU LI-37.
 FOR WATER PRESSURE CALCULATIONS SEE SHEETS LI-38 AND LI-39.
 FOR SCHEDULING GUIDELINES SEE SHEETS LI-40 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	9/30/19	5/10/19	5-22-19	16050-22	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	Sheet 22 of 88
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 BOLLARD & 700' SOUTHERLY OF WATER STORAGE FACILITY. (TYP) 1359 PER R.O.S. 14811. ELEV=829.31' (NAD83)	Vertical N/A				THOMAS A. PICARD	4001	THOMAS A. PICARD	Director of Development Services or designee.	REPLACEMENT SHEET	OWD WO# D0944-060189	OWD PERMIT# PLR-16-014

Print Date: 26 MAR '19
OWD WO# D0944-060189
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# SA4-RM32 / FSP-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	690.00 FT.	1-1/2" PRESSURE REGULATOR
STATIC WATER PRESSURE	228.03 PSI	TEST STATION
REGULATED PRESSURE	110.00 PSI	1-1/2" MASTER CONTROL VALVE
MIN. PRESSURE REQUIRED	103.38 PSI	56 GPM
MAX. DEMAND	159.644 SQ. FT.	NOTE P.O.C. SEQUENCE PER W.A.S.
AREA SERVED	15.5523 AC.FT./YR.	STD. DWG. WR-03
MAWA	10.3682 AC.FT./YR.	
EWU	2"	
LATERAL- SEE CIVIL DWGS		

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

2" RECYCLED WATER METER
32 STATION CONTROLLER "SI"
STATIONS USED: 1-25 / OPEN STATIONS: 27-32
MODEL# SA4-RM32 / FSP-2000 / 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	228.03 PSI	2" PRESSURE REGULATOR
STATIC WATER PRESSURE	140.00 PSI	TEST STATION
REGULATED PRESSURE	104.54 PSI	2" MASTER CONTROL VALVE
MIN. PRESSURE REQUIRED	33 GPM	2" FLOW SENSOR
MAX. DEMAND	104.693 SQ. FT.	NOTE P.O.C. SEQUENCE PER W.A.S.
AREA SERVED	10.1891 AC.FT./YR.	STD. DWG. WR-03
MAWA	6.7994 AC.FT./YR.	
EWU	2"	
LATERAL- SEE CIVIL DWGS		

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System BB Mainline & Control Wire Notes

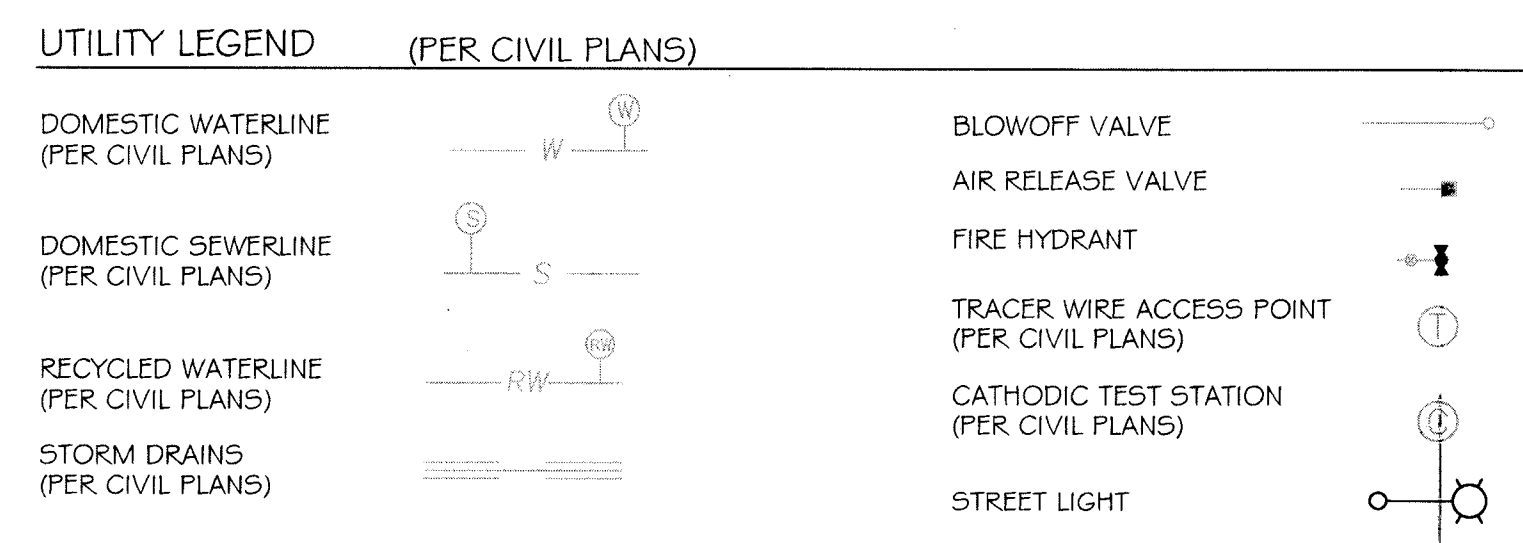
13) System BB is a Master Home Owner maintained irrigation system, servicing the water quality basins

- 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

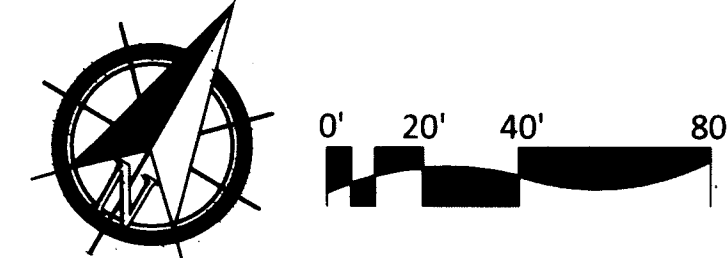
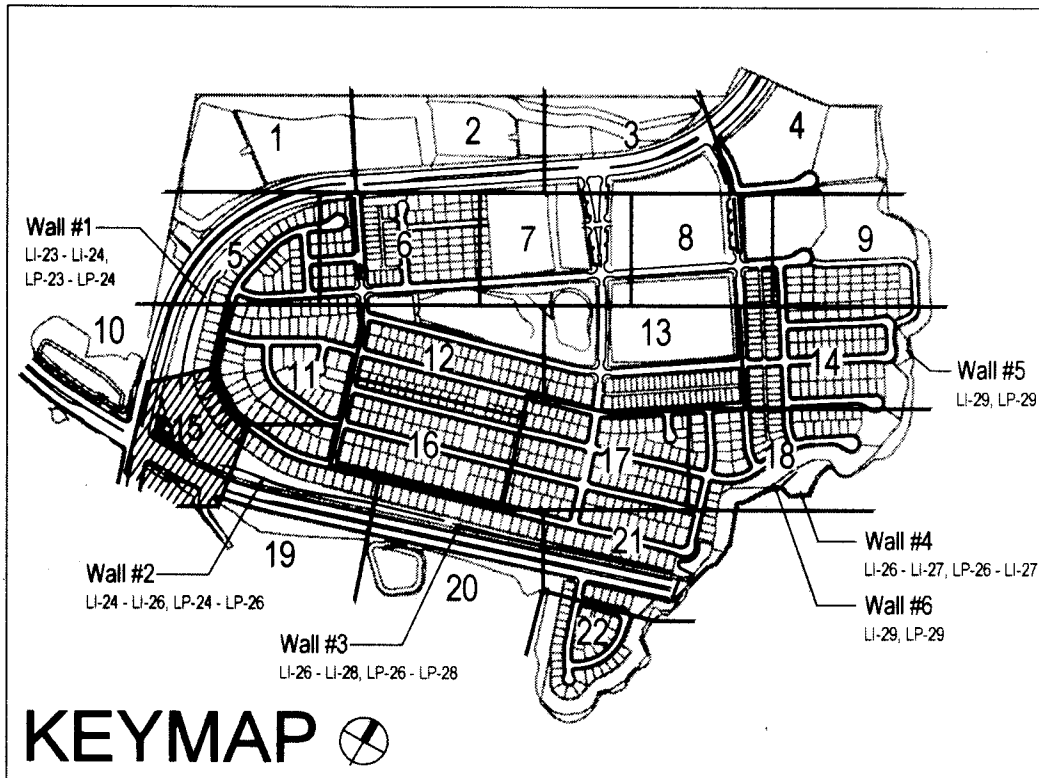
14) Prior to the initiation of the Main Street parkway landscape improvements:

- 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 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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OTAY WATER DISTRICT
Project No. D0944-060189
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

REGISTERED LANDSCAPE ARCHITECT
THOMAS A. PICARD R.L.A. # 4001
9/30/21
CALIFORNIA

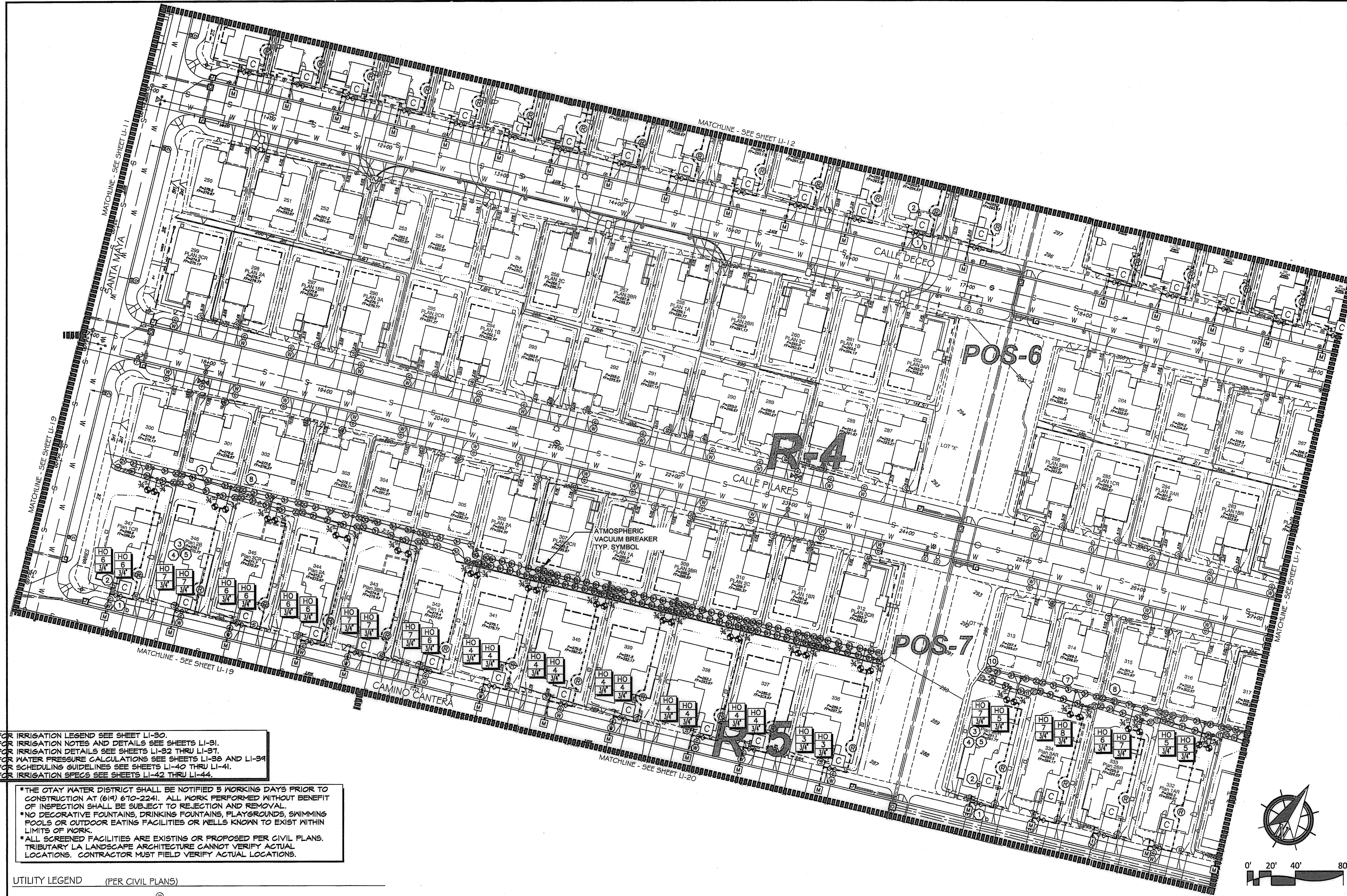
Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.434.9300 office
760.434.9303 fax

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	7/1/16	OTAY	BRASS DISK MARKED "SD CITY ENGR." IN 3/4"	Horizontal 1" = 40'		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			REVISIONS FOR VARIATION LOCATION ADJUSTING MARKS	8/22/19	OTAY	LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTWARD OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY (ELEV 1359 PER R.O.S. 1484) ELEV=629.319' (NAD83)	Vertical N/A		Planned Under Supervision Of	Supervisor Of	Checked By	Approved: <i>[Signature]</i> Date: 10-30-19		CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Sheet 23 of 88
Date Completed			REVISIONS FOR PROVISION FOR OVERHEAD SPRAY AT PROPOSED OFF-MANIFOLD VALVES	02/28/20	OTAY				THOMAS A. PICARD	THOMAS A. PICARD	THOMAS A. PICARD	Approved: <i>[Signature]</i> Date: 10-30-19		REPLACEMENT SHEET	LD-15

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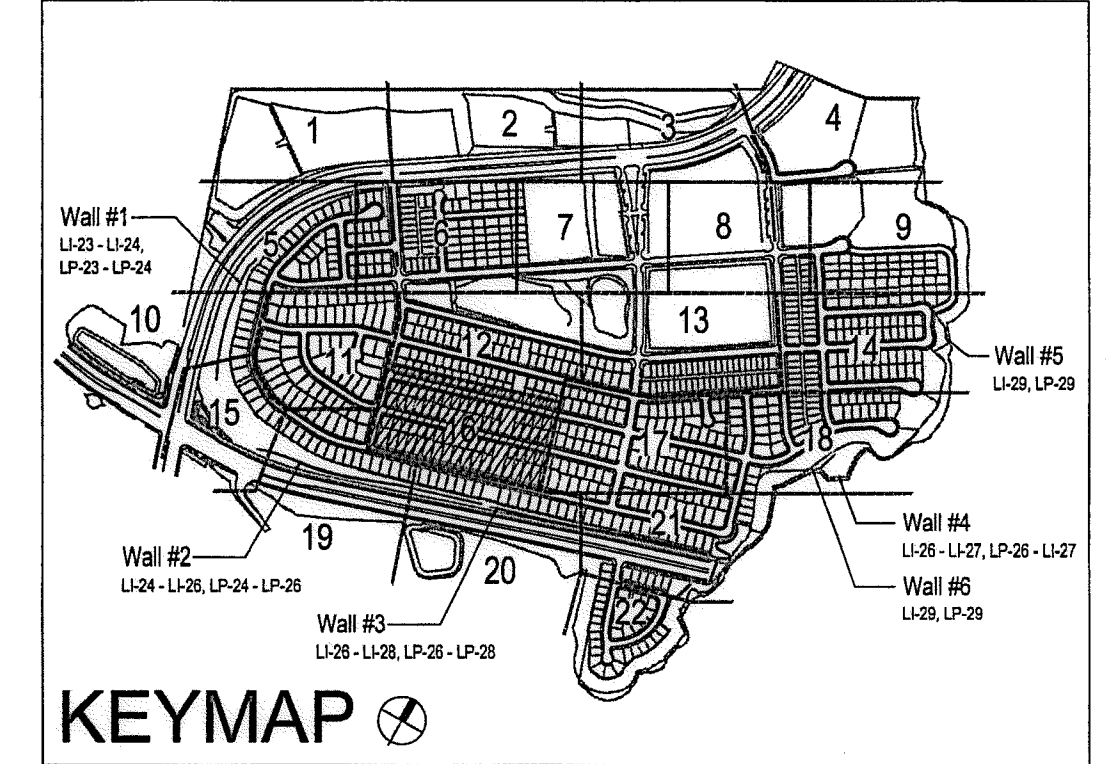
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UTILITY LEGEND (PER CIVIL PLANS)

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
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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-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.				
Instructor						
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		

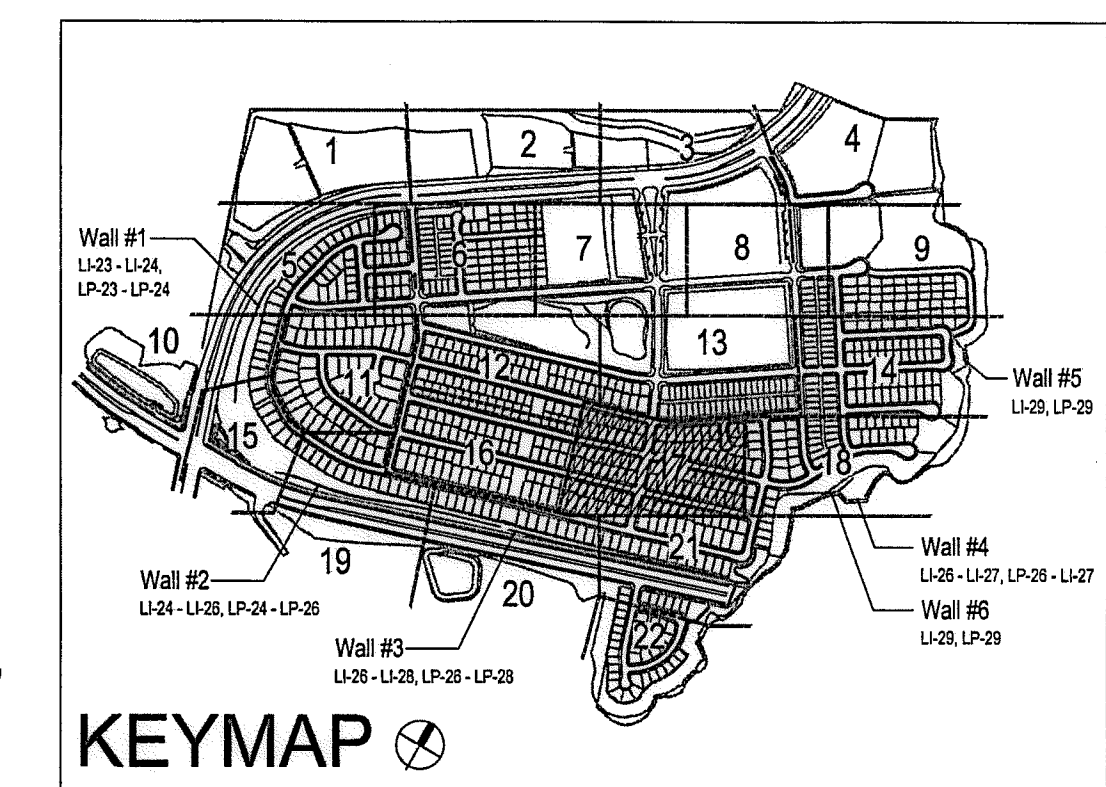
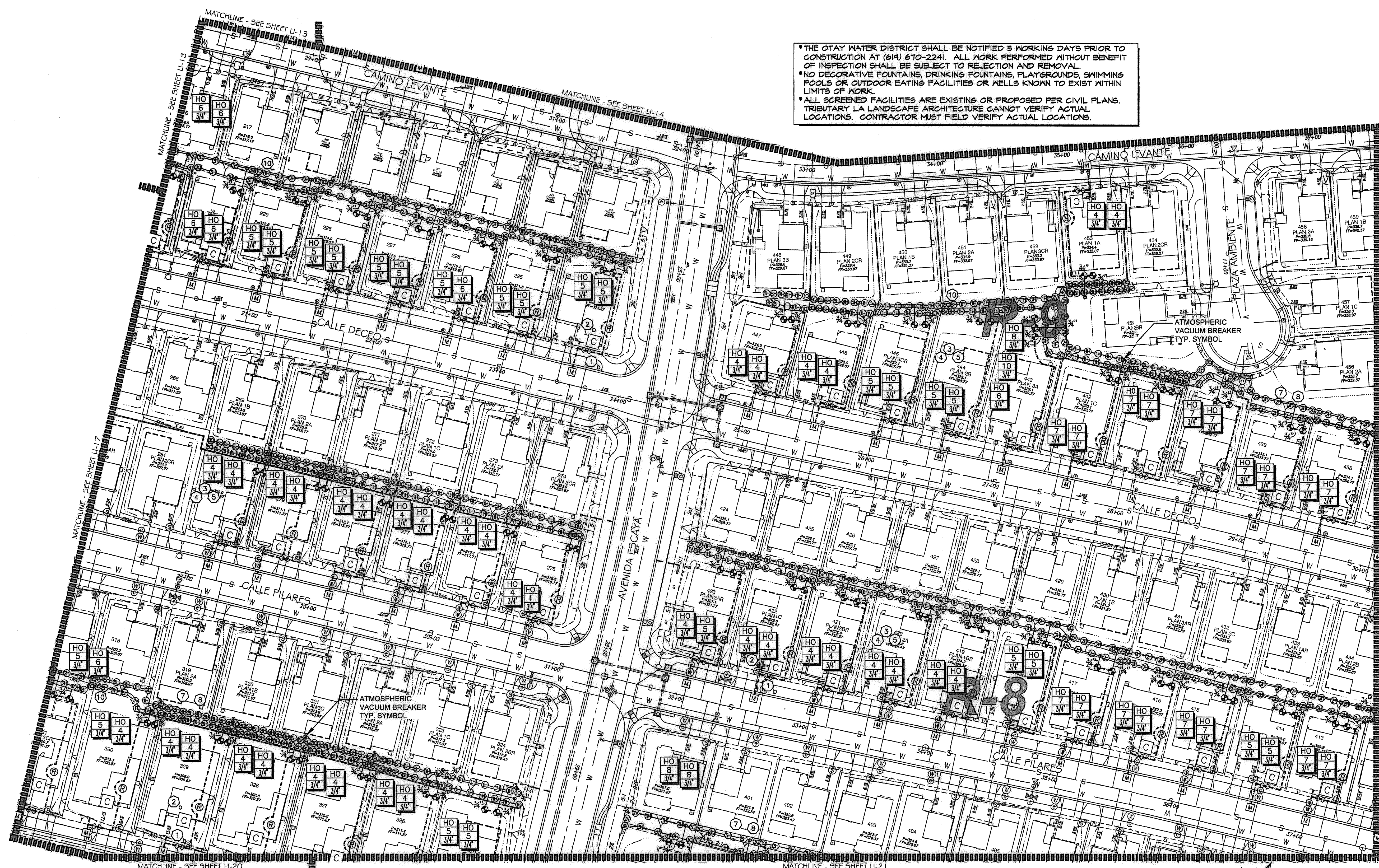
Approved: [Signature] Date: 5-15-17
 Kelly Broughton
 Director of Development Services or designee.

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.
- 1. 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.
- 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 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 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.
 *NO DECORATIVE FOUNTAINS, DRINKING FOUNTAINS, PLAYGROUNDS, SWIMMING POOLS OR OUTDOOR EATING FACILITIES OR WELLS KNOWN TO EXIST WITHIN LIMITS OF WORK.
 *ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER CIVIL PLANS. TRIBUTARY LA LANDSCAPE ARCHITECTURE CANNOT VERIFY ACTUAL LOCATIONS. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.



UTILITY LEGEND (PER CIVIL PLANS)

DOMESTIC WATERLINE (PER CIVIL PLANS)	W	BLOWOFF VALVE	○
DOMESTIC SEWERLINE (PER CIVIL PLANS)	S	AIR RELEASE VALVE	⊖
RECYCLED WATERLINE (PER CIVIL PLANS)	RW	FIRE HYDRANT	⊕
STORM DRAINS (PER CIVIL PLANS)	SD	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 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.

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
 44417
 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	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.
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- IRRIGATION CONTROLLER - PRIVATE SYSTEMS. 120 VAC POWER TO BE PROVIDED BY OWNER. CONTRACTOR SHALL INSTALL AN INDOOR IRRIGATION CONTROLLER AND A RAIN SENSOR. SEE DETAIL B12 ON SHEET LI-39. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING ORDINANCE AND/OR LOCAL CODE.
- LOCATIONS SHOWN DIAGRAMMATICALLY. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR USC-FMS. ROUTE IRRIGATION MAINLINE AND CONTROL WIRE APPROXIMATELY AS SHOWN 12" TO 18" FROM BACK OF CURB OR WALK.
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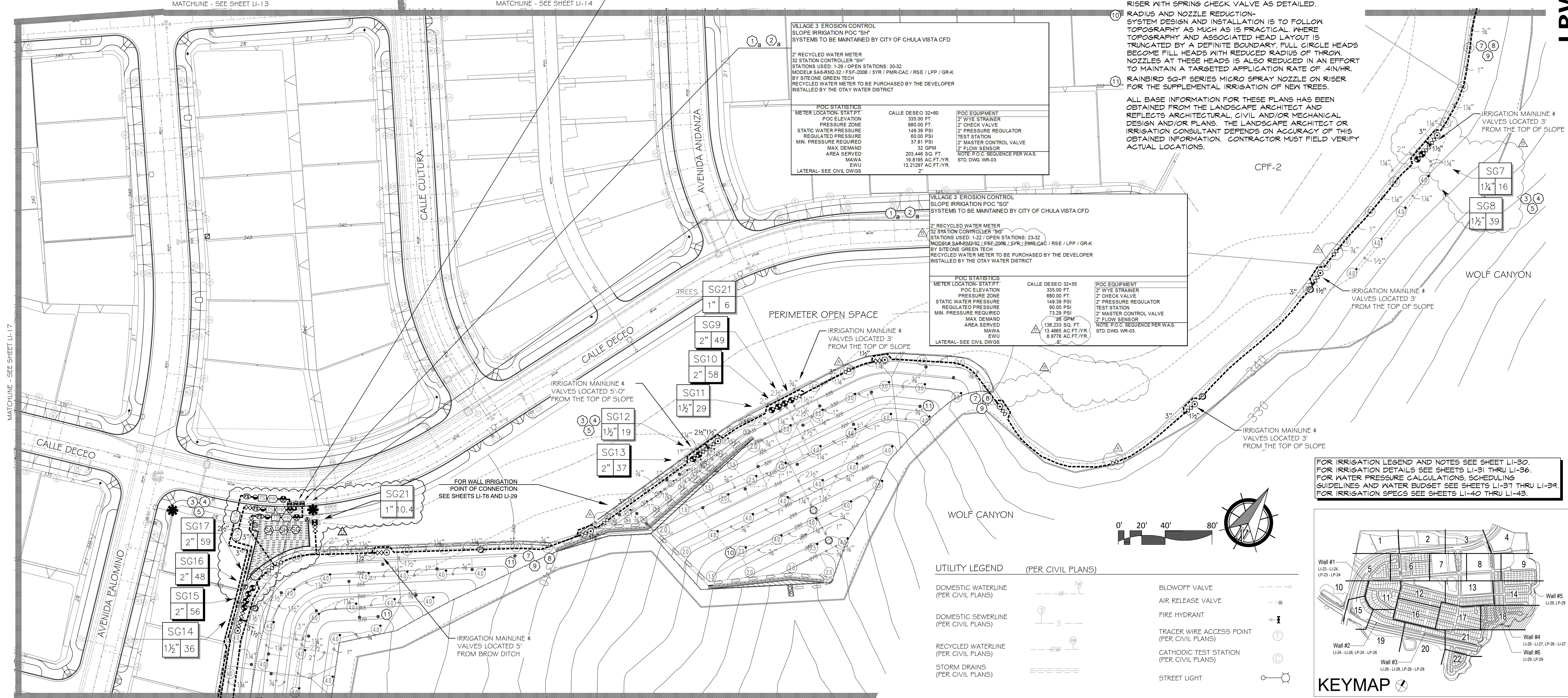
VILLAGE 3 EROSION CONTROL SLOPE IRRIGATION POC 'SA1'		
SYSTEMS TO BE MAINTAINED BY CITY OF CHULA VISTA CFD		
1-1/2" RECYCLED WATER METER	335.00 FT.	POC EQUIPMENT
24 STATION CONTROLLER 'SA1'	680.00 FT.	1-1/2" WYE STRAINER
STATIONS USED: 1-17 / OPEN STATIONS: 18-34	149.39 PSI	1-1/2" CHECK VALVE
MODEL# SA6-RM2-24 / FSP-2008 / 5YR / PMR-CAC / RSE / LPP / GR-K	90.00 PSI	1-1/2" PRESSURE REGULATOR
BY SITE ONE GREEN TECH	37.86 PSI	TEST STATION
RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER	56 GPM	1-1/2" MASTER CONTROL VALVE
INSTALLED BY THE OTAY WATER DISTRICT	42.889 SQ. FT.	1-1/2" FLOW SENSOR
	4.1587 AC.FT./YR.	NOTE P.O.C. SEQUENCE PER WAS.
	2.7725 AC.FT./YR.	STD. DWG. WR-03
	2"	

VILLAGE 3 EROSION CONTROL SLOPE IRRIGATION POC 'SH'		
SYSTEMS TO BE MAINTAINED BY CITY OF CHULA VISTA CFD		
2" RECYCLED WATER METER	335.00 FT.	POC EQUIPMENT
32 STATION CONTROLLER 'SH'	680.00 FT.	2" WYE STRAINER
STATIONS USED: 1-29 / OPEN STATIONS: 30-32	149.39 PSI	2" CHECK VALVE
MODEL# SA6-RM2-32 / FSP-2008 / 5YR / PMR-CAC / RSE / LPP / GR-K	80.00 PSI	2" PRESSURE REGULATOR
BY SITE ONE GREEN TECH	37.81 PSI	TEST STATION
RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER	32 GPM	2" MASTER CONTROL VALVE
INSTALLED BY THE OTAY WATER DISTRICT	203.448 SQ. FT.	2" FLOW SENSOR
	18.8185 AC.FT./YR.	NOTE P.O.C. SEQUENCE PER WAS.
	13.21297 AC.FT./YR.	STD. DWG. WR-03
	2"	

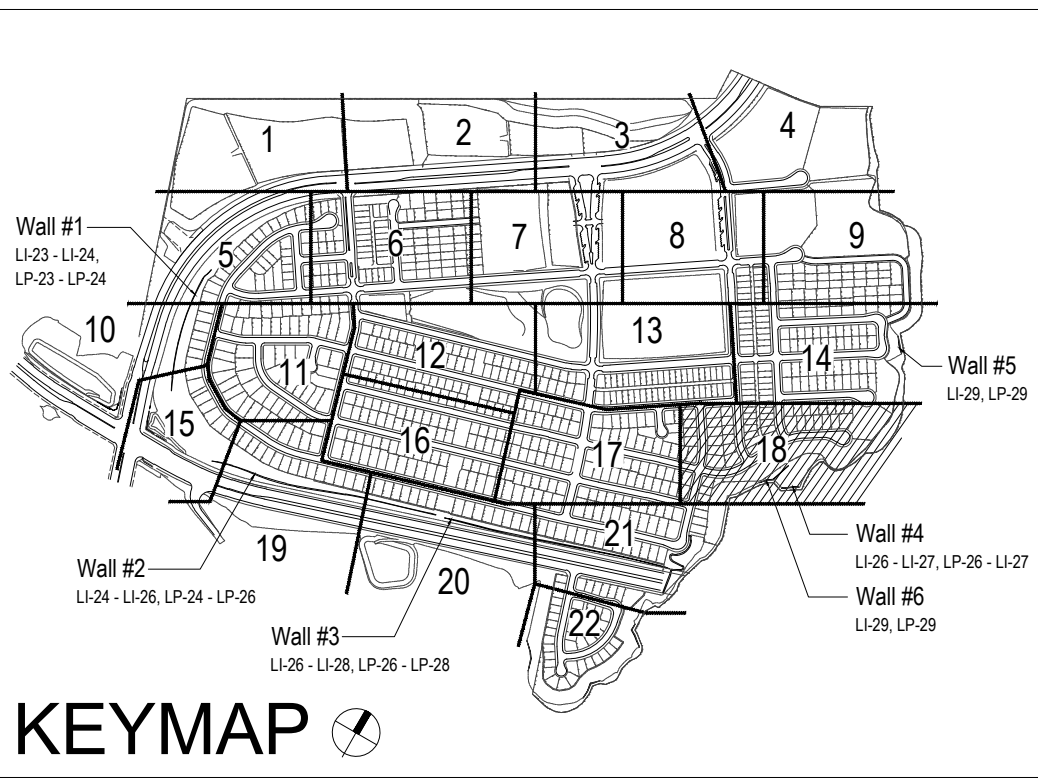
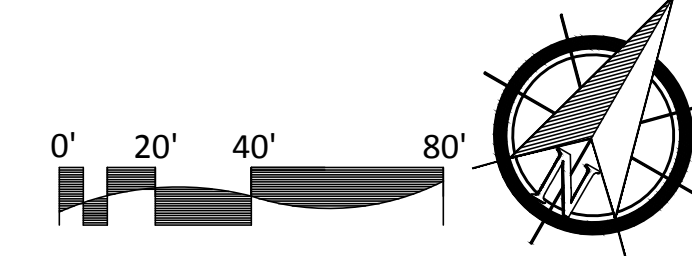
VILLAGE 3 EROSION CONTROL SLOPE IRRIGATION POC 'SG'		
SYSTEMS TO BE MAINTAINED BY CITY OF CHULA VISTA CFD		
2" RECYCLED WATER METER	335.00 FT.	POC EQUIPMENT
32 STATION CONTROLLER 'SG'	680.00 FT.	2" WYE STRAINER
STATIONS USED: 1-22 / OPEN STATIONS: 23-32	149.39 PSI	2" CHECK VALVE
MODEL# SA6-RM2-32 / FSP-2008 / 5YR / PMR-CAC / RSE / LPP / GR-K	90.00 PSI	2" PRESSURE REGULATOR
BY SITE ONE GREEN TECH	73.29 PSI	TEST STATION
RECYCLED WATER METER TO BE PURCHASED BY THE DEVELOPER	26 GPM	2" MASTER CONTROL VALVE
INSTALLED BY THE OTAY WATER DISTRICT	130.233 SQ. FT.	2" FLOW SENSOR
	13.4665 AC.FT./YR.	NOTE P.O.C. SEQUENCE PER WAS.
	8.9776 AC.FT./YR.	STD. DWG. WR-03
	2"	

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

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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. 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. 2019-1134
P.Z. 624, 711 R.P.Z. 680

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

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

"AS-BUILT"

IT'S THE LAW! DIAL BEFORE YOU DIG!

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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
10/25/21
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

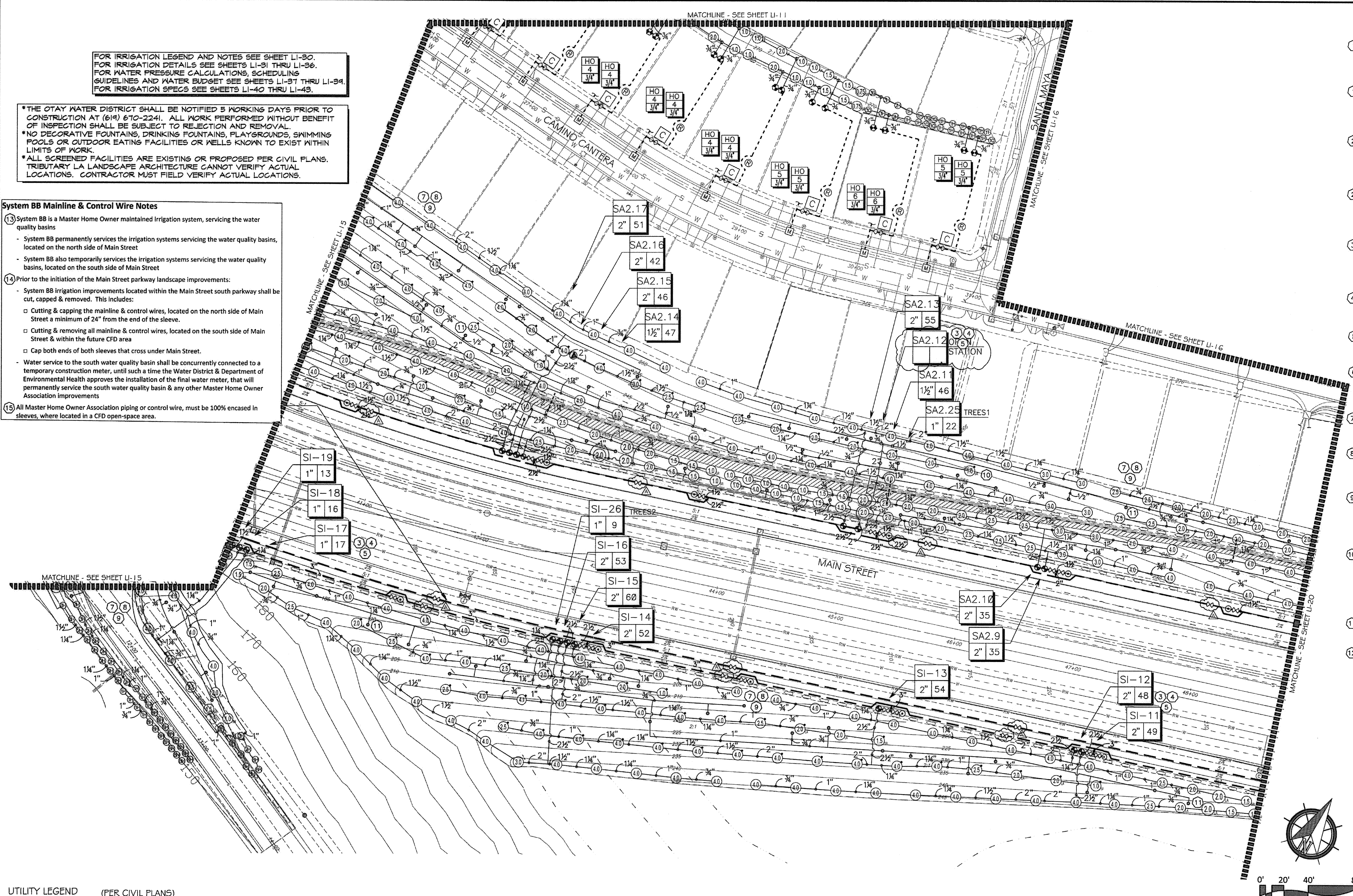
CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Plans Originally Approved:	5-15-17	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUT OFF VALVES	7/3/16	[Signature]	DESCRIPTION: BRASS DISK MARKED "50 CITY ENGR." IN 3/4" IRON PIPES	Horizontal 1" = 40'	Field	Thomas A. Picard	Thomas A. Picard	Thomas A. Picard	Supervision Of Date: 10 / 4 / 21	Approved: Tiffany Allen Director of Development Services or designee.	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP No. 13-02	16050 - 26
Inspector			ADJUST IRRIGATION FOR FUEL MOD AREAS	5/21/19	[Signature]	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. (PT) 1359 PER R.O.S. 14841 ELEV=629.319 (NAD83)	Vertical N/A	Traffic							Sheet 26 of 88
Date Completed			ADJ IRRIGATION ADJACENT TO PARK												

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-49.

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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.



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

UTILITY LEGEND (PER CIVIL PLANS)

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

CONSTRUCTION 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	[Signature]	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 ENTIRES AFTER 1 YEAR

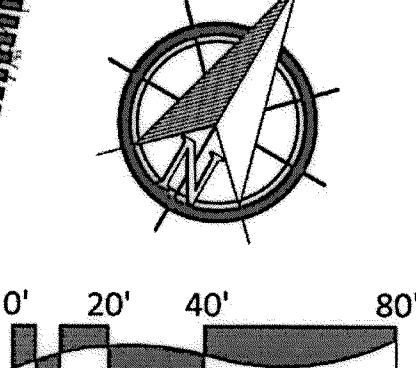
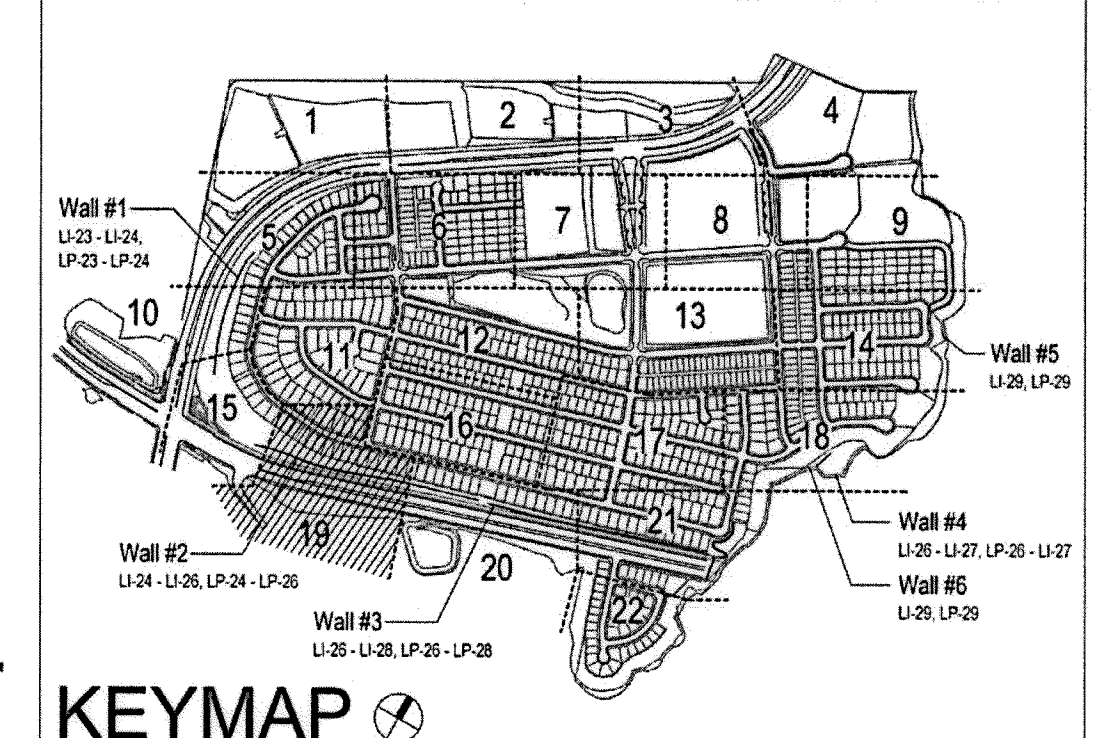
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 1-800-227-2600
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
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"AS-BUILT"
 SIGNED: [Signature] DATE: [Date]
 PRINT NAME: [Name] R.L.A. # [Number]
 DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. [Date]



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



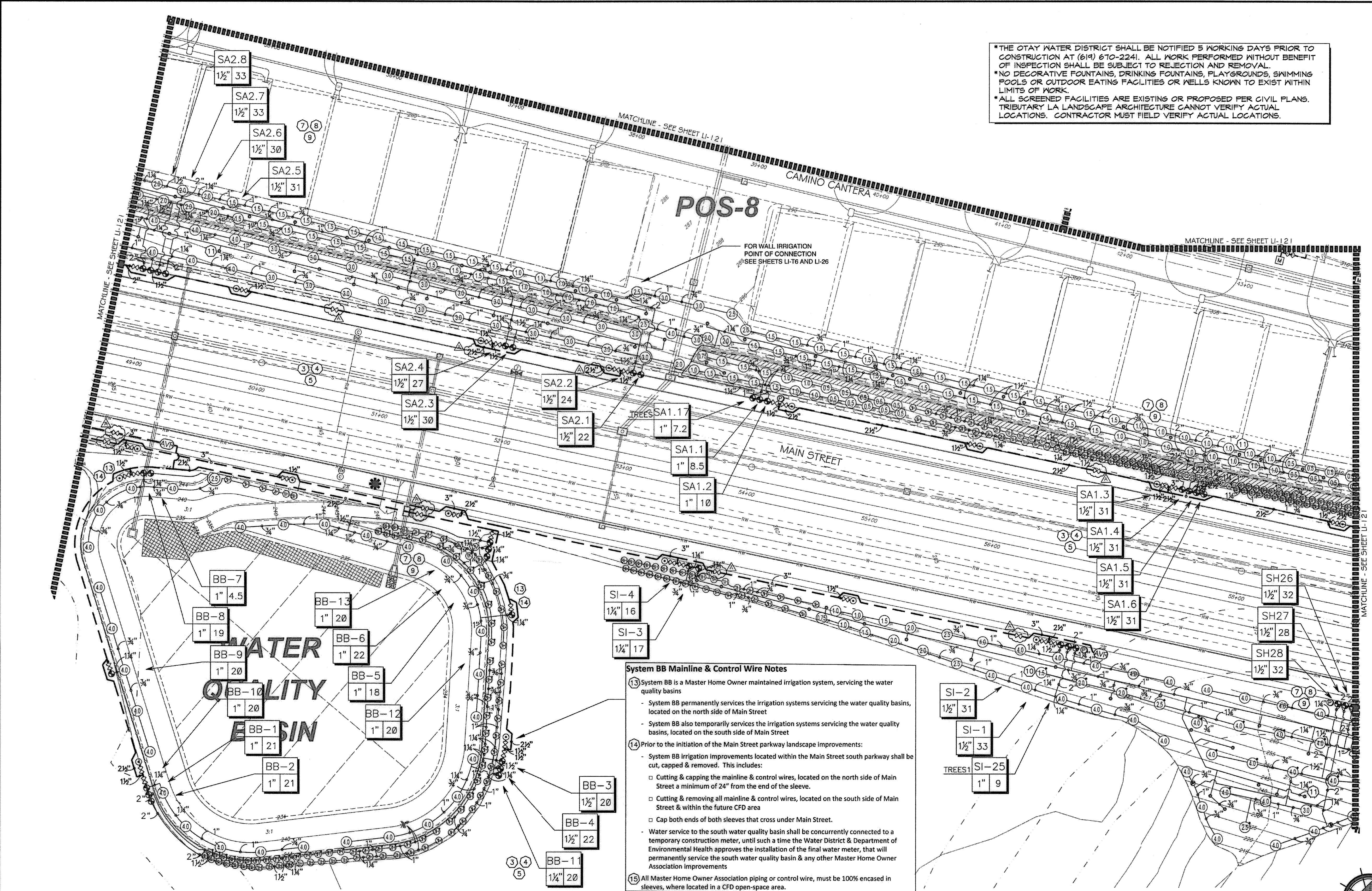
Office	Designed By	Drawn By	Checked By	Approved: [Signature] Date: 8-21-18	CITY OF CHULA VISTA LANDSCAPE IRRIGATION PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Drawing No.
Field	THOMAS A. PICARD	Plans Prepared Under Supervision Of	Supervision Of	Kelly Broughton Director of Development Services or designee.		16050 - 27
Traffic					REPLACEMENT SHEET	Sheet 27 of 68

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

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-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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- 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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- 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-PR350 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.

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System BB Mainline & Control Wire Notes

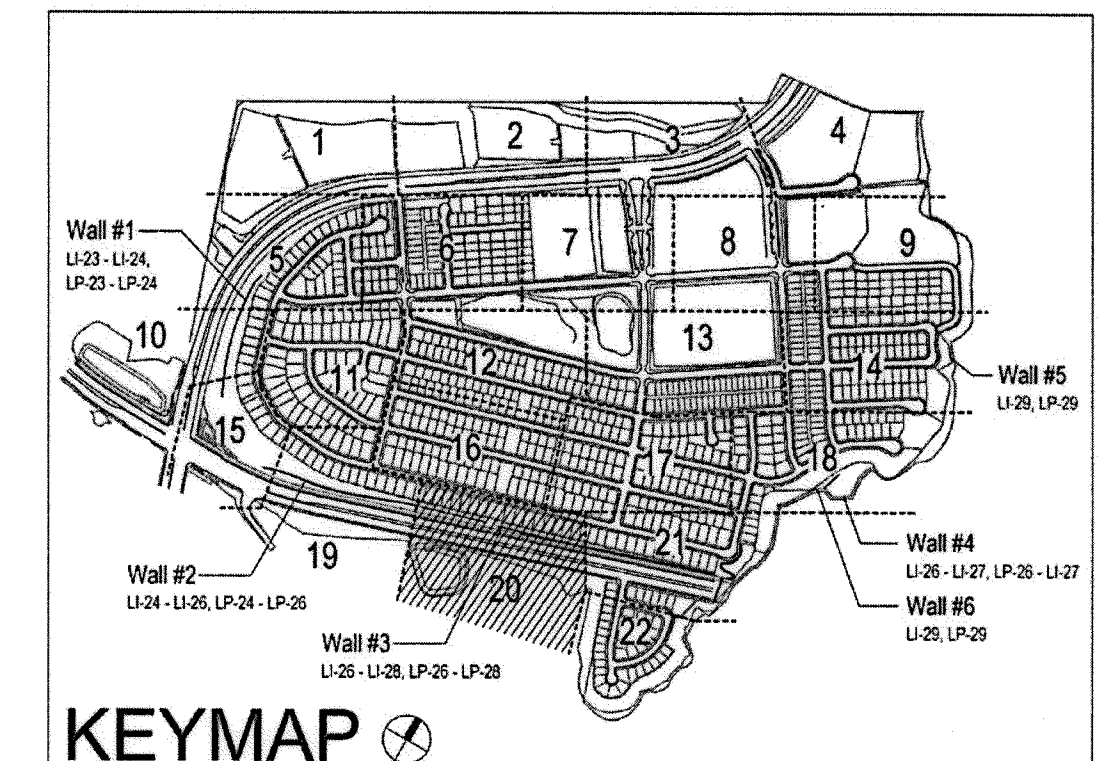
13 System BB is a Master Home Owner maintained irrigation system, servicing the water quality basins

- 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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OTAY WATER DISTRICT
 PROJECT NO. D0944-060189
 PZ 624, 711 RFP 660
 REVIEWED BY: [Signature] DATE: [Date]
 SIGNATURE ENTRIES AFTER 1 YEAR

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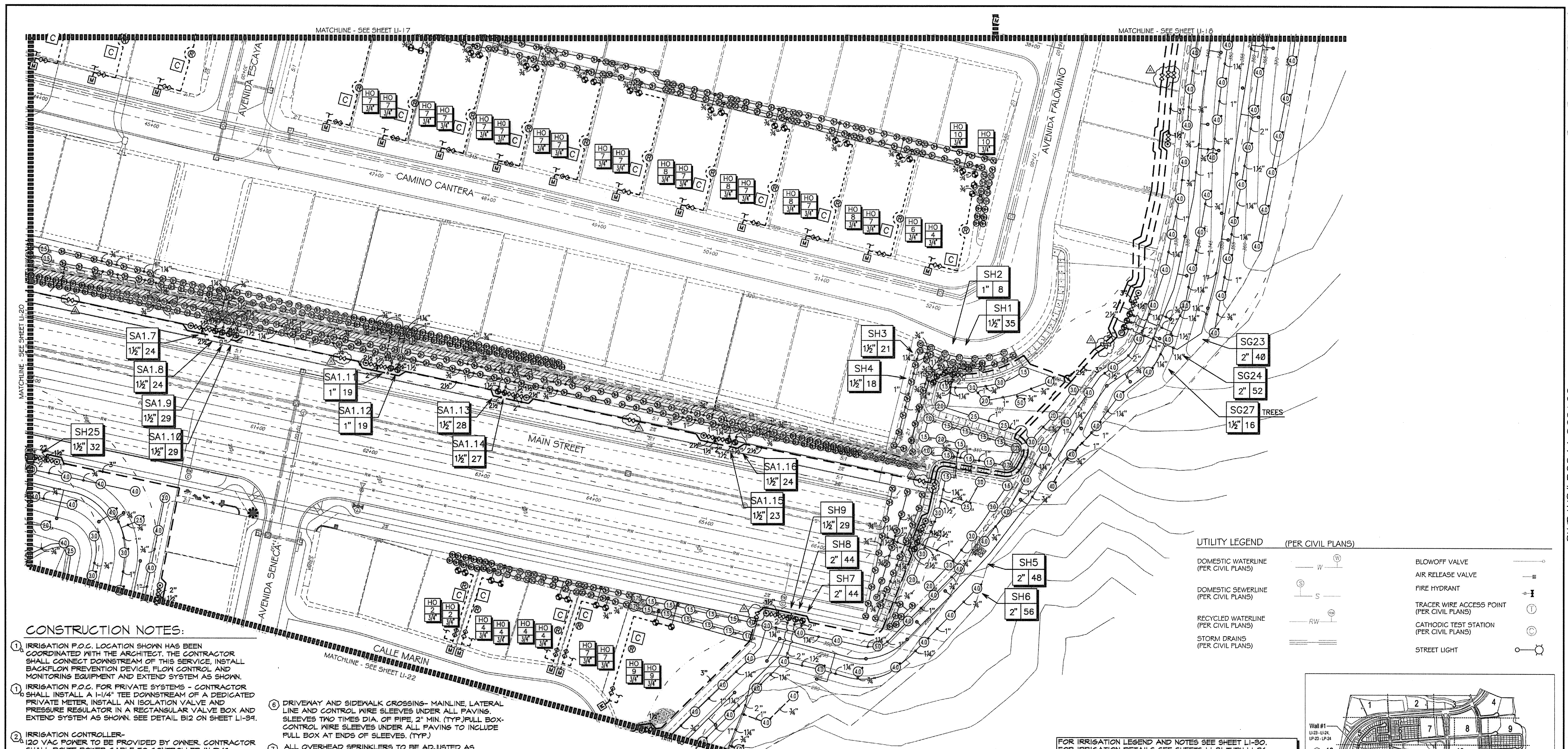
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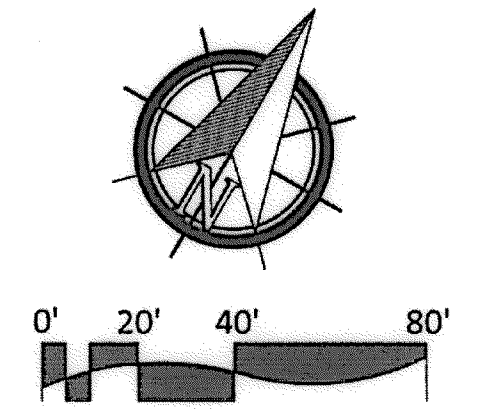
CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved:	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUTOFF VALVES & INDUSTRIAL PAD SLOPES	7/7/15	[Signature]	DESCRIPTION: BRGS DISK MARKED "SD CITY ENGR." IN 3/4" 80' ON ROCK WORKING 100' EASTERLY OF 1 1/2 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK WORKING 100' EASTERLY OF PERMANENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (ELEV 1359 PER R.O.S. 1441) ELEV=829.319' (NAD 83)	Horizontal 1" = 40' Vertical N/A	Field	Plans Prepared Under Supervision Of	THOMAS A. PICARD	Kelly Broughton	[Signature] Date: 2-1-18 R.L.A. No. 4001	LANDSCAPE IRRIGATION PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 28 Sheet 28 of 88



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

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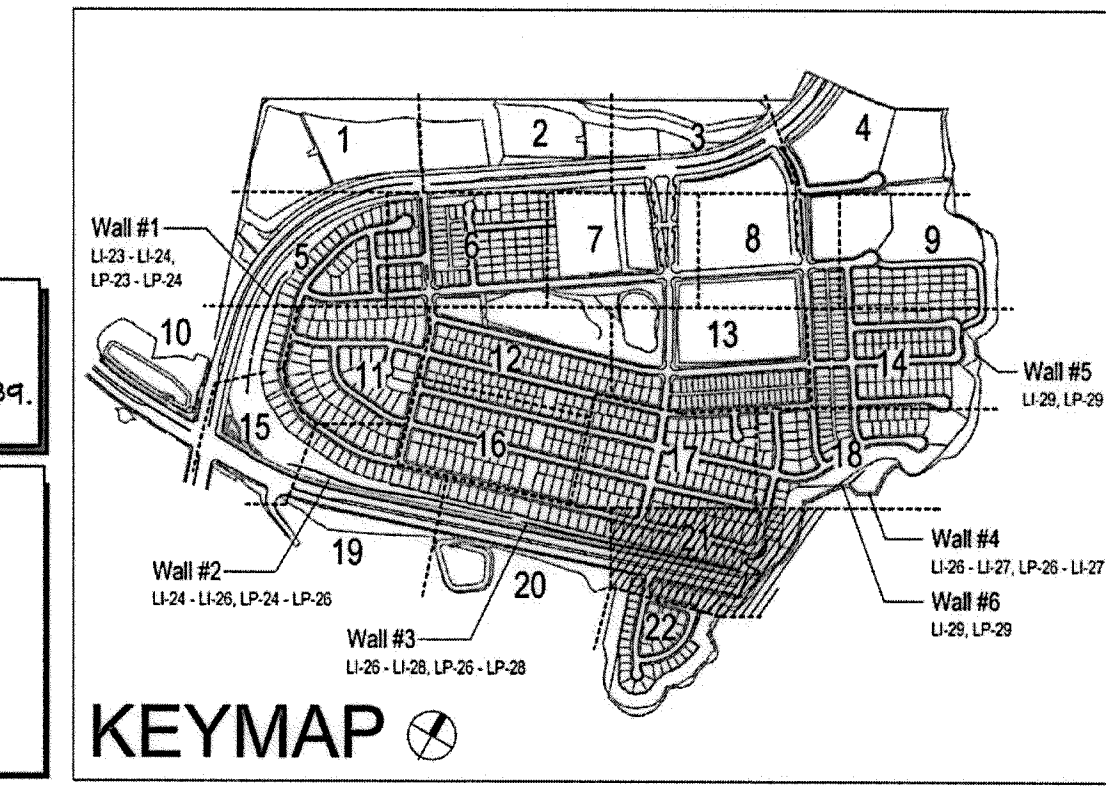


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RECYCLED WATERLINE (PER CIVIL PLANS)	RW	FIRE HYDRANT	⊕
STORM DRAINS (PER CIVIL PLANS)	SD	TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	⊕
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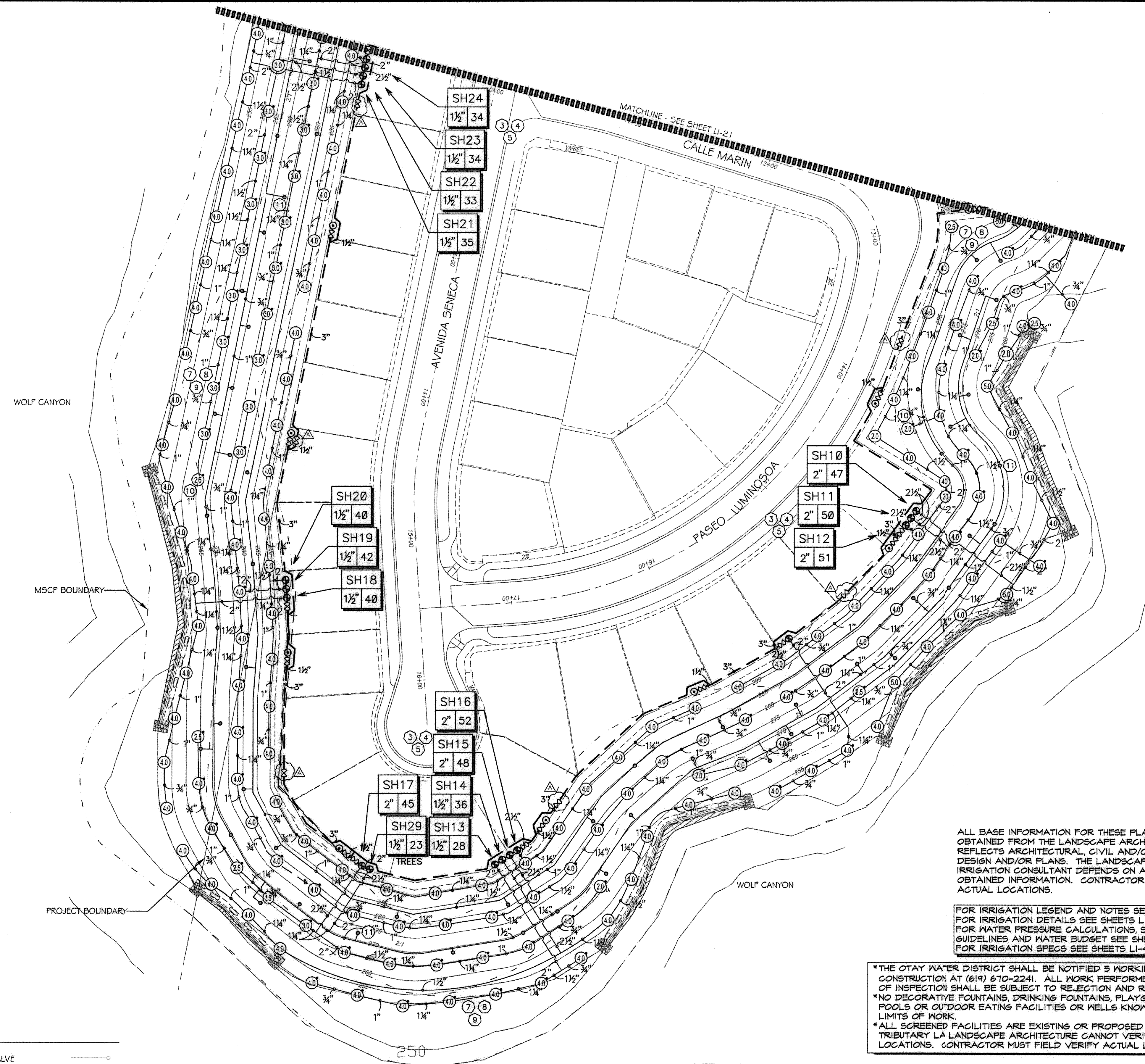
OTAY WATER DISTRICT PROJECT NO: 20946-060189 72 624, 711 R.F.E. 680 REVIEWED BY: [Signature] DATE: 2/15/18 SIGNATURE EXPIRES AFTER 1 YEAR		IT'S THE LAW! DIAL BEFORE YOU DIG! CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	"AS-BUILT" SIGNED: [Signature] DATE: [Date] PRINT NAME: [Name] R.L.A. # [Number] DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. [Date]		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
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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 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' (NAD83)	Horizontal 1" = 40' Vertical N/A	Field	Thomas A. Picard	Plans Prepared Under Supervision of Kelly Broughton	Supervision of Kelly Broughton	[Signature]	LANDSCAPE IRRIGATION PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 29
Inspector												Director of Development Services or designee.	REPLACEMENT SHEET	Sheet 29 of 88
Date Completed													REPLACEMENT SHEET	

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

CONSTRUCTION NOTES:

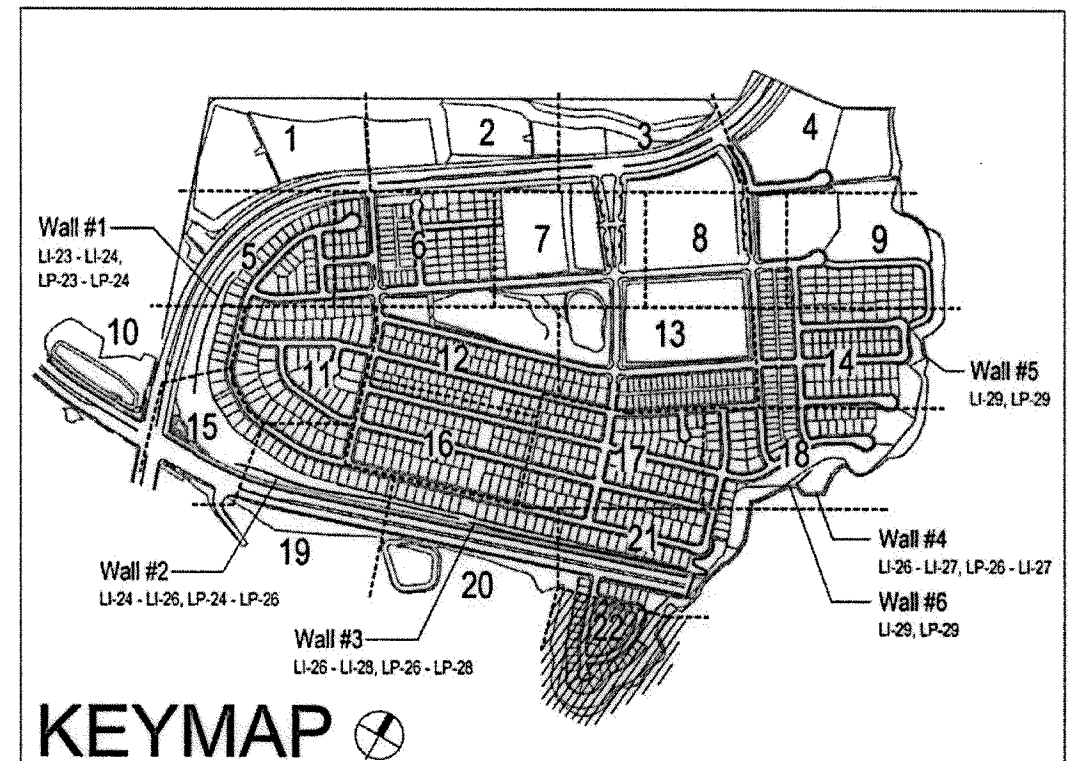
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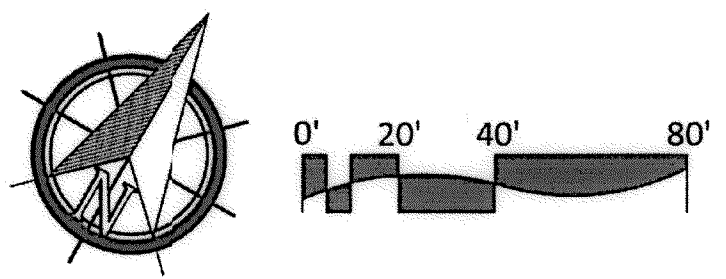
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RECYCLED WATERLINE (PER CIVIL PLANS)		FIRE HYDRANT	
STORM DRAINS (PER CIVIL PLANS)		TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	
		CATHODIC TEST STATION (PER CIVIL PLANS)	
		STREET LIGHT	



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: 8-31-18	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 BASK MARKED "SO 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.

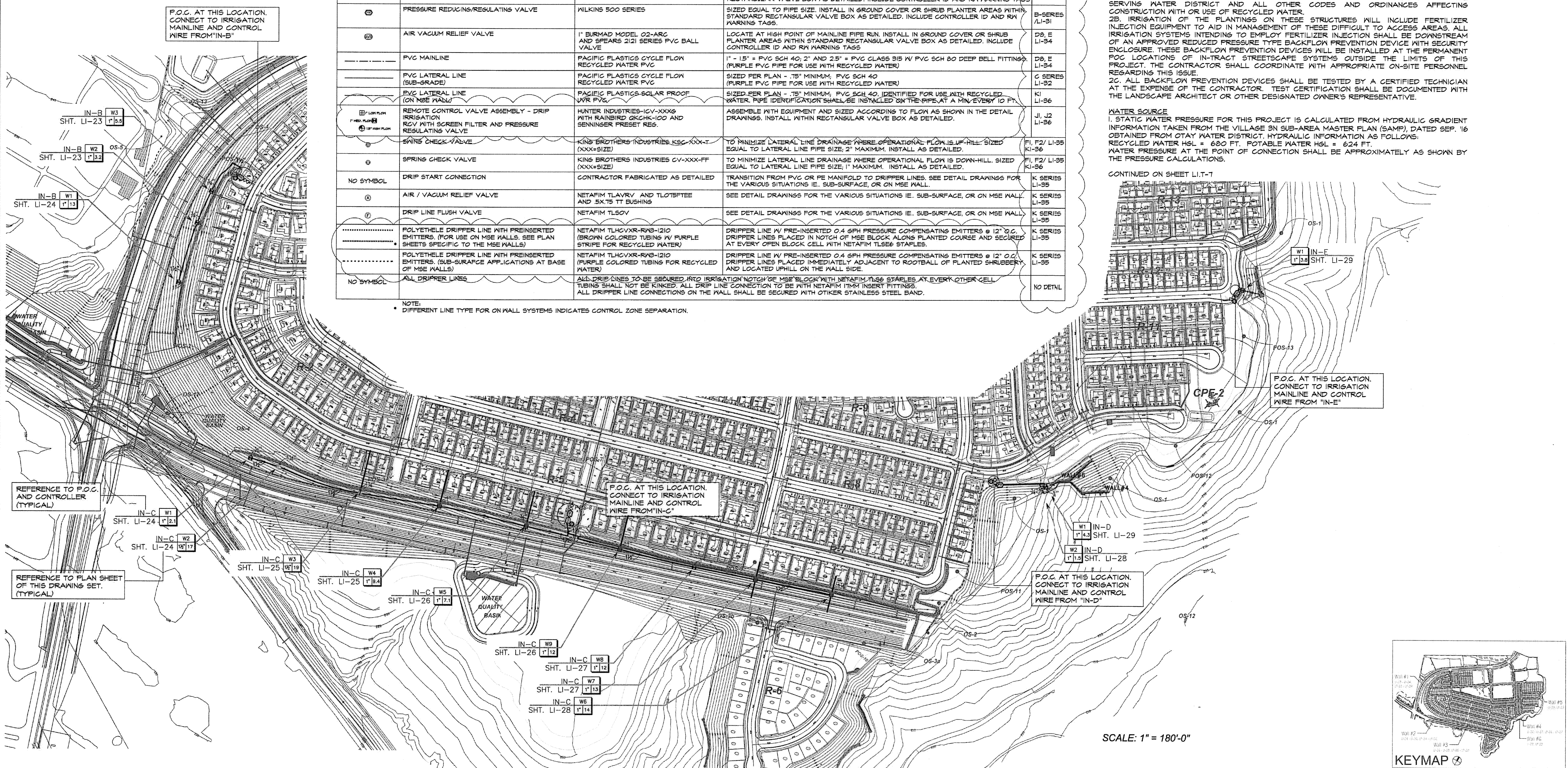
□	CONNECTION (SECONDARY P.O.C.)	CONTRACTOR FABRICATED	SOURCE WATER FOR ALL SYSTEMS PERTAINING TO IRRIGATION FOR PLANTINGS OF THE MSE WALLS OF THIS PROJECT WILL BE P.O.C.'S OF THE IN-TRACT STREETSCAPE/HOA MAINTAINED SYSTEMS. THESE P.O.C.'S ARE OUTSIDE THE LIMITS OF THIS PROJECT AND NOT A PART OF THIS 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-SOLAR PROOF W/VR 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 SUNKED. ALL DRIP LINE CONNECTION 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



REFERENCE TO P.O.C. AND CONTROLLER (TYPICAL)
 IN-C W1 SHT. LI-24
 IN-C W2 SHT. LI-24
 IN-C W3 SHT. LI-25
 IN-C W4 SHT. LI-25
 IN-C W5 SHT. LI-26
 IN-C W6 SHT. LI-26
 IN-C W7 SHT. LI-27
 IN-C W8 SHT. LI-27
 IN-C W9 SHT. LI-28
 IN-C W10 SHT. LI-28

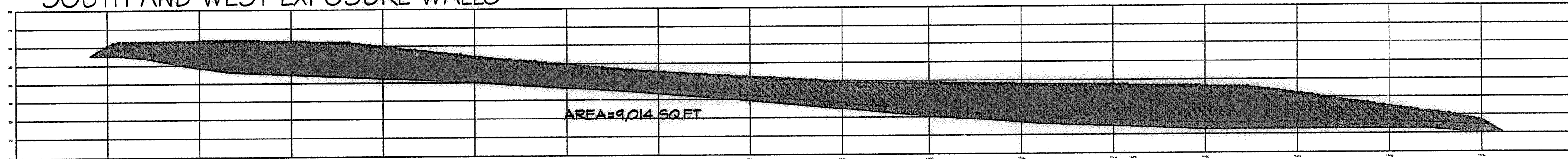
SCALE: 1" = 180'-0"

- 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

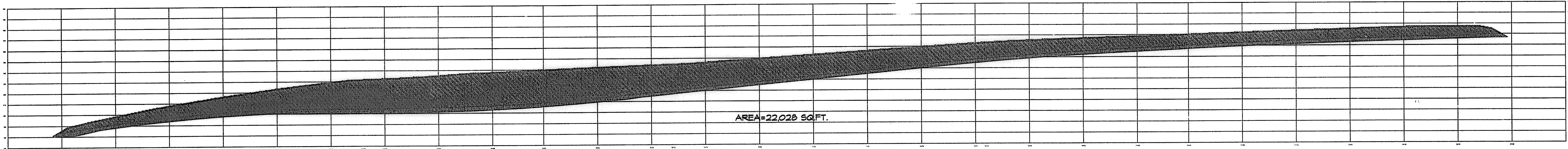
OTAY WATER DISTRICT PROJECT NO. D0944-060189 PZ 624, 711 R/P2 680 REVIEWED BY: [Signature] DATE: [Date] SIGNATURE EXPIRES AFTER 1 YEAR		IT'S THE LAW! DIAL BEFORE YOU DIG! CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA		"AS-BUILT" SIGNED: [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	
CITY OF CHULA VISTA MSE WALL PLANTING PLANS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02 REPLACEMENT SHEET				Approved: [Signature] Date: 8-21-18 Kelly Braughton Director of Development Services or designee.				Drawing No. 16050-31 Sheet 31 of 88			

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.	ADD SHUTOFF VALVES & INDUSTRIAL PAD SLOPES	7/2/18	[Signature]	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. #26-317, (NAD 83))	Horizontal Vertical N/A	Field Traffic	THOMAS A. PICARD	Plans Prepared Under Supervision of Date: 6/2/18 R.L.A. No. 4001	[Signature]

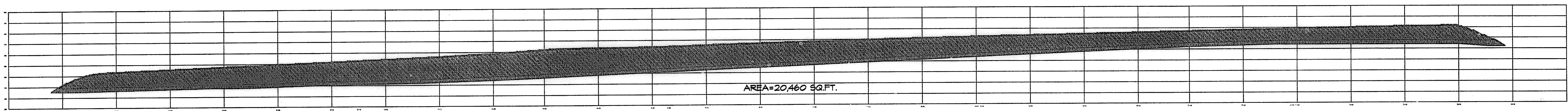
SOUTH AND WEST EXPOSURE WALLS



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

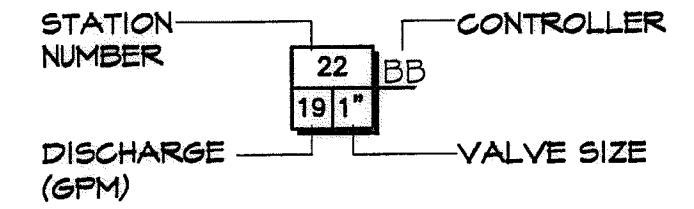
WATER SOURCE
CONTRACTOR SHALL INSTALL AND MONITOR A PRESSURE READING RECORDER AT AN EXISTING RECYCLED IRRIGATION METER, NEARBY THE PROJECT LOCATION, AS DIRECTED BY THE CITY'S LANDSCAPE INSPECTOR. THE RECORDER SHALL MEASURE A CONSTANT PRESSURE READING FOR A PERIOD FOR NO LESS THAN 72 CONTINUOUS HRS. IF 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) 595-7311. 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 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. ENS. GRADING PLANS
51.2' ETO IRRIGATION EFFICIENCY CMB M/VELO- DRIP IRRIGATION
0.291 Lc- LANDSCAPE COEFFICIENT. MICROS- IV
Ks- SPECIES FACTOR=3 MICROS- LOW CONSUMPTIVE
Kms- MICROCLIMATE FACTOR=1.15 MICROS- SOUTH EXPOSURE
Kd- DENSITY FACTOR=.75 MICROS- SPARGE PLANTING

MANA= 51.2 X 1.0 X 1.04 X 0.62 = 340.57 GPY
EPA= (51.2 X 291) X 1.014 X 0.62 = 78342 GPY 31.8% MANA

WALL #2
WATER SOURCE - POC "N-C" 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:
22,028 SQ.FT. IRRIGATED AREA. ENS. GRADING PLANS
51.2' ETO IRRIGATION EFFICIENCY CMB M/VELO- DRIP IRRIGATION
0.291 Lc- LANDSCAPE COEFFICIENT. MICROS- IV
Ks- SPECIES FACTOR=3 MICROS- LOW CONSUMPTIVE
Kms- MICROCLIMATE FACTOR=1.15 MICROS- SOUTH EXPOSURE
Kd- DENSITY FACTOR=.75 MICROS- SPARGE PLANTING

MANA= 51.2 X 1.0 X 22028 X 0.62 = 606886 GPY
EPA= (51.2 X 22028) X 1.014 X 0.62 = 149,844 GPY 31.8% MANA

WALL #3
WATER SOURCE - POC "N-C" 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:
20,460 SQ.FT. IRRIGATED AREA. ENS. GRADING PLANS
51.2' ETO IRRIGATION EFFICIENCY CMB M/VELO- DRIP IRRIGATION
0.291 Lc- LANDSCAPE COEFFICIENT. MICROS- IV
Ks- SPECIES FACTOR=3 MICROS- LOW CONSUMPTIVE
Kms- MICROCLIMATE FACTOR=1.15 MICROS- SOUTH EXPOSURE
Kd- DENSITY FACTOR=.75 MICROS- SPARGE PLANTING

MANA= 51.2 X 1.0 X 20460 X 0.62 = 565222 GPY
EPA= (51.2 X 20460) X 1.014 X 0.62 = 130,091 GPY 31.8% MANA

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. ENS. GRADING PLANS
51.2' ETO IRRIGATION EFFICIENCY CMB M/VELO- DRIP IRRIGATION
0.291 Lc- LANDSCAPE COEFFICIENT. MICROS- IV
Ks- SPECIES FACTOR=3 MICROS- LOW CONSUMPTIVE
Kms- MICROCLIMATE FACTOR=0.85 MICROS- EAST EXPOSURE
Kd- DENSITY FACTOR=.75 MICROS- SPARGE PLANTING

MANA= 51.2 X 1.0 X 544 X 0.62 = 16882 GPY
EPA= (51.2 X 544) X 1.014 X 0.62 = 78342 GPY 29.6% MANA

WALL #5
WATER SOURCE - POC "N-E" NORTH 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. ENS. GRADING PLANS
51.2' ETO IRRIGATION EFFICIENCY CMB M/VELO- DRIP IRRIGATION
0.291 Lc- LANDSCAPE COEFFICIENT. MICROS- IV
Ks- SPECIES FACTOR=3 MICROS- LOW CONSUMPTIVE
Kms- MICROCLIMATE FACTOR=0.85 MICROS- EAST EXPOSURE
Kd- DENSITY FACTOR=.75 MICROS- SPARGE PLANTING

MANA= 51.2 X 1.0 X 1858 X 0.62 = 42866 GPY
EPA= (51.2 X 1858) X 1.014 X 0.62 = 4,940 GPY 29.6% MANA

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. ENS. GRADING PLANS
51.2' ETO IRRIGATION EFFICIENCY CMB M/VELO- DRIP IRRIGATION
0.291 Lc- LANDSCAPE COEFFICIENT. MICROS- IV
Ks- SPECIES FACTOR=3 MICROS- LOW CONSUMPTIVE
Kms- MICROCLIMATE FACTOR=0.85 MICROS- EAST EXPOSURE
Kd- DENSITY FACTOR=.75 MICROS- SPARGE PLANTING

MANA= 51.2 X 1.0 X 1858 X 0.62 = 42866 GPY
EPA= (51.2 X 1858) X 1.014 X 0.62 = 4,940 GPY 29.6% MANA

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

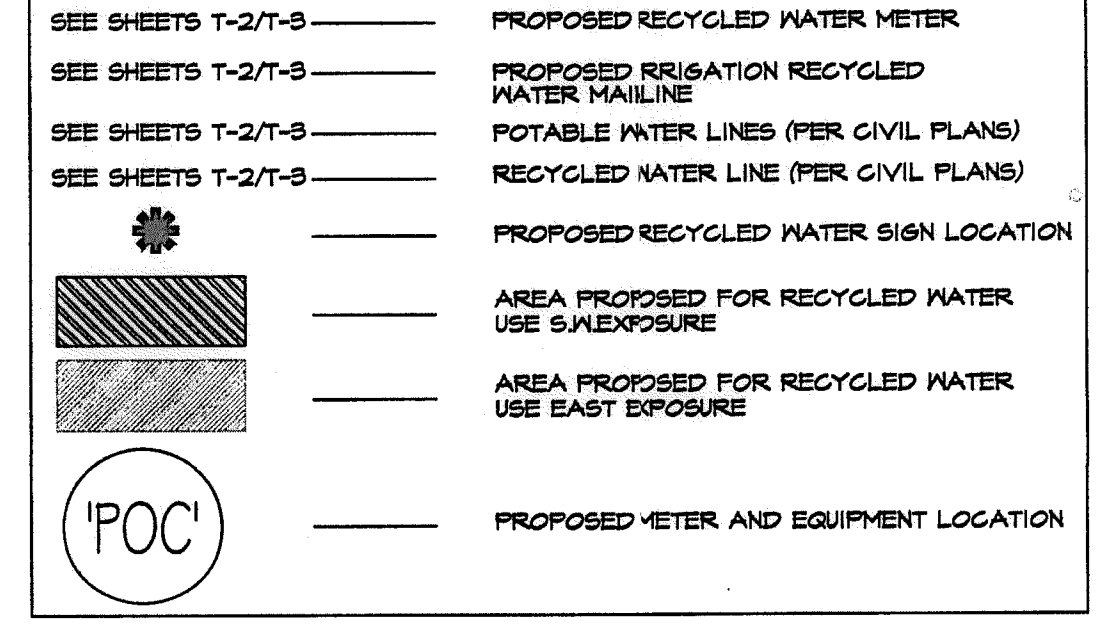
MICROCLIMATE FACTOR
SUN: EAST EXPOSURE Kmc=1.15 - WALL PLANTINGS FACING THE SOUTH AND WEST.
PART SUN: EAST EXPOSURE Kmc=0.85 - WALL PLANTINGS FACING EAST

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

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

IRRIGATION EFFICIENCY:
DRIP IRRIGATION; IEA=0.81. (M/VELO)

LEGEND



FINAL EQUIPMENT LOCATION

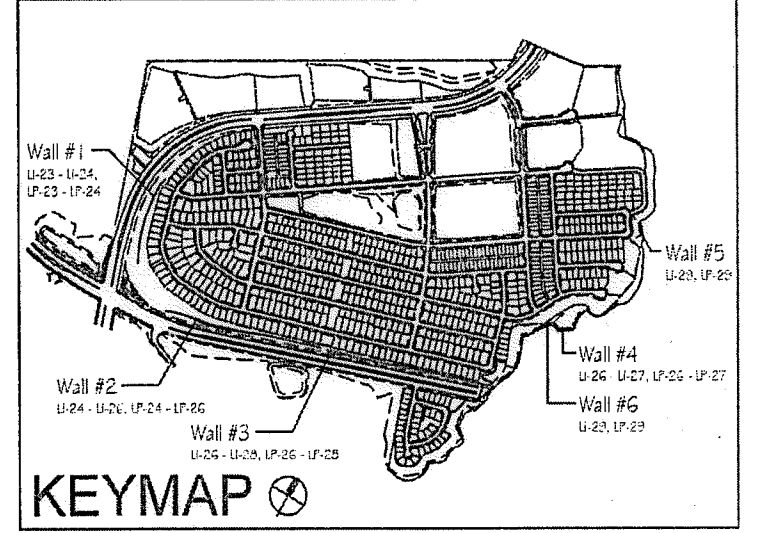
1. MAJOR IRRIGATION EQUIPMENT IN PLANTER BEDS SHALL BE HIDDEN FROM CASUAL VIEW.
2. THE FINAL LOCATION OF ALL VALVES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE CITY OF CHULA VISTA LANDSCAPE INSPECTOR IN THE FIELD PRIOR TO INSTALLATION. SEE PLANS FOR PARTICULAR INFORMATION ON VALVE PLACEMENT.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



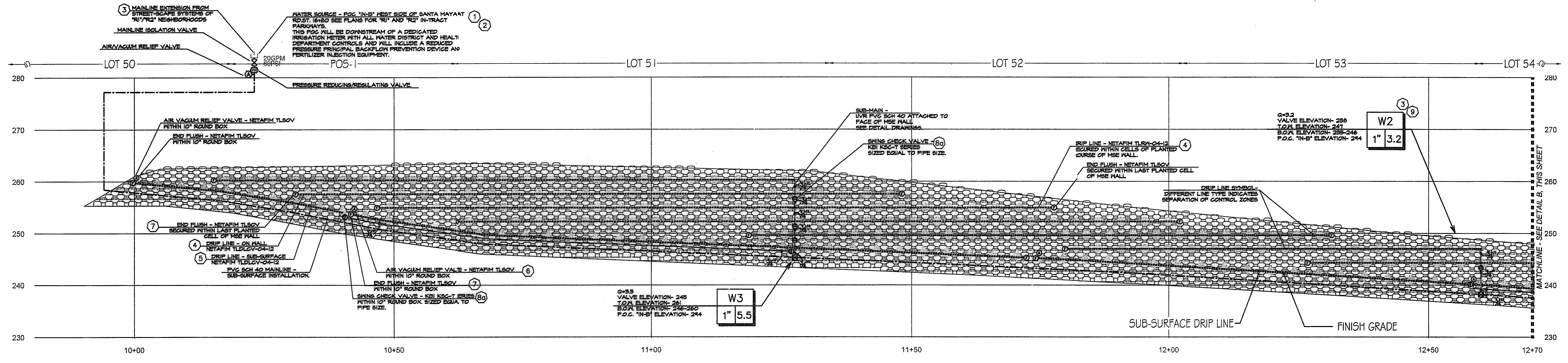
- Notes:
1) See sheets LP-22 - LP-24 for wall specific plant palettes.
2) Wall elevations correspond to station points reference on sheets LP-1 - LP-22.
3) All MSE walls shown on the plan will be approved by separate permit

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.

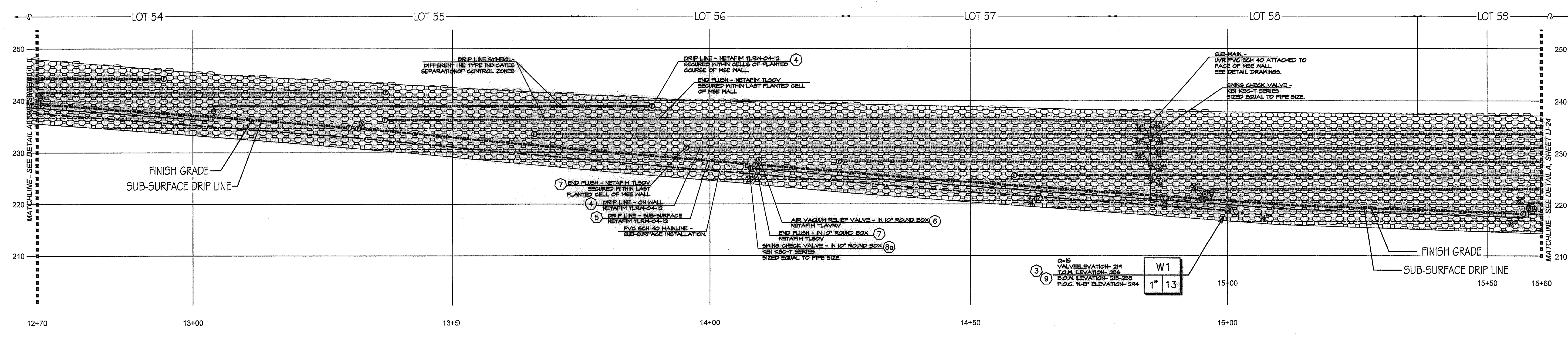
OTAY WATER DISTRICT PROJECT NO. 00944-060189 PZ 624, 711 RPZ 680 REVIEWED BY: <i>[Signature]</i> DATE: 5/10/17 SIGNATURE EXPIRES AFTER 1 YEAR		IT'S THE LAW! DIAL BEFORE YOU DIG! CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA BEFORE EXCAVATING, 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 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	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: BRASS DISK MARKED "50 CITY ENGR." IN 3/4" LOCATION: 1.5 MILES EAST OF MIX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERN OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY, 677 1359 PER R.O.S. (4643) SDW-425316 (06/03)	Horizontal 1" = 40' Vertical N/A	Field	Plans Prepared Under Supervision Of Date THOMAS A. PICARD	Thomas A. Picard	Kelly Broughton	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 - 32 Sheet 32 of 88

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



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"

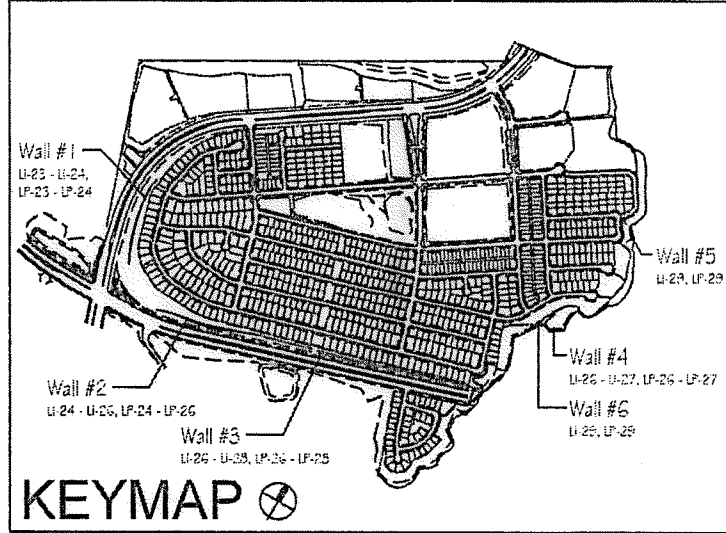
- CONSTRUCTION NOTES:**
- IRRIGATION POINT OF CONNECTION (P.O.C.) THE WATER SOURCE, PRIMARILY FOR THE PARKWAYS OF THE MASTER HOA, IS FROM AN R/W WATER METER AND ALL REQUIRED BACKFLOW PREVENTION EQUIPMENT OUTSIDE THE LIMITS OF THIS PROJECT. THESE PLANS CALL FOR THE INSTALLATION OF A MAINLINE STUB-OUT 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 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
- 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

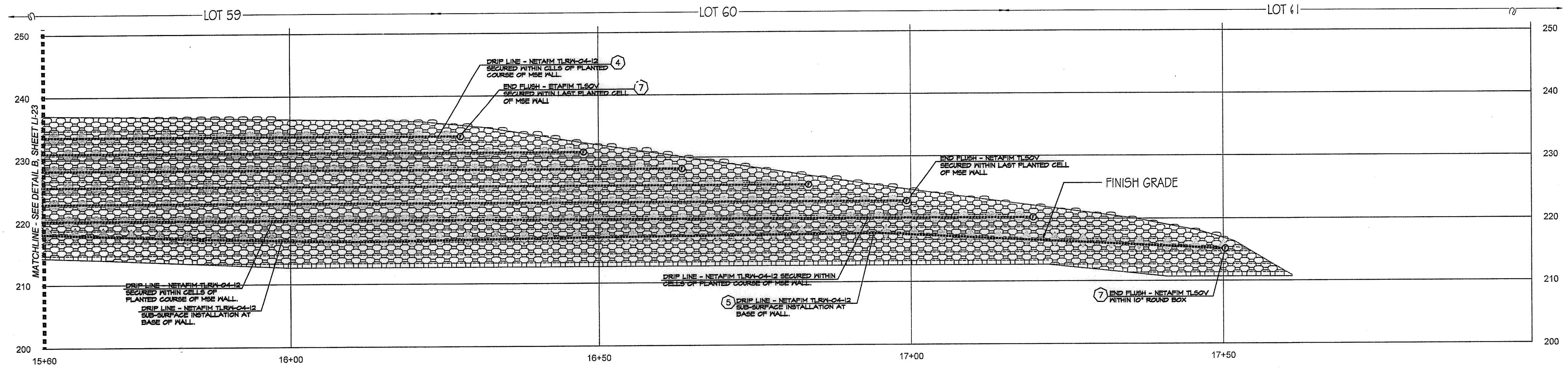
DATE: 10 APR '17
 SCALE: 1" = 40'
 JOB NO. 15024
 DRAWN BY: T.P./J.T.G.
 W.O. NO. OR-3001G

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)

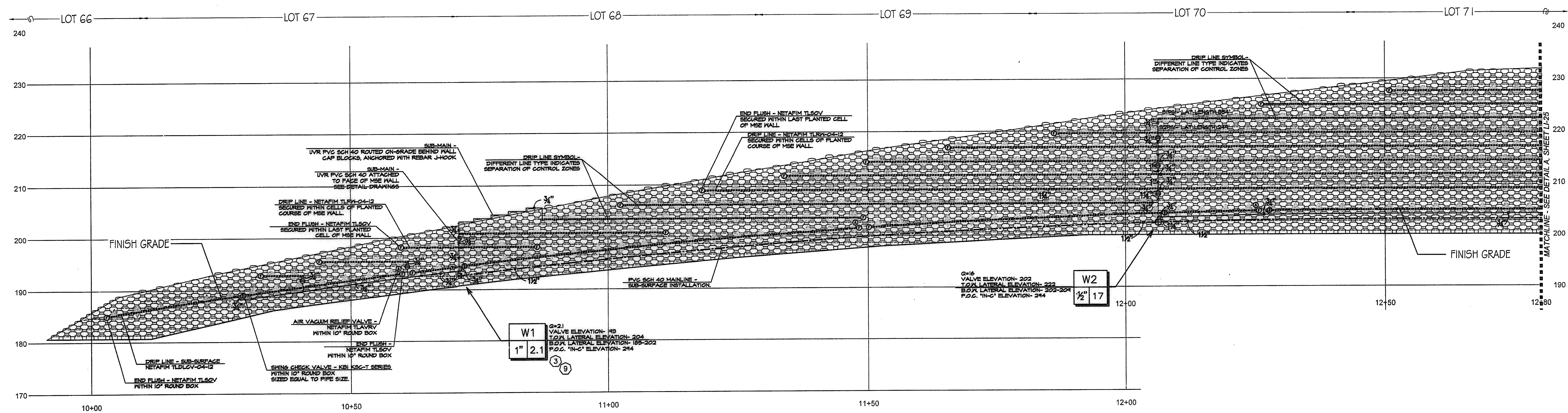
SCALE	Office	Designed By	Drawn By	Checked By
Horizontal 1" = 40' Vertical N/A				

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"



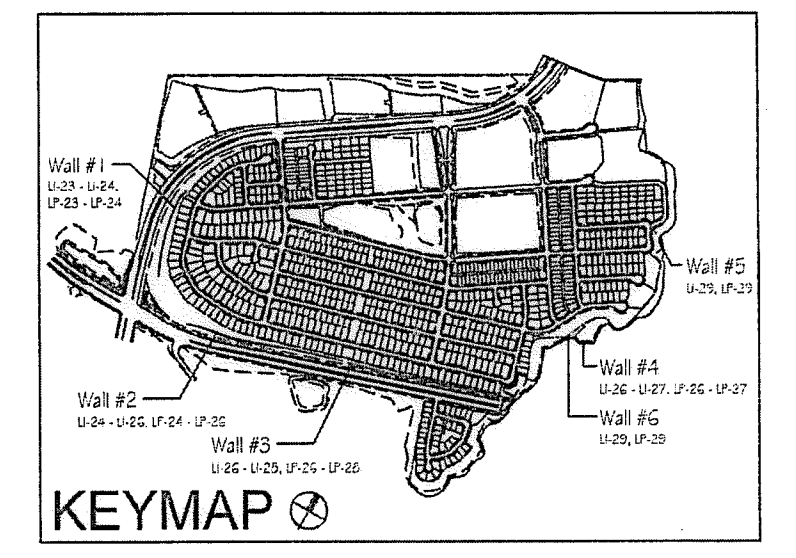
B WALL #2 PROFILE - IRRIGATION (SEGMENT 1)
 STA. 10+00 TO 12+80 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.) SCALE: 1" = 10'-0"

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.)

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



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. _____

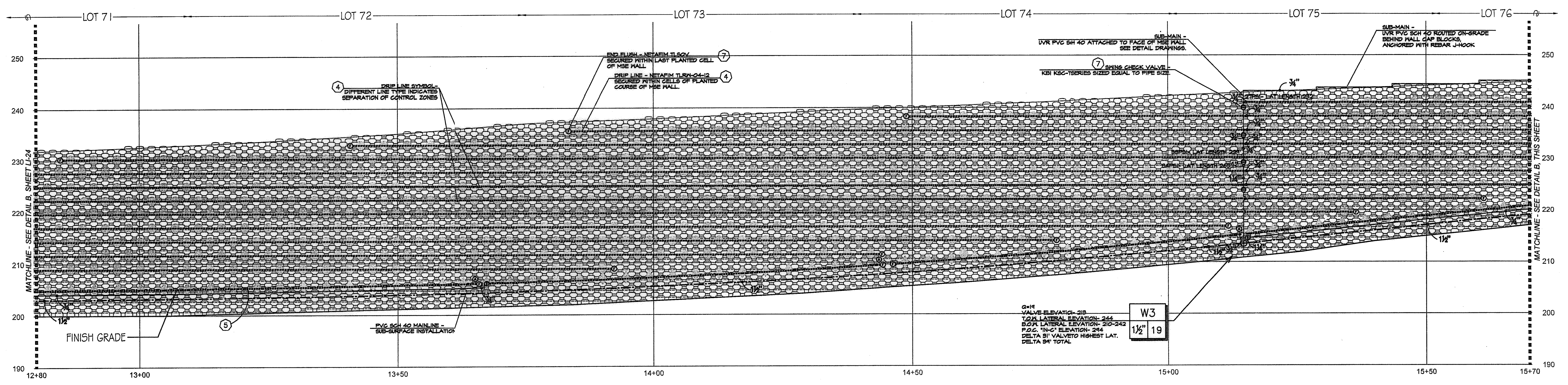


Tributary LA, Inc.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 760.434.9300 office
 760.434.9303 fax

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

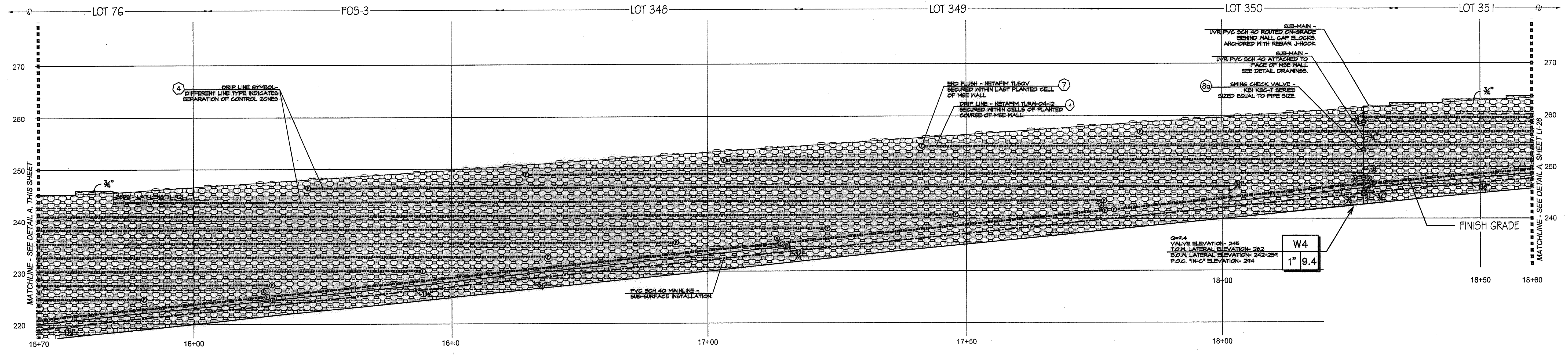
CONSTRUCTION RECORD	REFERENCES 16026-01 - 16026-93	BY HUNSAKER & ASSOC.	REVISIONS	Date	App'd	BENCH MARK DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE LOCATION: 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH Boulders & 1700' SOUTHWESTERLY 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.)

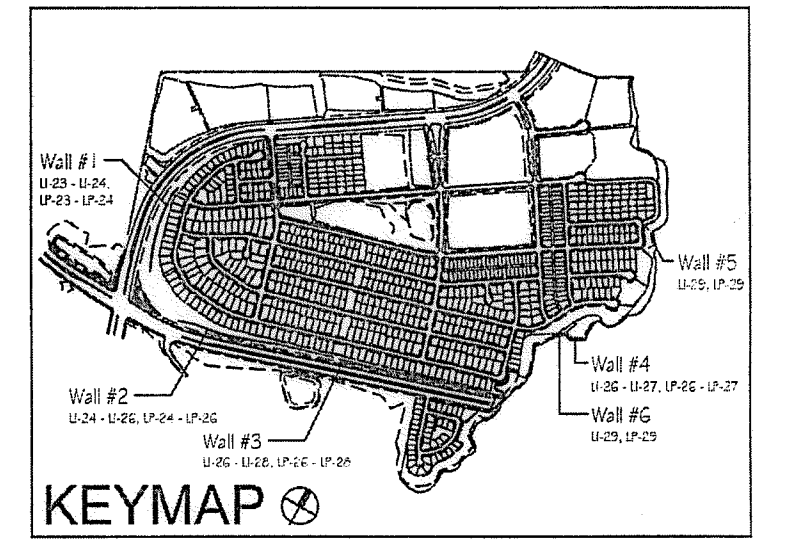
SCALE: 1" = 10'-0"

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 (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.
- 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.

REGISTERED LANDSCAPE ARCHITECT
 THOMAS A. PICARD
 9/25/17
 4/13/17
 CALIFORNIA

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

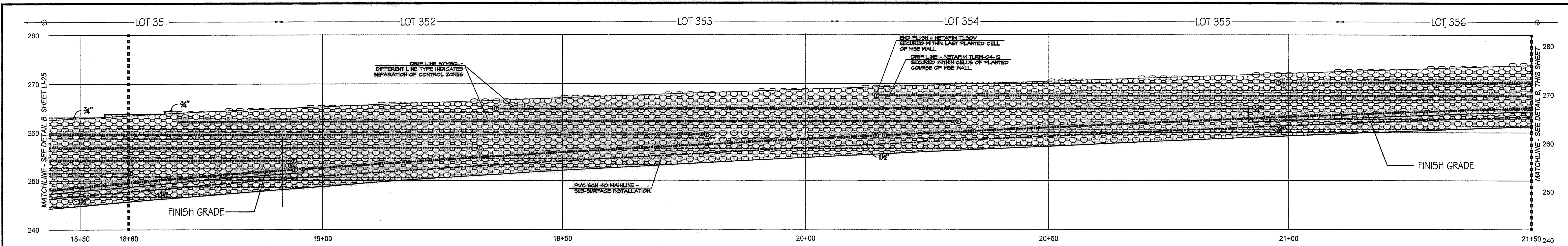
DATE: 10 APR '17
 SCALE: 1" = 40'
 JOB NO. 15024
 DRAWN BY: T.P./T.G.
 W.O. NO. OR-3001G

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" LOCATION: 1/2 MILES EAST OF INTER OF MAIN ST. & HERITAGE RD. 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 _____						SCALE: Office _____ Field _____ Traffic _____
Date Completed _____						Designed By _____ Drawn By _____ Checked By _____

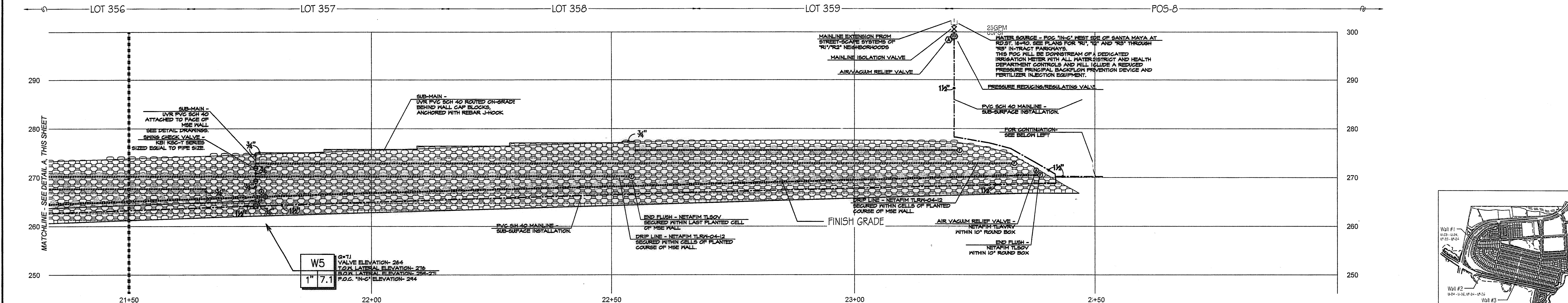
Plans Prepared Under Supervision Of _____ Date _____
 THOMAS A. PICARD R.L.A. No. 4001

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

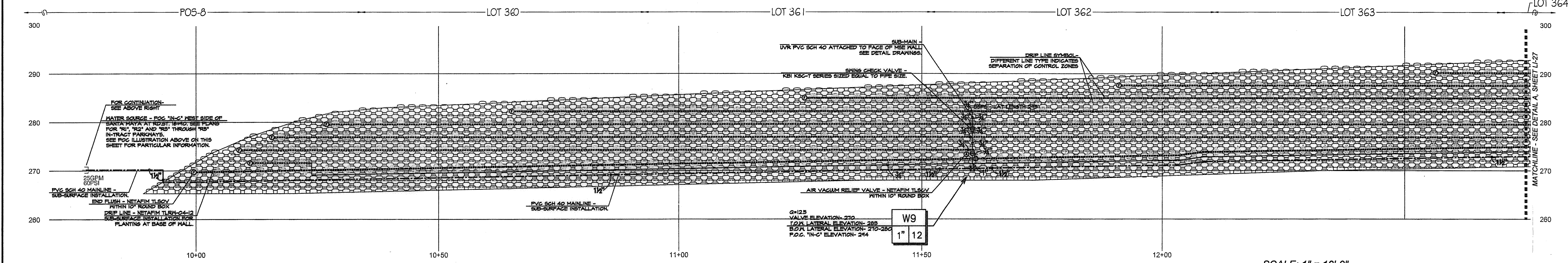
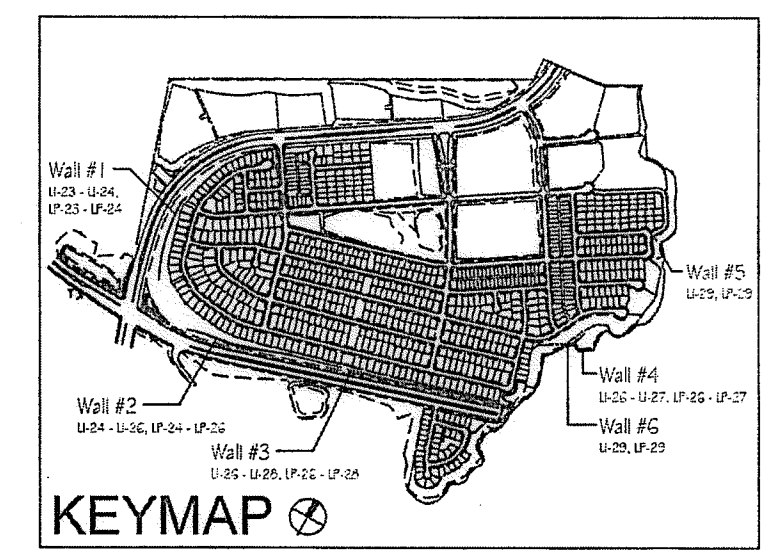
CITY OF CHULA VISTA
 MSE WALL PLACING PLANS FOR:
OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL
 CHULA VISTA TENTATIVE TRACT MAP NO. 13-02
 Drawing No. 16050 - 35
 Sheet 35 of 88



(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 24+50 (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:
- 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

CONSTRUCTION NOTES:
 # FOR NOTIS SEE OTHER SHEETS.

OTAY WATER DISTRICT
 PROJECT NO. D0944-060189

PP 624, 711 RPZ 680

REVIEWED BY: *[Signature]* DATE: 5/1/17

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 ALET OF SOUTHERN CALIFORNIA

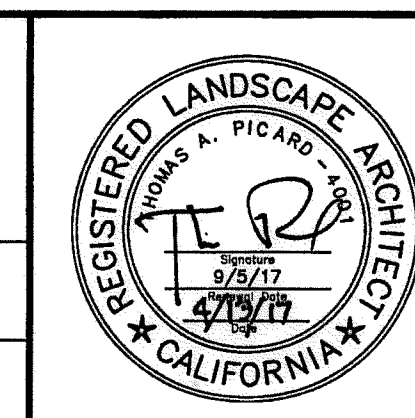
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALET AT 1-800-227-2600

"AS-BUILT"

SIGNED: _____ DATE: _____

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

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

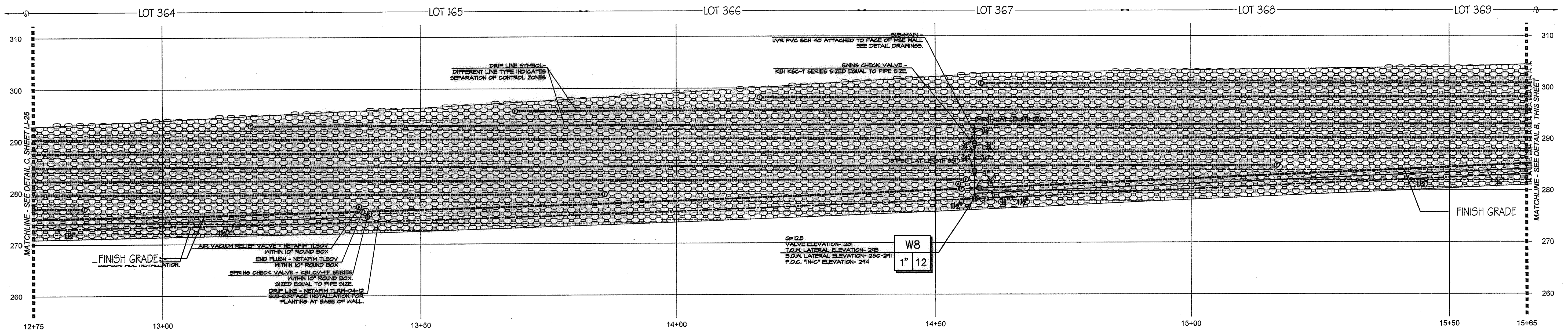


Tributary LA, Inc.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 760.434.9300 office
 760.434.9303 fax

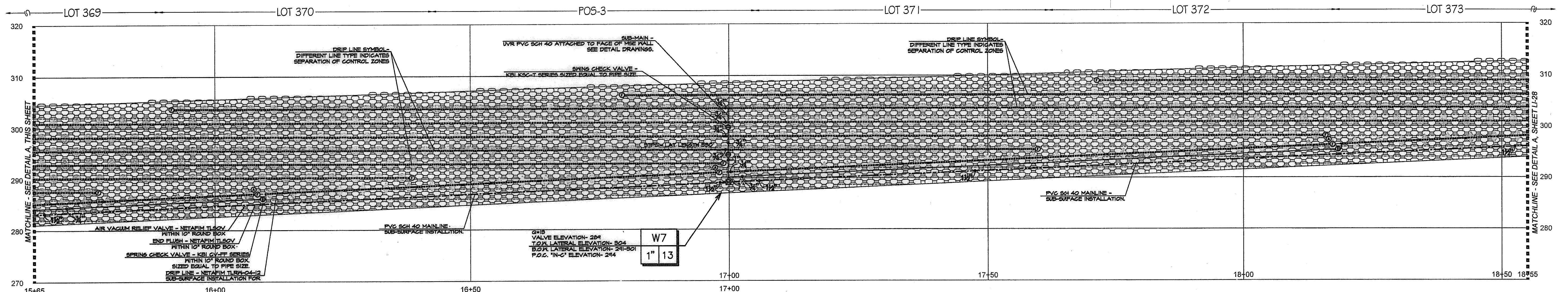
DATE: 10 APR '17
 SCALE: 1" = 40'
 JOB NO. 15024
 DRAWN BY: T.P. / T.G.
 W.O. NO. OR-3001G

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 SHOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1309 PER R.O.S. 14841) ELEV=629.319' (NAD83)	Horizontal 1" = 40' Vertical N/A		Plans Prepared Under Supervision Of	THOMAS A. PICARD	Kelly Broughton	Mary Rodley	5-15-17	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	16050 - 36

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



(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"



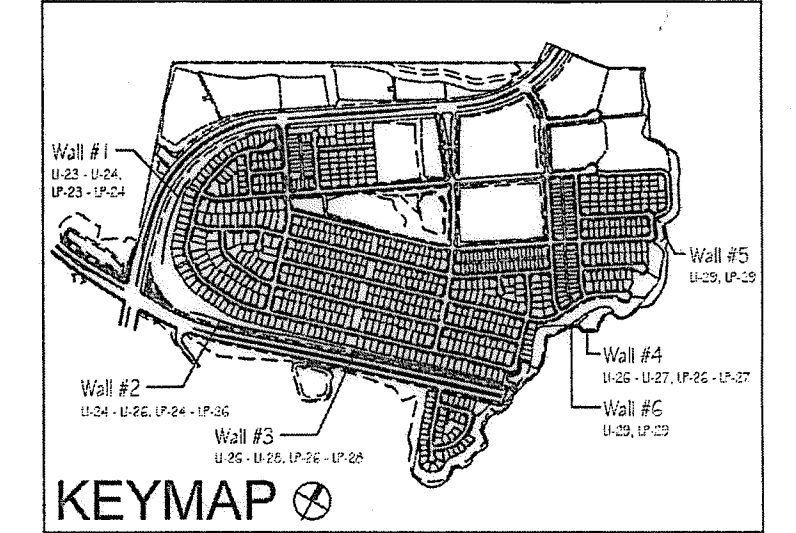
(B) WALL #3 PROFILE - IRRIGATION (SEGMENT 3)
 STA. 15+65 to 18+55 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs Inc.)
 SCALE: 1" = 10'-0"

CONSTRUCTION NOTES:

- 1) 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.
- 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-PAR #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. DRIPLINE 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)
- 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)

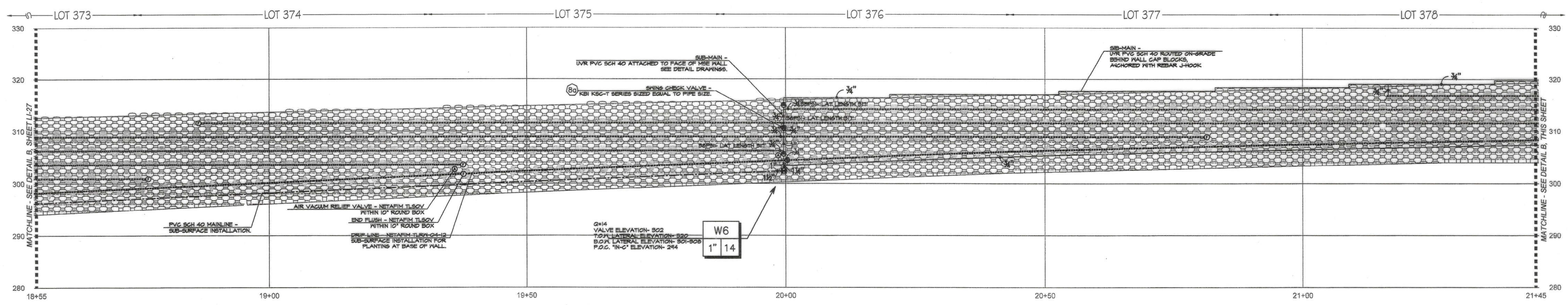
ALL BASE INFORMATION FOR THESE PLANS HAS BEEN OBTAINED FROM THE LANDSCAPE ARCHITECT AND REFLECTS ARCHITECTURAL, CIVIL AND/OR MECHANICAL DESIGN AND/OR PLANS. THE LANDSCAPE ARCHITECT OR IRRIGATION CONSULTANT DEPENDS ON ACCURACY OF THIS OBTAINED INFORMATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

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



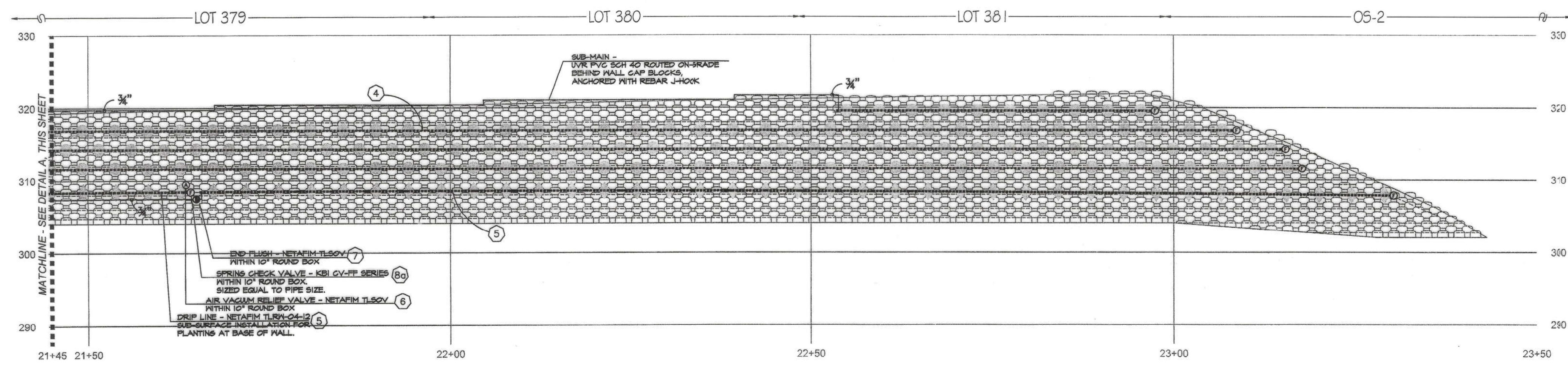
OTAY WATER DISTRICT PROJECT NO. <u>D0944-060189</u> RZ 624, 711 RPZ 680 REVIEWED BY: <i>[Signature]</i> DATE: 5/10/17 SIGNATURE EXPIRES AFTER 1 YEAR	IT'S THE LAW! DIAL BEFORE YOU DIG! CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA BEFORE 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 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>[Signature]</i> Date: 5-15-17	CITY OF CHULA VISTA	Drawing No.	
Contractor _____	16026-01 - 16026-93	HUNSAKER & ASSOC.				DESCRIPTION BRASS DISK 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 PROMINENT 10' HIGH Boulders & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (77' 1359 PER R.O.S. 1464) ELEV=625.31' (NAD83)	Horizontal 1" = 40' Vertical N/A	Field	THOMAS A. PICARD	Plans Prepared Under Supervision Of _____ Date _____	_____	_____	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 - 37 Sheet 37 of 88



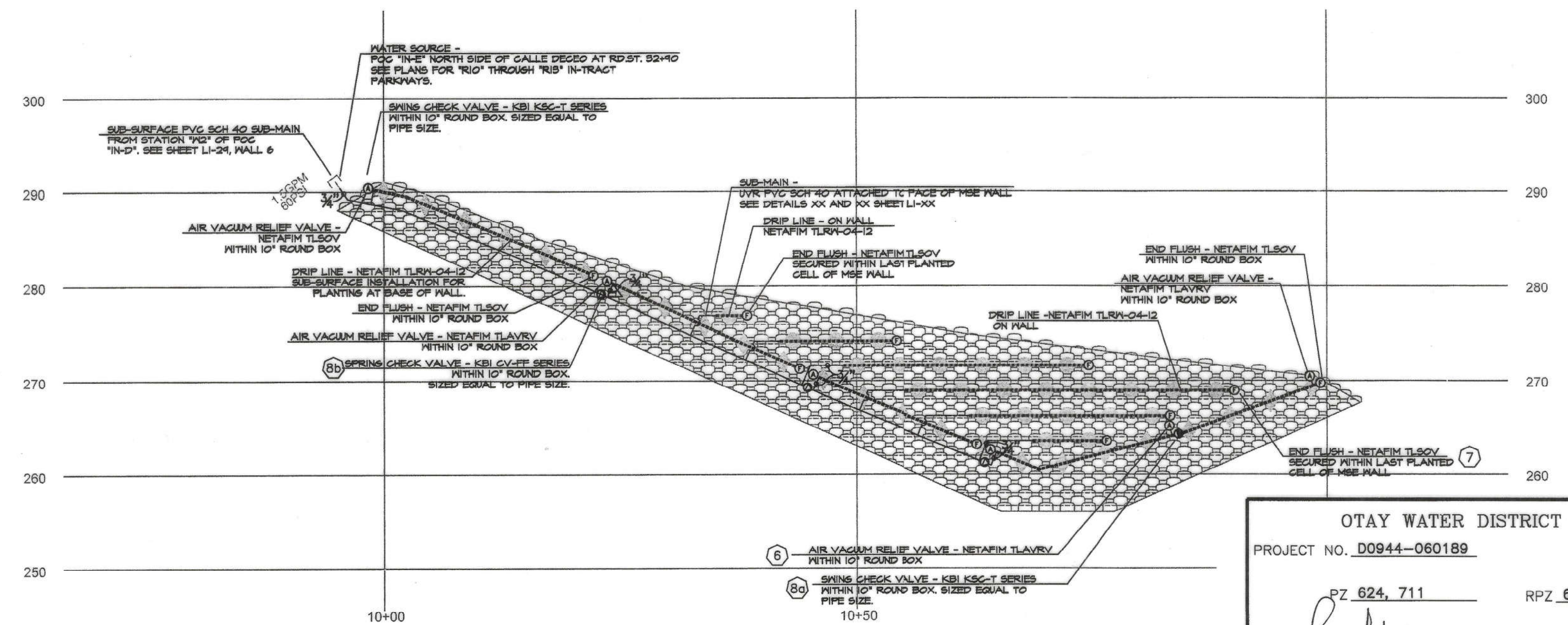
(A) WALL #3 PROFILE - IRRIGATION (SEGMENT 4)
 STA. 18+55 to 21+45 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

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"



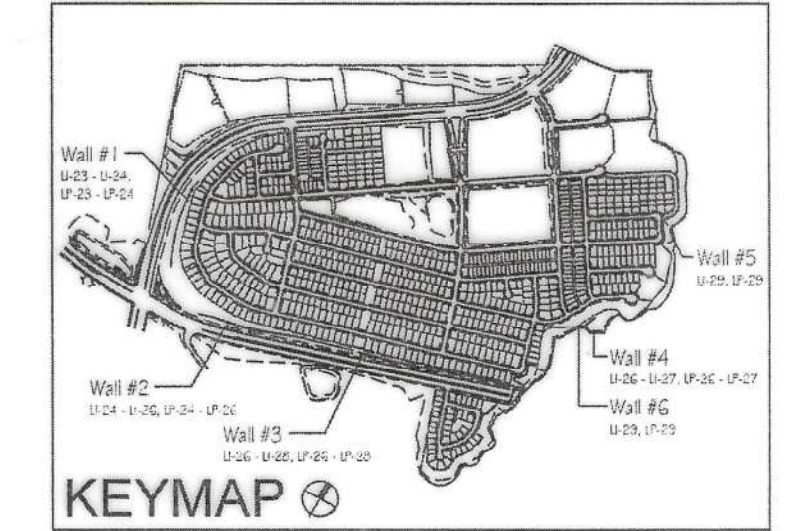
(C) WALL #4 PROFILE - IRRIGATION (SEGMENT 1)
 STA. 10+00 to 10+50 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

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.N. 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.
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- 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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- 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.
- SPRING TYPE: FOR USE WHEN OPERATIONAL FLOW IS FROM LOW TO HIGH ELEVATION.
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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)

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- 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 824, 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
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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: [Signature] DATE: [Blank]
 PRINT NAME: R.L.A. # [Blank]
 DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. [Blank]



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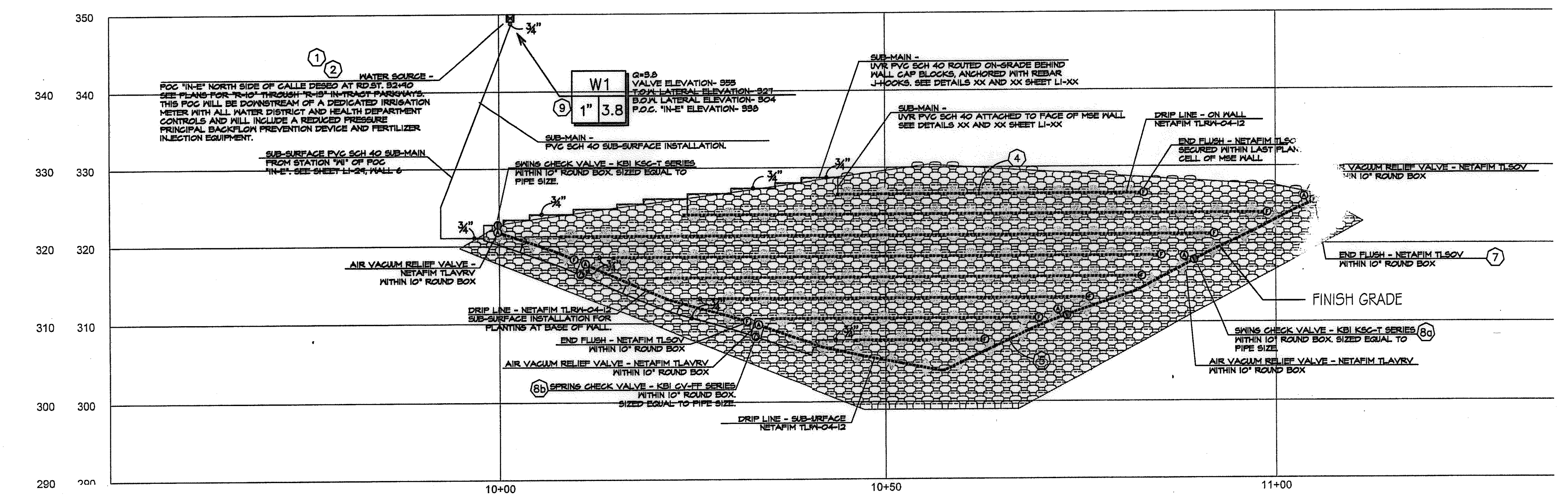
DATE: 10 APR '17
 SCALE: 1" = 40'
 JOB NO. 15024
 DRAWN BY: T.P./T.G.
 W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	APPROVED	DATE	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.				BRASS BULK MARKED "SO CITY ENGR." IN 3/4"	Horizontal 1" = 40' Vertical N/A	Field	Plans Prepared Under Supervision Of	THOMAS A. PICARD	[Blank]	[Blank]	5-15-17	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	16050 - 38
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. (774 1359 PER R.O.S. 1641) ELEV=653.312 (NAD83)		Traffic	Date	[Blank]	[Blank]	[Blank]	[Blank]	CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Sheet 36 of 88
Date Completed									R.L.A. No.	4001				OWD WO# D0944-060189 OWD PERMIT# PLR-16-014	LI-28

CONSTRUCTION NOTES:

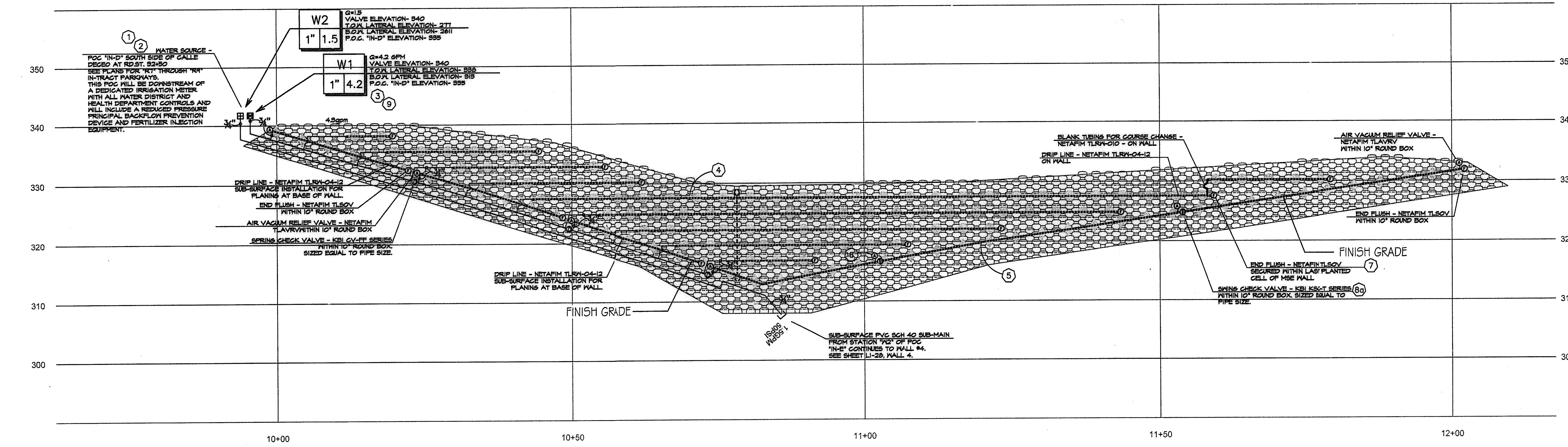
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- 2 IRRIGATION CONTROLLER- THE CONTROLLER, INTENDED PRIMARILY FOR THE PARKWAYS OF THE MASTER HOA, IS OUTSIDE THE LIMITS OF THIS PROJECT. THESE PLANS CALL FOR THE INSTALLATION OF CONTROL WIRE FROM THIS CONTROLLER TO THE LOCATION SHOWN ON THESE PLANS. 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 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)
- 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.)
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- 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)

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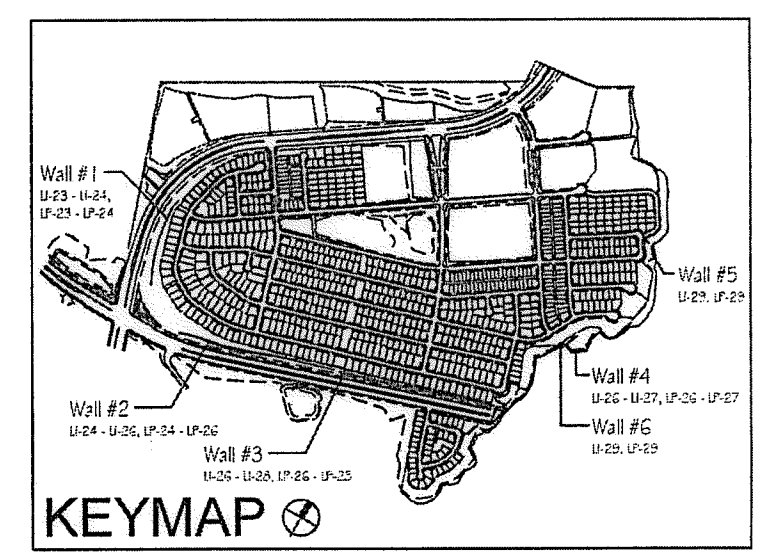
A WALL #5 PROFILE - IRRIGATION (SEGMENT 1)
 STA. 10+00 to 11+04.86 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

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"

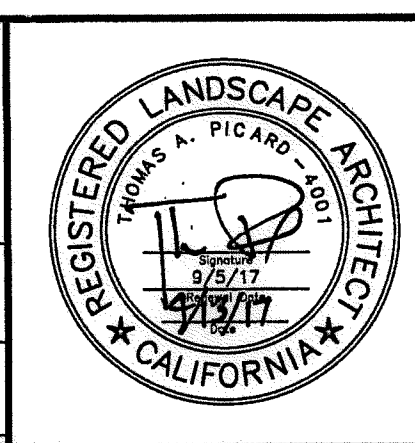


- Notes:
- 1) See sheets LP-22 - LP-24 for wall specific plant palettes.
 - 2) Wall elevations correspond to station points reference on sheets LP-1 - LP-22.
 - 3) All MSE walls shown on the plan will be approved by separate permit

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

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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-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.
Contractor	16026-01 - 16026-93	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 PROPOSED 10' HIGH EROSION & 1200' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 1484) ELEV=829.319' (NAVD83)	Horizontal 1" = 40' Vertical N/A		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 - 39 Sheet 39 of 88

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. A.V.B. 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: 629.319' (NAD 83)	Horizontal Vertical N/A	Field	[Signature]	[Signature]	[Signature]	Approved: <u>[Signature]</u> Date: <u>8-31-18</u> Kelly Broughton Director of Development Services or designee.	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.

2. 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.

3. 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.

4. THE IRRIGATION POINT OF CONNECTION SHALL BE DOWNSTREAM OF THE RECYCLED WATER IRRIGATION METER PROVIDED BY OTHERS (SEE CIVIL DRAWINGS).

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.

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.

3. 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.

4. ALL PIPE LINING AND CONTROL WIRE CONDUIT CROSSING UNDER PAVING SHALL BE INSTALLED AS 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.

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.

CONTROLS

1. SYSTEMS OF THIS PROJECT ARE CONTROLLED BY A SOLID STATE IRRIGATION CONTROLLER/SATELLITES AND WEB BASED CENTRAL CONTROL VIA GSM CELLULAR SIGNAL.

FINAL EQUIPMENT LOCATION

1. MAJOR IRRIGATION EQUIPMENT IN PLANTER BEDS SHALL BE HIDDEN FROM CASUAL VIEW.

MEANS AND METHODS

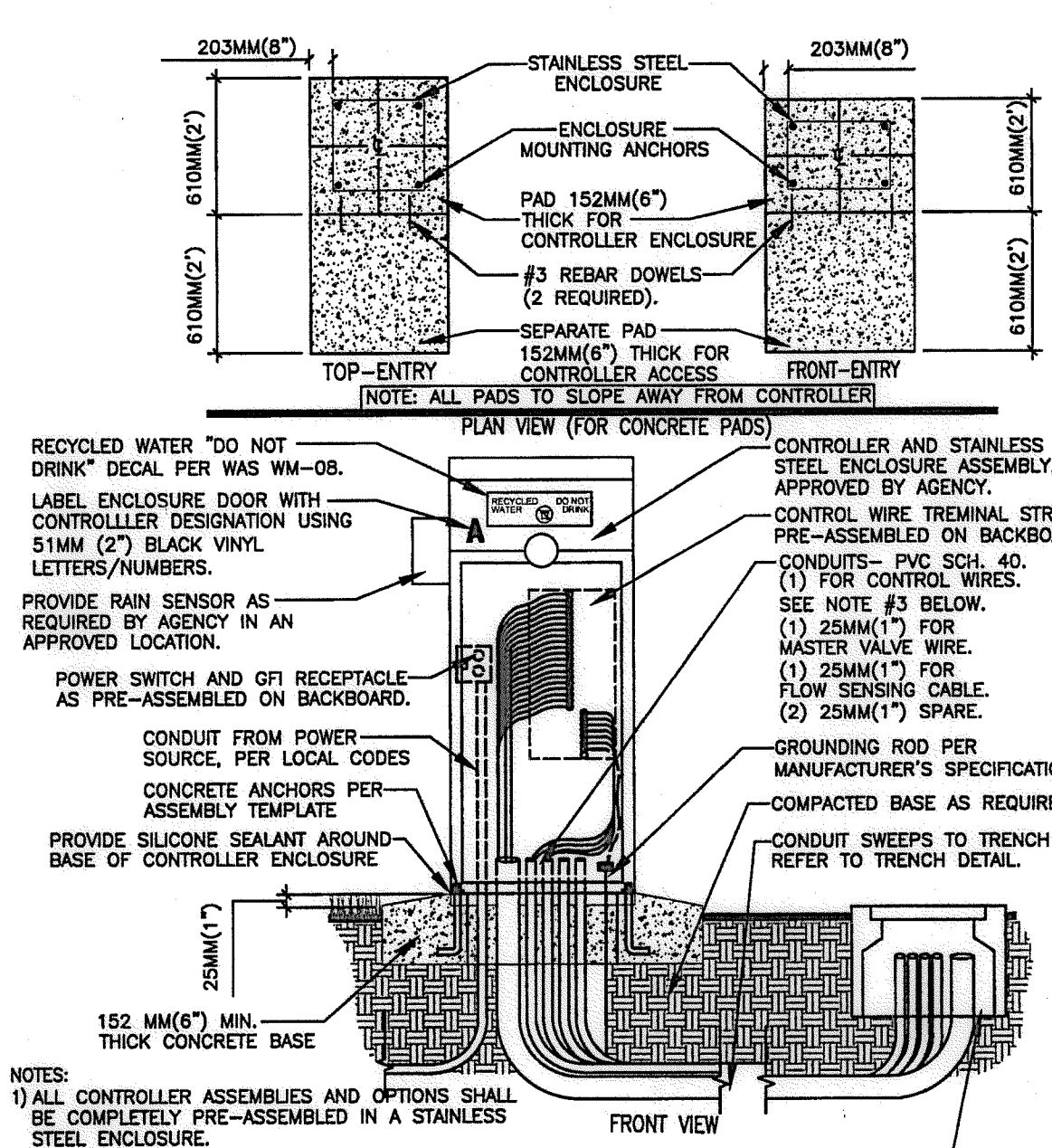
IRRESPECTIVE OF ANY OTHER TERM IN THESE CONSTRUCTION DOCUMENTS, THE IRRIGATION CONSULTANT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES.

PROJECT MAINTENANCE

A LACK OF MAINTENANCE OR IMPROPER MAINTENANCE IN AREAS SUCH AS OR ASSOCIATED WITH, BUT NOT LIMITED TO, LANDSCAPE PLANTINGS, HARDSCAPE, LIGHTING, GRADING, DRAINAGE, WATER FEATURES, FURNISHINGS, AND IRRIGATION OR WATER MANAGEMENT.

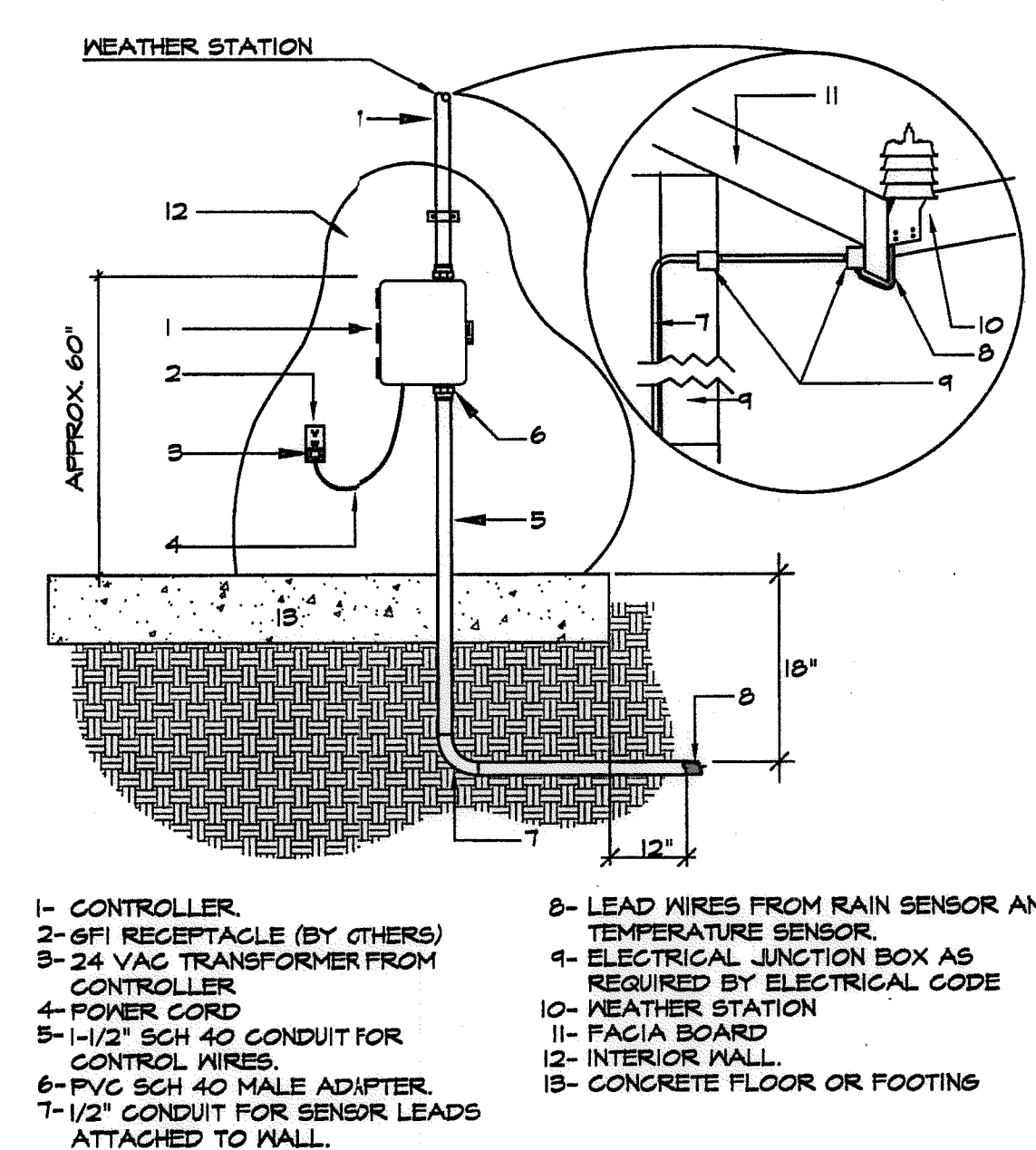
NOTE:

- 1. SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE.



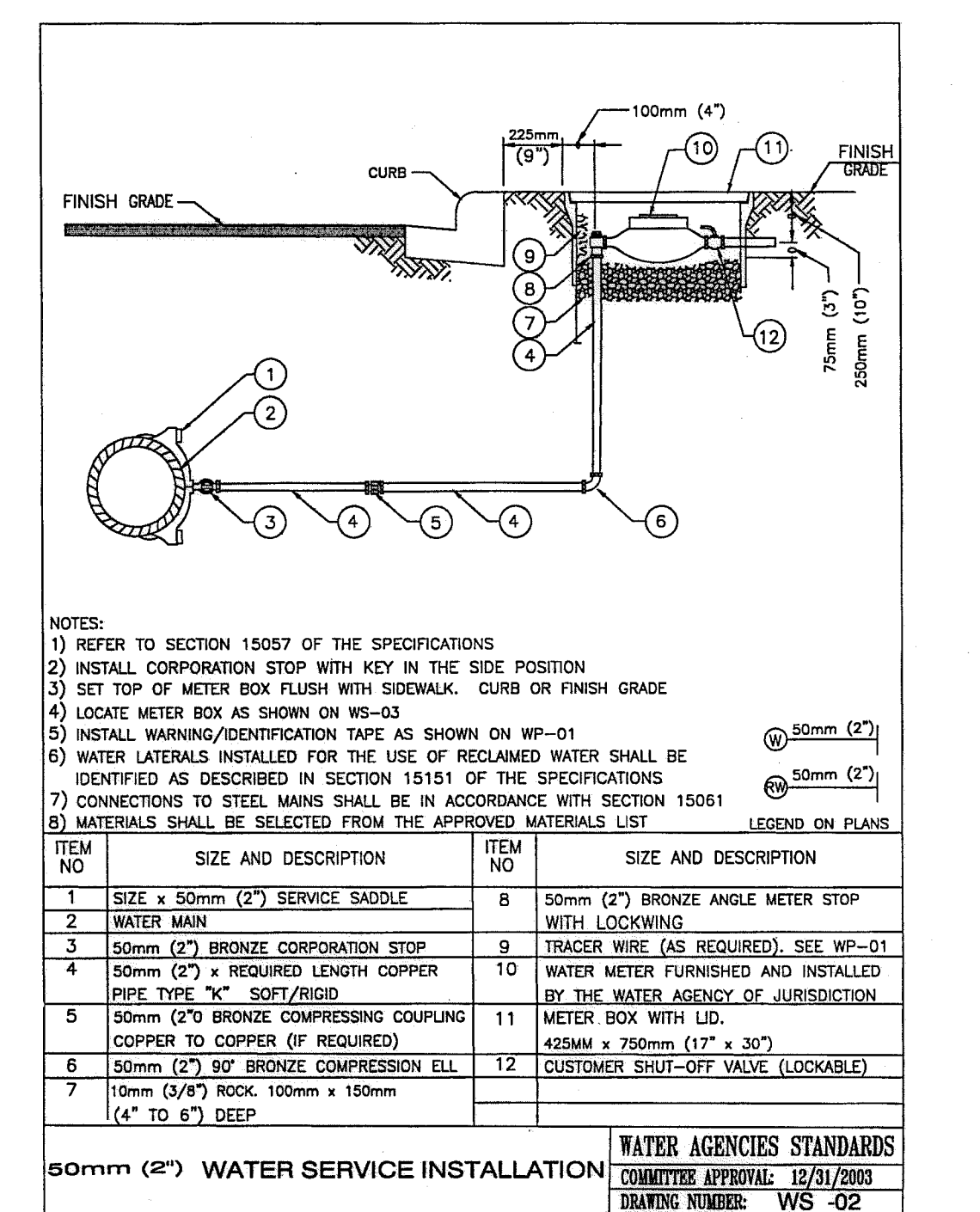
NOTES: 1. ALL CONTROLLER ASSEMBLIES AND OPTIONS SHALL BE COMPLETELY PRE-ASSEMBLED IN A STAINLESS STEEL ENCLOSURE.

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

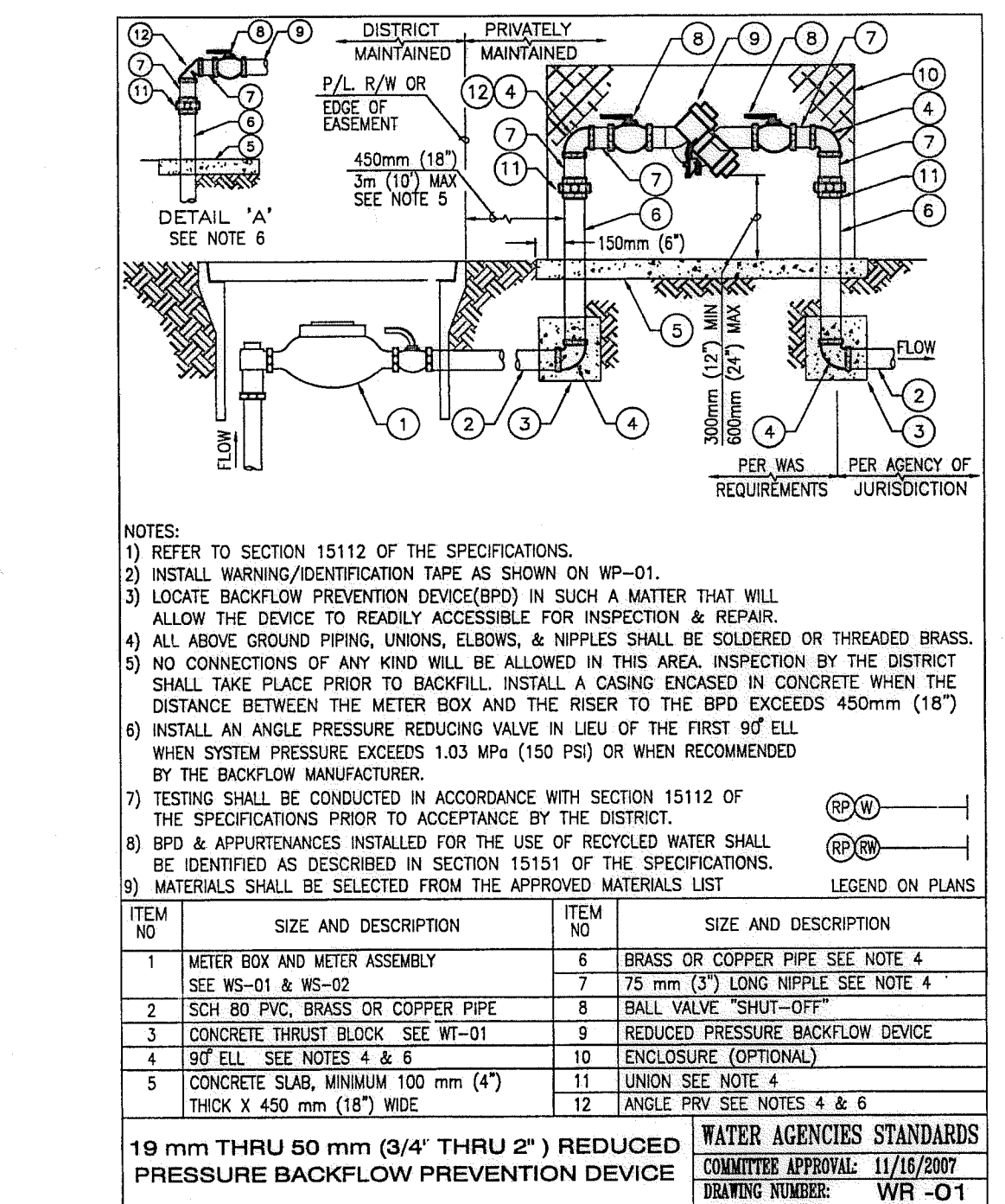


NOTE: A. DETAIL FOR ILLUSTRATION OF GENERAL CONDITIONS ONLY. CONTRACTOR SHALL FOLLOW MANUFACTURERS INSTRUCTIONS FOR MOUNTING & GROUNDING.

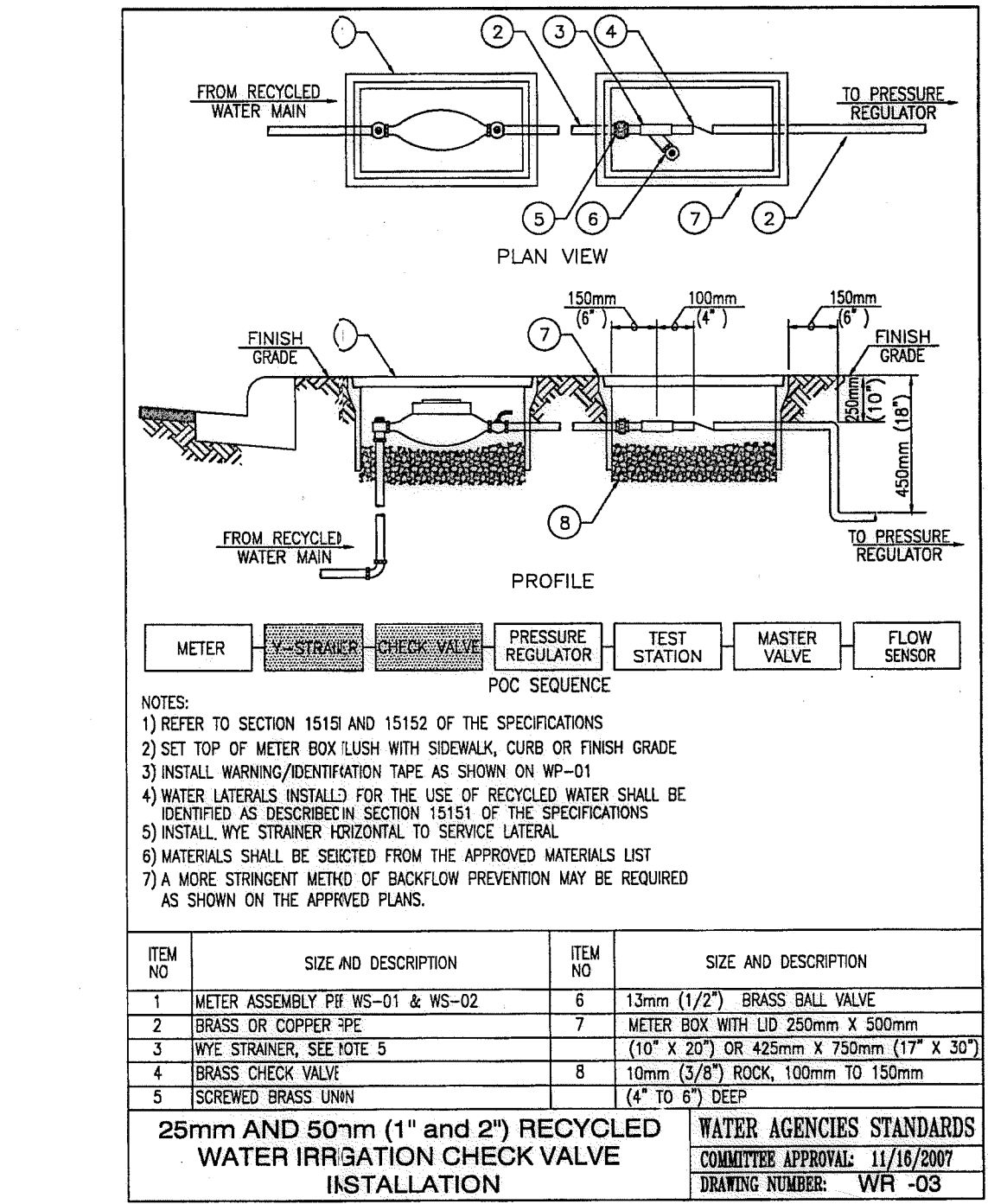
(A2) IRRIGATION CONTROLLER INDOOR WALL-MOUNT WITH WEATHER STATION-POTABLE SYS.



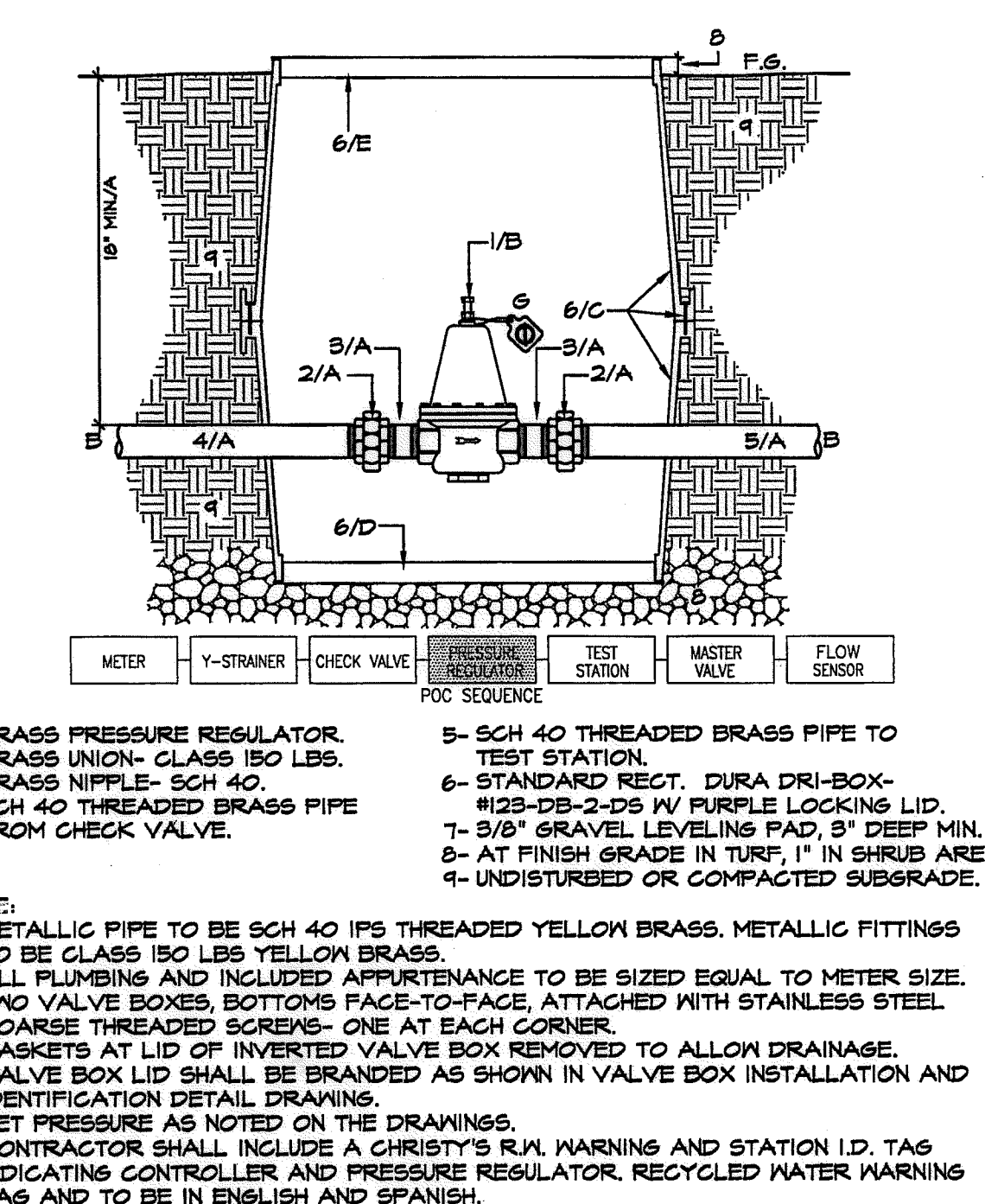
(B1) 2" COPPER SERVICE INSTALLATION



(B2) BACKFLOW PREVENTION DEVICE



(B3) RECYCLED WATER CHECK VALVE

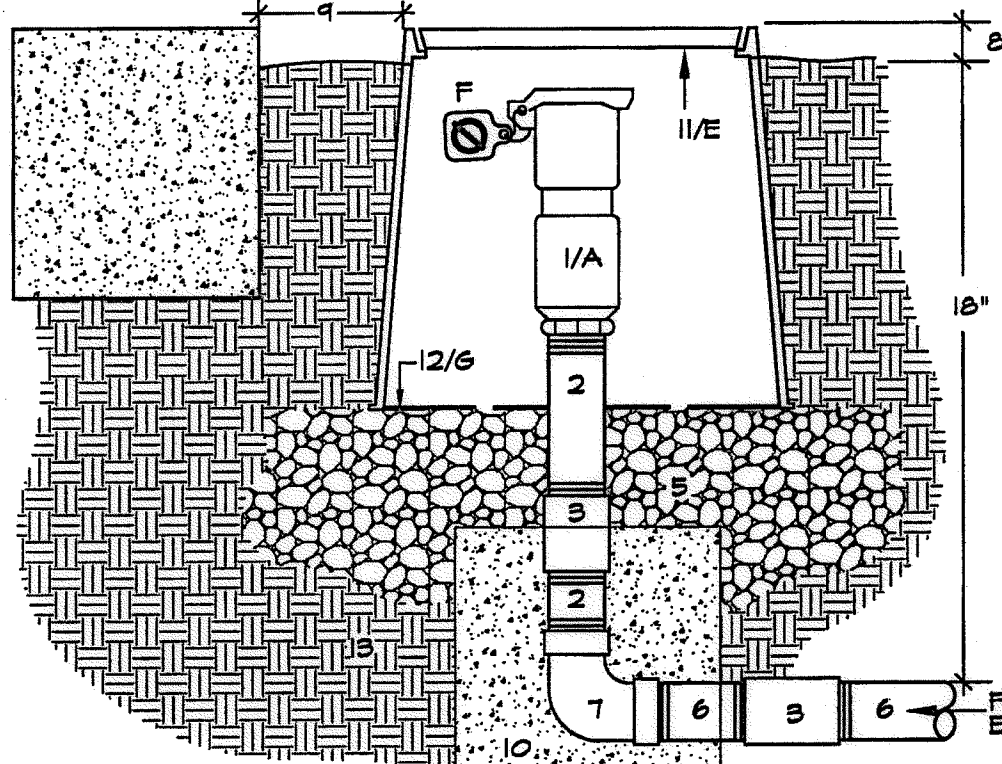


(B4) 1.5" PRESSURE REGULATING VALVE WITH UNIONS

OTAY WATER DISTRICT PROJECT NO. D0944-060189. Includes logos for 'AS-BUILT', 'REGISTERED LANDSCAPE ARCHITECT', and 'Tributary LA, Inc.'. Contains signature lines for project manager and architect, and a date stamp of 5/10/17.

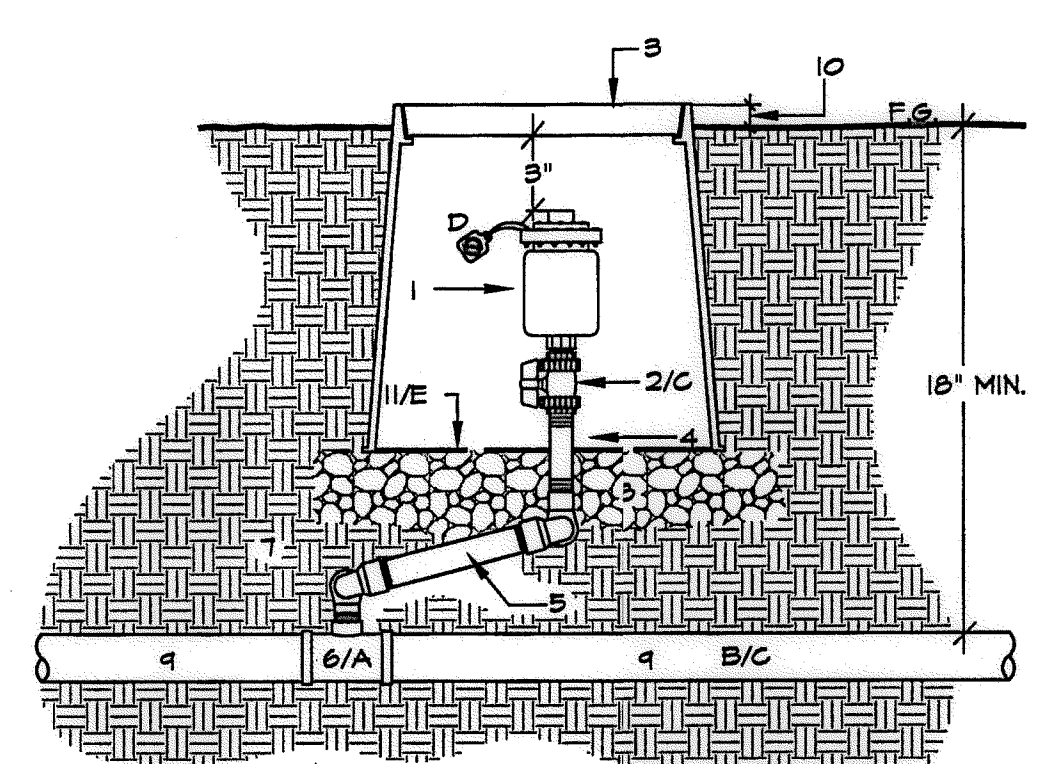
CONSTRUCTION RECORD table with columns for Contractor, Inspector, Date Completed, REFERENCES, BY, REVISIONS, Date, App'd, BENCH MARK, SCALE, Office, Field, Traffic, Designed By, Drawn By, Checked By, Approved, Date, and Drawing No. (16050-41).

Print Date: 10 APR '17 OWD WO# D0944-060189 Errosion Control Otay Ranch, Village 3 - Slope & Erosion Control OWD WO# D0944-060189 OWD PERMIT# PLR-16-014 LI-31



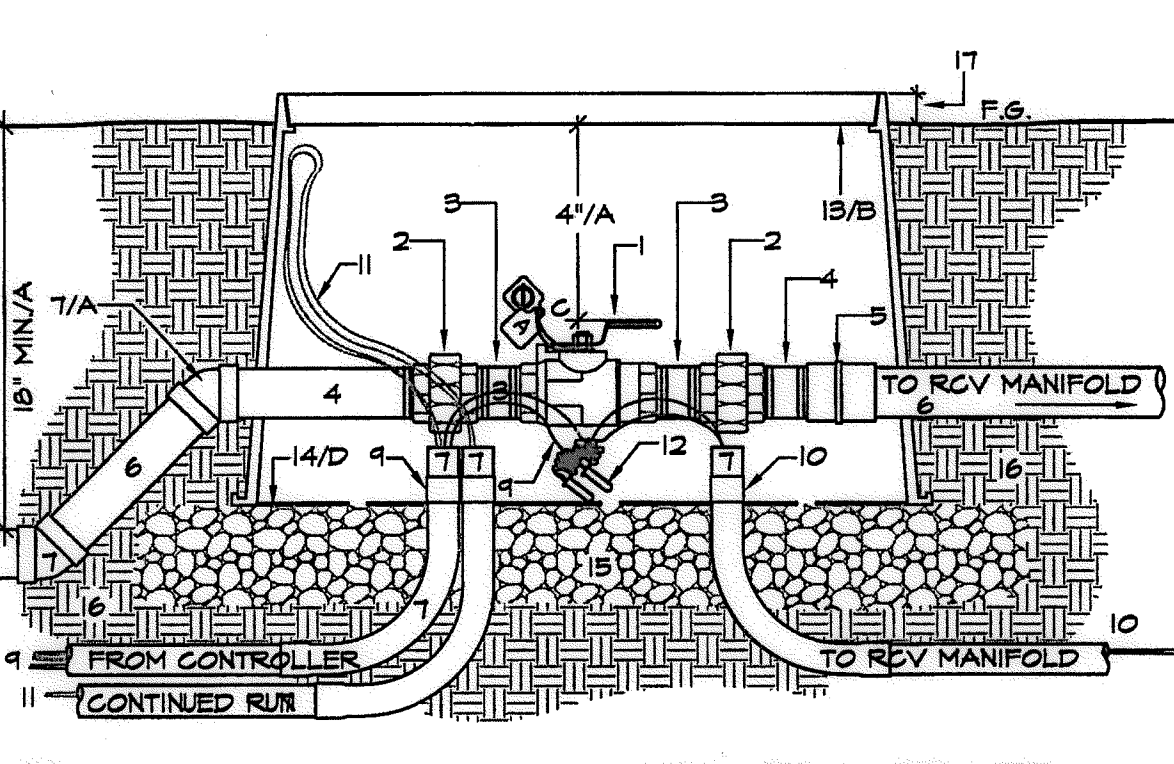
- QUICK COUPLER VALVE W/PURPLE LOCKING COVER AND ACME THREAD BRASS RISER. - LENGTH AS REQUIRED.
- BRASS COUPLER (THREADED)
- BRICKS, CONTIGIOUS AROUND BASE
- 3/8" GRAVEL SUMP AND LEVELING PAD, 6" DEEP MINIMUM.
- BRASS NIPPLE FROM ISOLATION VALVE, DEPTH AS SPECIFIED.
- BRASS STREET ELL
- 1" IN TURF - 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.

D2 QUICK COUPLER VALVE IN BOX
SECTION - NO SCALE



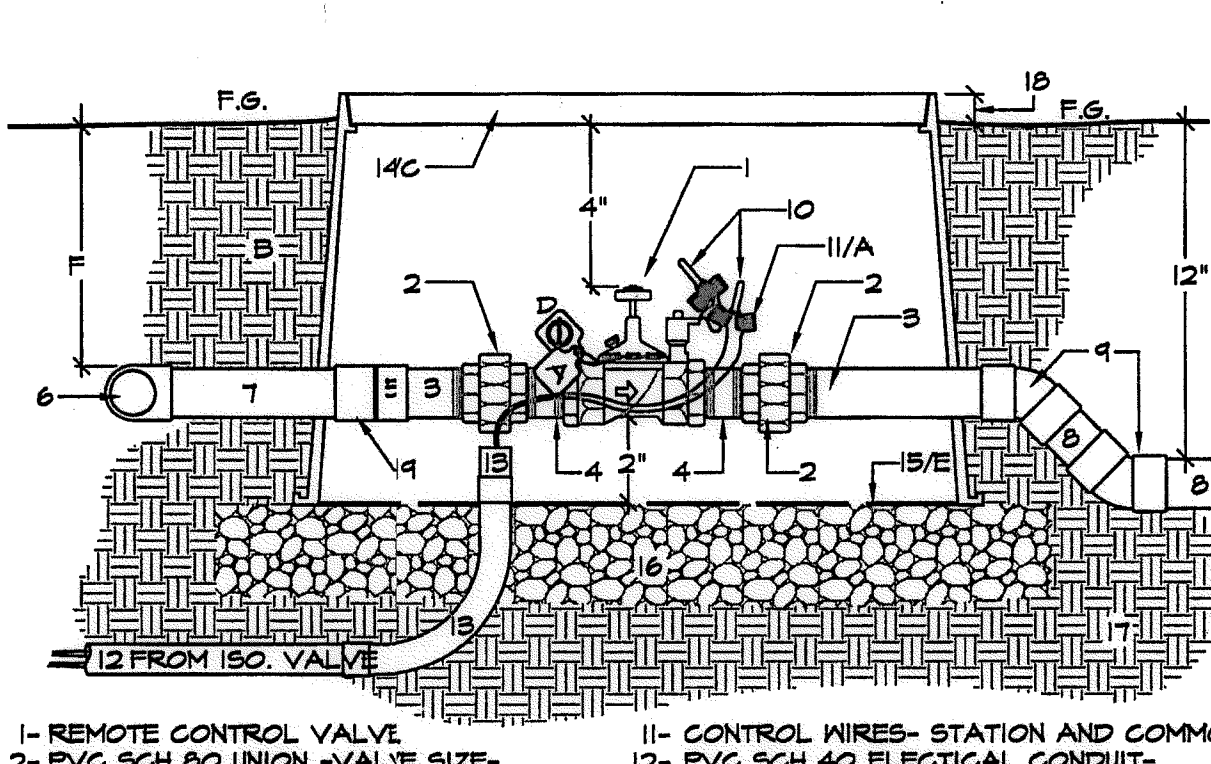
- VACUUM / AIR RELIEF VALVE.
- ISOLATION BALL VALVE
- VALVE BOX, STD RECT. DURA DRI-BOX WITH LOCKING PURPLE LID
- FVC SCH 80 NIPPLE - L.A.R.
- O-RING SEALED SWING JOINT
- DURA FVC SCH 80 TEE-SSS OR EL-SS ON PRESSURE PIPE
- UNDISTURBED OR COMPACTED SUBGRADE.
- 3/8" GRAVEL SUMP AND LEVELING PAD, 3" DEEP MINIMUM
- FVC PRESSURE PIPE
- FLUSH IN TURF AREAS, 1" IN GROUND COVER AREAS.
- DIRT SKIRT OF THE DURA DRI-BOX.

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



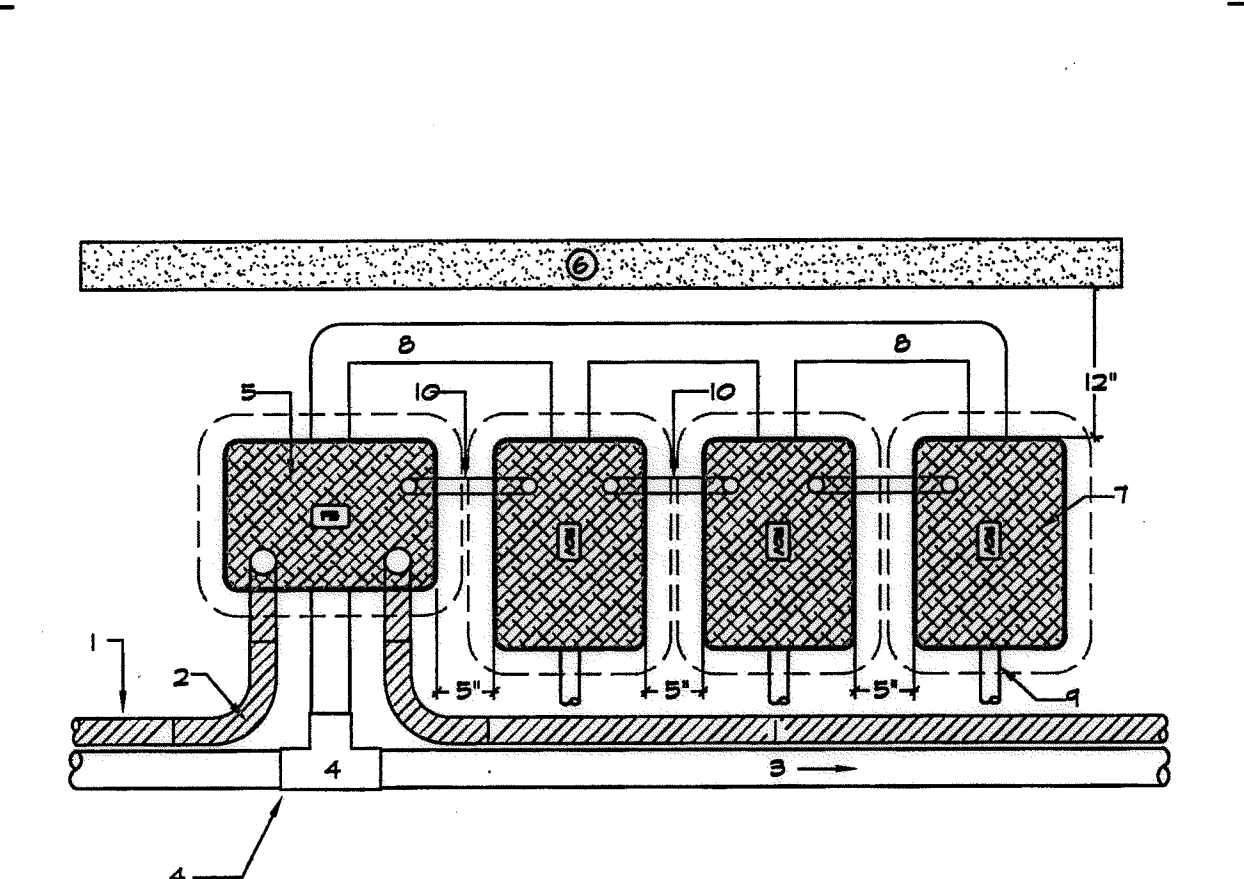
- BALL VALVE
- FVC SCH 80 UNION - VALVE SIZE - WITH REDUCING BUSHINGS IF REQUIRED.
- FVC SCH 80 NIPPLE - T.B.E.
- FVC SCH 80 NIPPLE - T.O.E.
- FVC SCH 80 COUPLING
- FVC PRESSURE MAIN - TYP.
- FVC SCH 80 45 DEGREE ELLS - TYP. 2 PLACES.
- FVC SCH 40 ELECTRICAL CONDUIT, SWEET ELLS AND BUSHINGS - SIZED AS 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

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



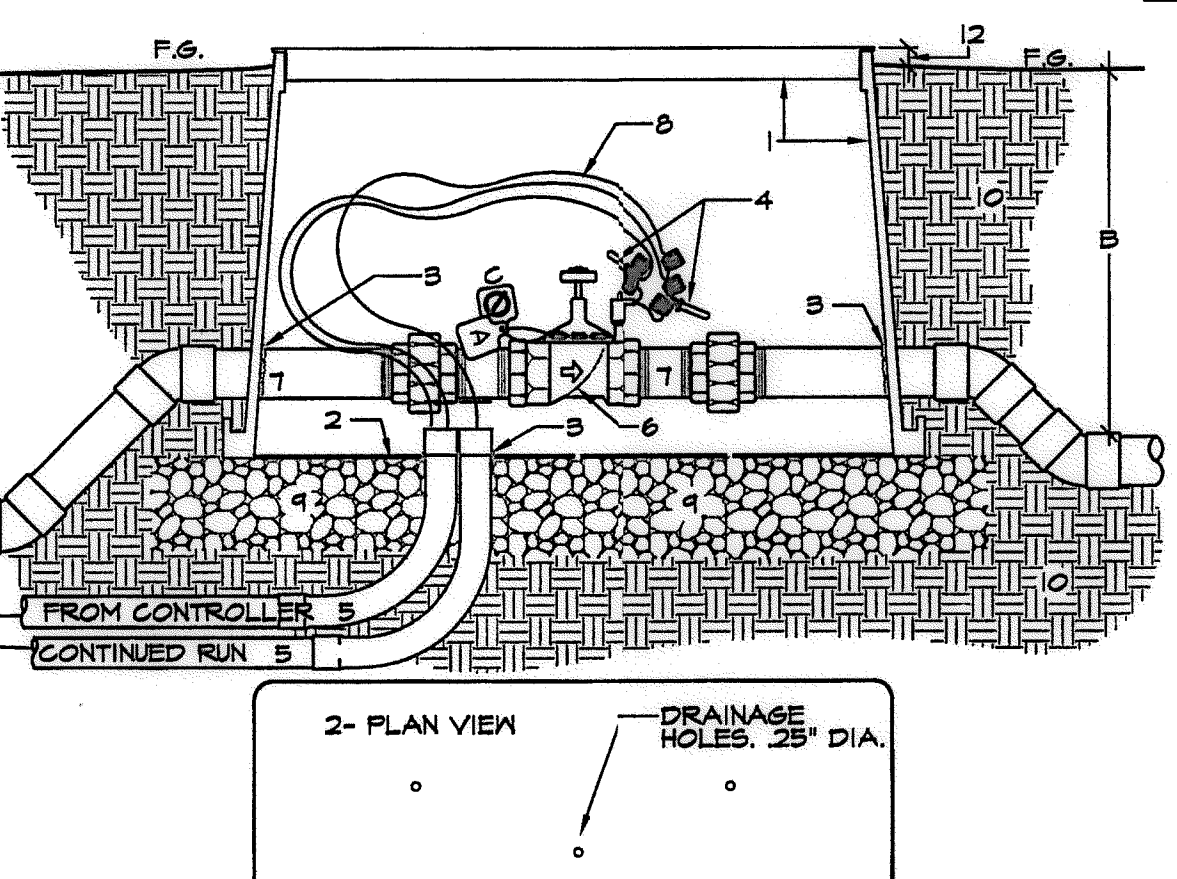
- REMOTE CONTROL VALVE
- FVC SCH 80 UNION - VALVE SIZE - WITH REDUCING BUSHINGS IF REQUIRED.
- FVC SCH 80 NIPPLE - T.O.E. - L.A.R.
- FVC SCH 80 NIPPLE - T.B.E. - L.A.R.
- FVC SCH 80 COUPLING
- FVC SCH 80 TEE OR ELL AT MANIFOLD.
- FVC PRESSURE PIPE
- FVC NON-PRESSURE PIPE
- FVC SCH 40 45 DEG. ELL - TYP. 2X.
- WATERPROOF CONNECTORS - 3M DBY OR EQUAL.
- CONTROL WIRES - STATION AND COMMON.
- FVC SCH 40 ELECTRICAL CONDUIT - FROM MANIFOLD ISOLATION VALVE.
- FVC 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.

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



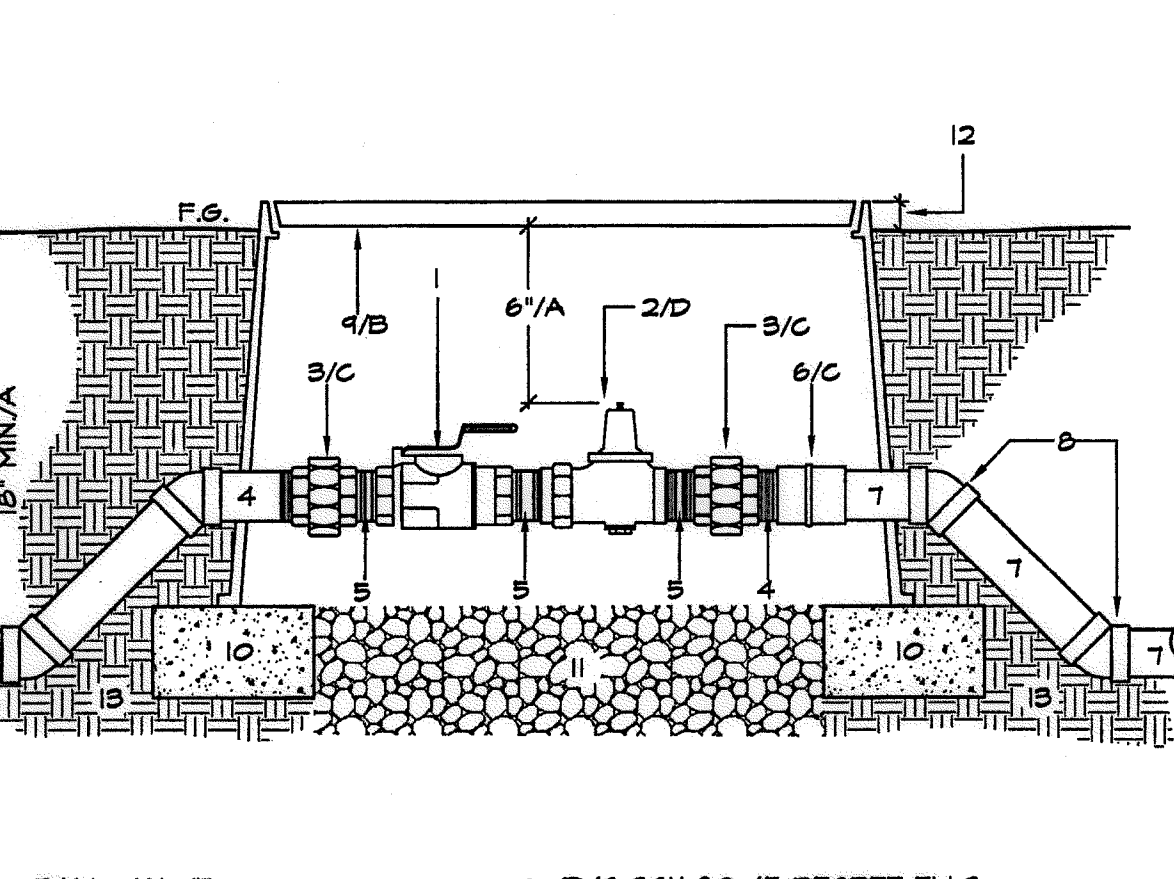
- FVC SCH 40 ELECTRICAL CONDUIT.
- CONDUIT SWEET ELL - TYP.
- IRRIGATION MAINLINE RUN
- FVC SCH 80 FITTING
- RECTANGULAR VALVE BOX ISOLATION VALVE. USED ALSO AS FULL BOX
- EDGE OF AREA, CURB OR WALL.
- STANDARD RECTANGULAR VALVE BOX.
- RCV MAINLINE MANIFOLD.
- LATERAL RUN - TYP.
- CONTROL WIRE IN SCH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

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



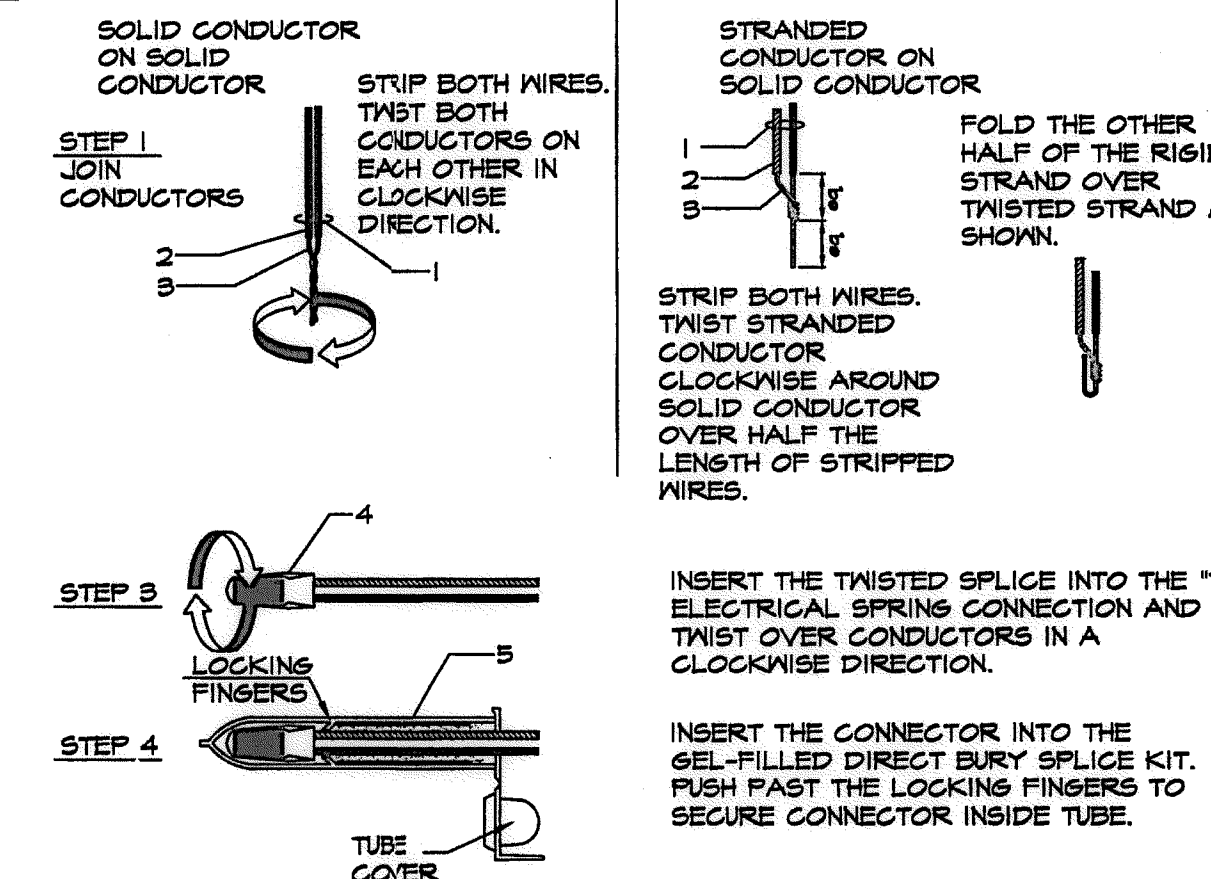
- VALVE BOX - DRI-BOX BY DURA PURPLE FOR USE OF R.I.M. GREEN FOR USE OF P.N.
- DURA DIRT SKIRT - DRILL .25" DRAINAGE HOLES.
- AT PIPE AND/OR CONDUIT, CUT NEATLY FOR PENETRATIONS. FILL VOID AROUND PIPE AND/OR CONDUIT WITH EXPANDING FOAM.
- WATER PROOF CONNECTORS, 3M DBY OR EQUAL.
- FVC CONDUIT FOR CONTROL WIRE.
- ENCLOSED APPURTENANCE - SEE OTHER DETAILS.
- INCLUDED PLUMBING - SEE OTHER DETAILS.
- CONTROL WIRE.
- FEA GRAVEL LEVELING PAD - 3" MIN. 3/8"
- COMPACTED BACKFILL.
- 12" X 24" IN SHRUB/ GROUND COVER, AT FINISHED GRADE TO TURF.

D7 VALVE BOX
SECTION AND PLAN - NO SCALE



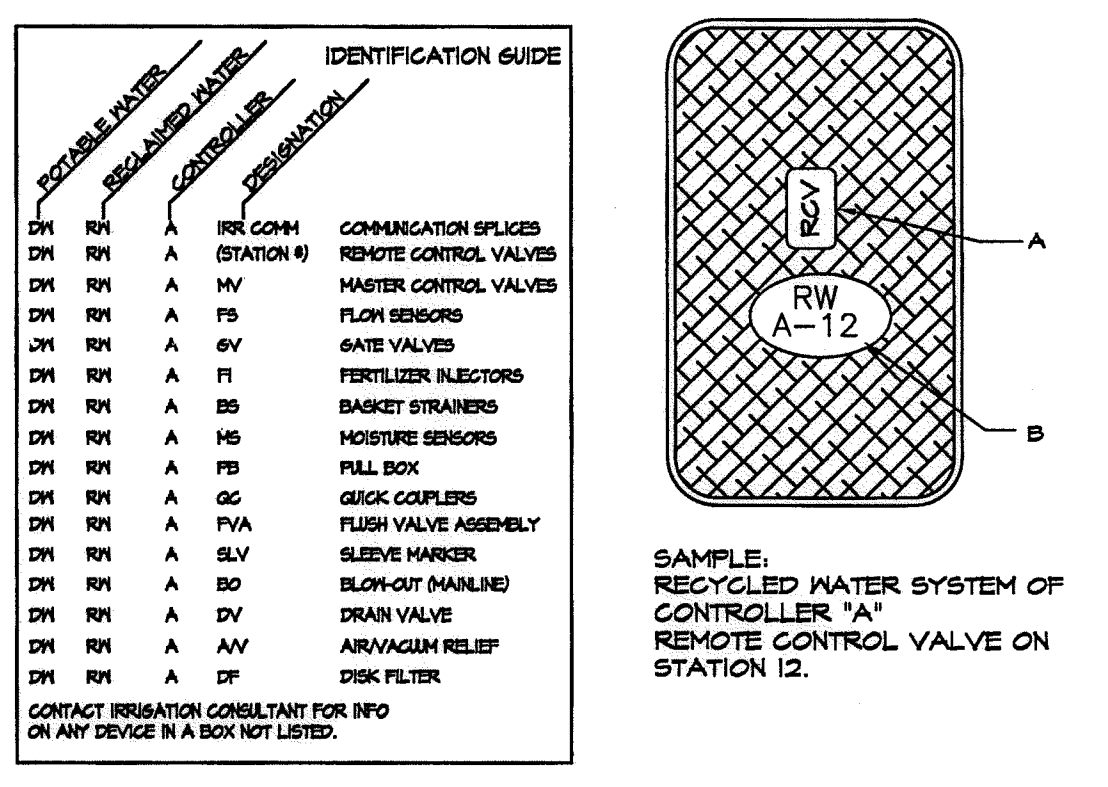
- BALL VALVE.
- PRESSURE REGULATOR WITH INTEGRAL UNION.
- FVC SCH 80 UNION.
- FVC SCH 80 NIPPLE - T.O.E.
- FVC SCH 80 NIPPLE - T.B.E.
- FVC SCH 80 FEMALE ADAPTER, 1" IN SHRUB AREA
- FVC PRESSURE MAIN - TYP.
- FVC SCH 40 45 DEGREE ELLS TYP. 4 PLACES.
- VALVE BOX
- BRICK OR BLOCK SUPPORTS - 1 EA. CORNER.
- FEA GRAVEL SUMP 3" DEEP. 3/8"
- AT FINISH GRADE IN TURF, 1" IN SHRUB AREA
- UNDISTURBED OR COMPACTED SUBGRADE.

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

D10 WATERPROOF WIRE CONNECTOR/SPLICE
SECTION - NO SCALE



- 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.
- CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
- LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUND COVER AREAS WHEN POSSIBLE.
- LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CENTER VALVE BOXES OVER VALVE ASSEMBLY TO FACILITATE ACCESS AND MAINTENANCE.
- SET VALVE BOXES AT EQUAL ELEVATIONS WITH TOPS AT FINISH GRADE IN TURF AREAS OR 1" ABOVE FINISH GRADE IN SHRUB/ GROUND COVER AREAS.
- VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF AREA.
- DO NOT DEFORM OR COLLAPSE VALVE BOX BY EXCESSIVE SOIL COMPACTION AROUND BOX.
- SEE ALSO INDIVIDUAL VALVE INSTALLATION DETAILS.
- 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.I.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 FLASTIC 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. 00944-060189
PZ 624, 711 RPZ 680
REVIEWED BY: *[Signature]* DATE: 5/10/17
SIGNATURE EXPIRES AFTER 1 YEAR

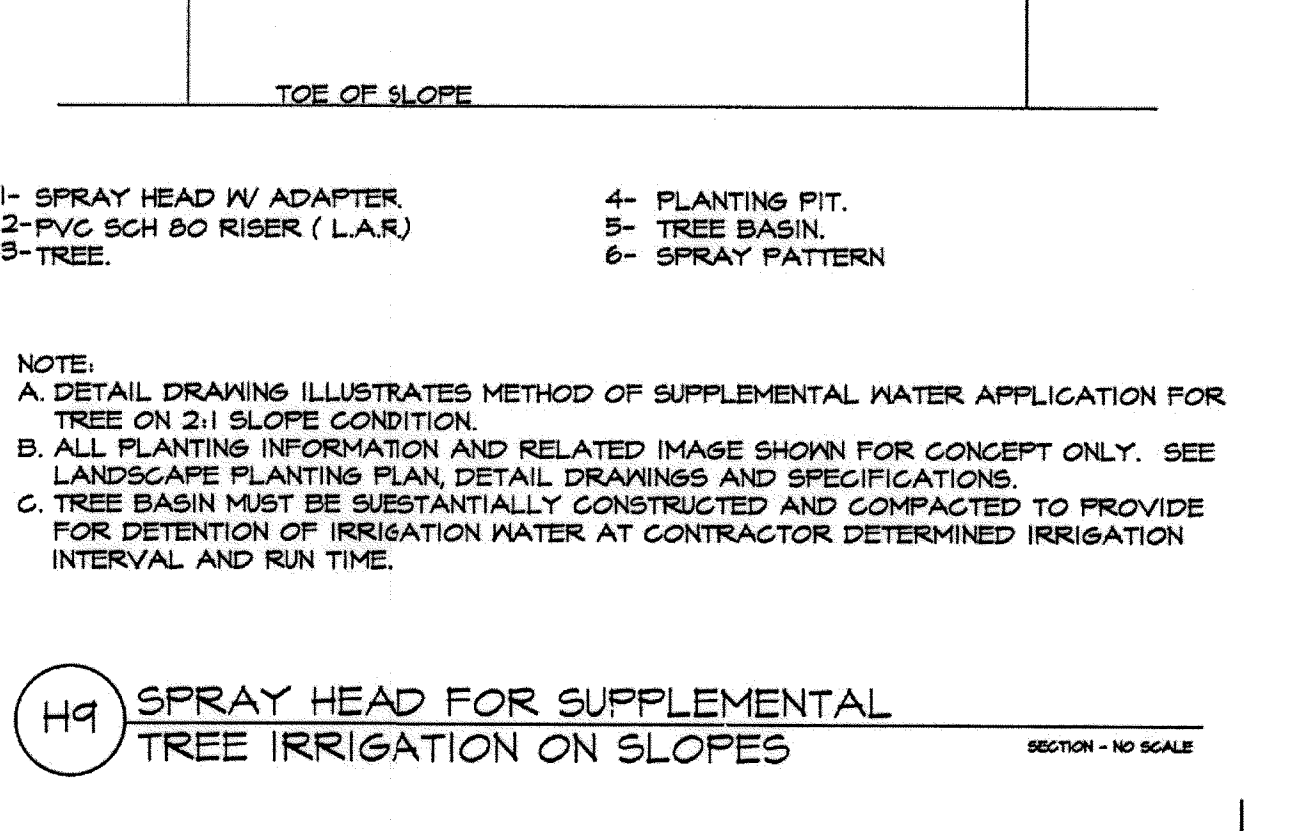
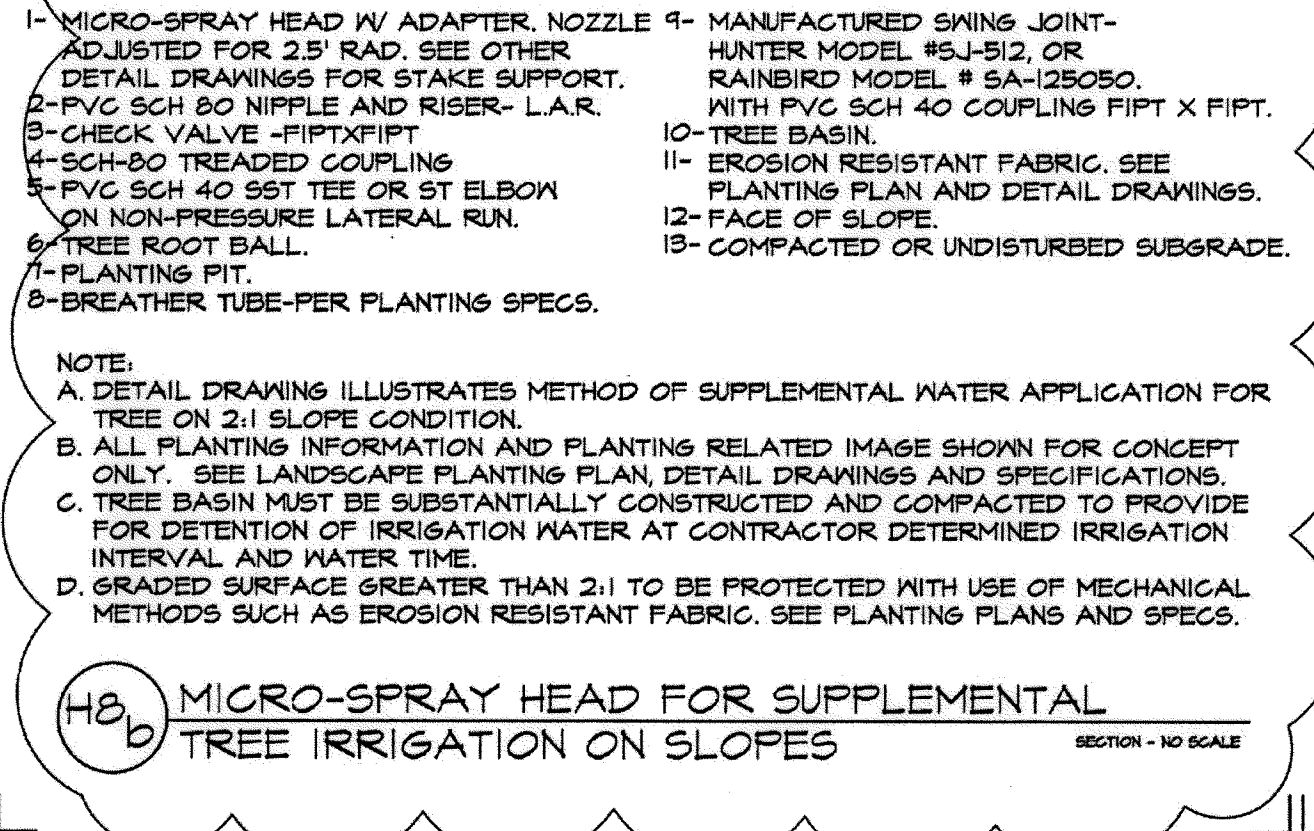
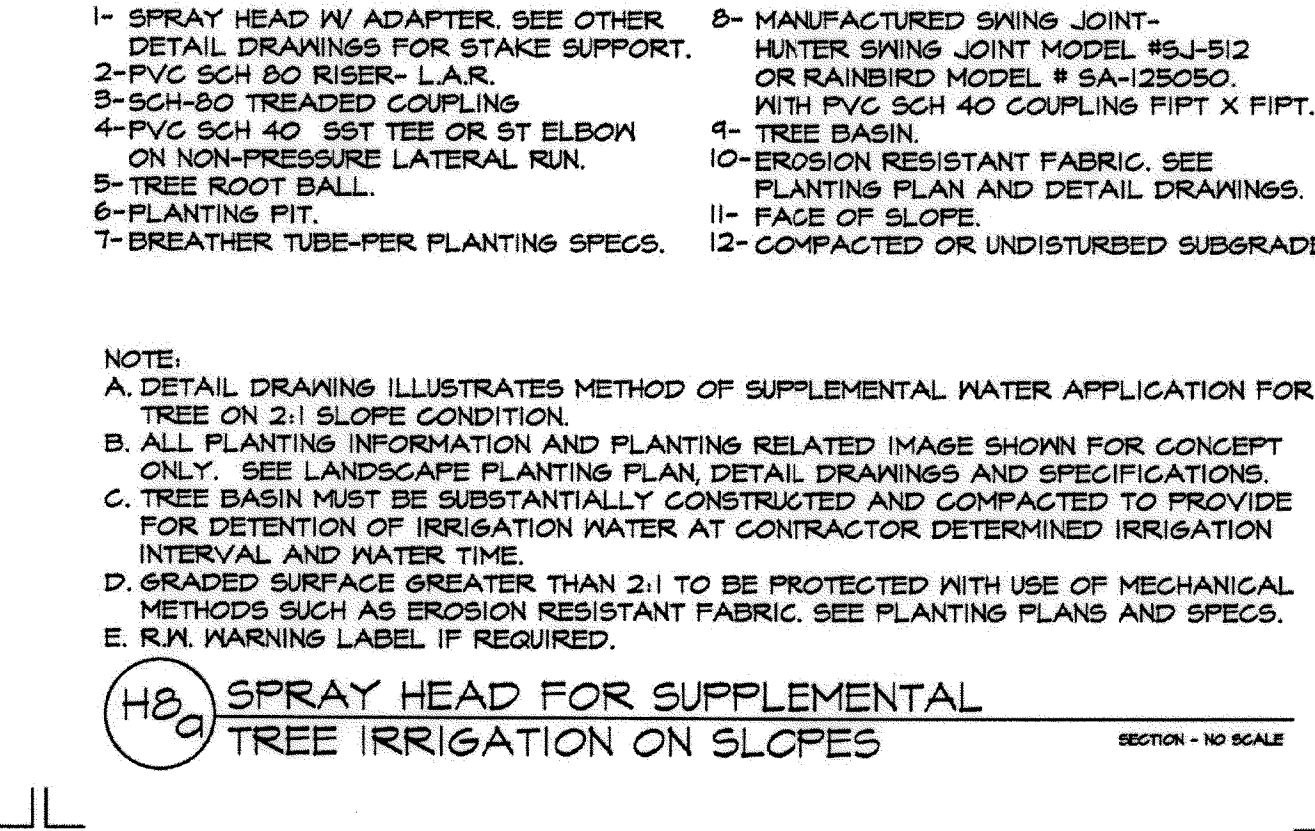
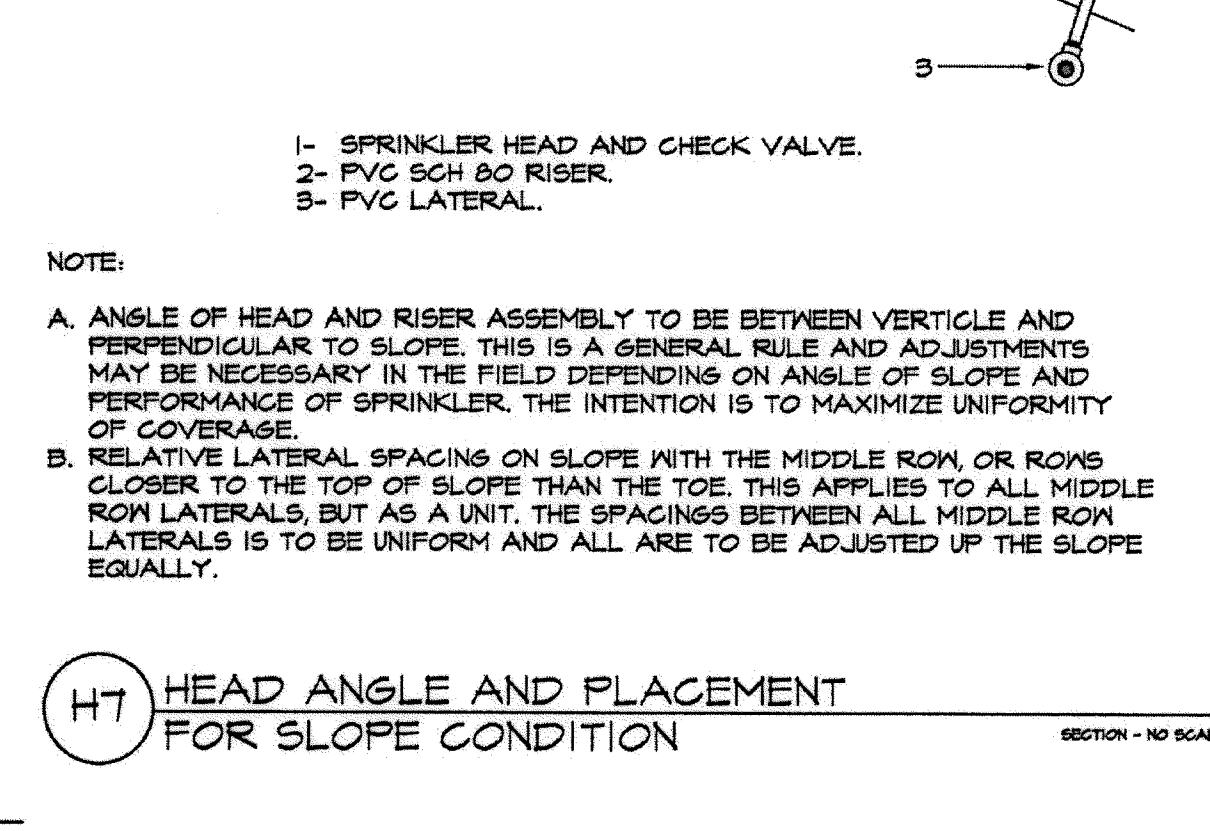
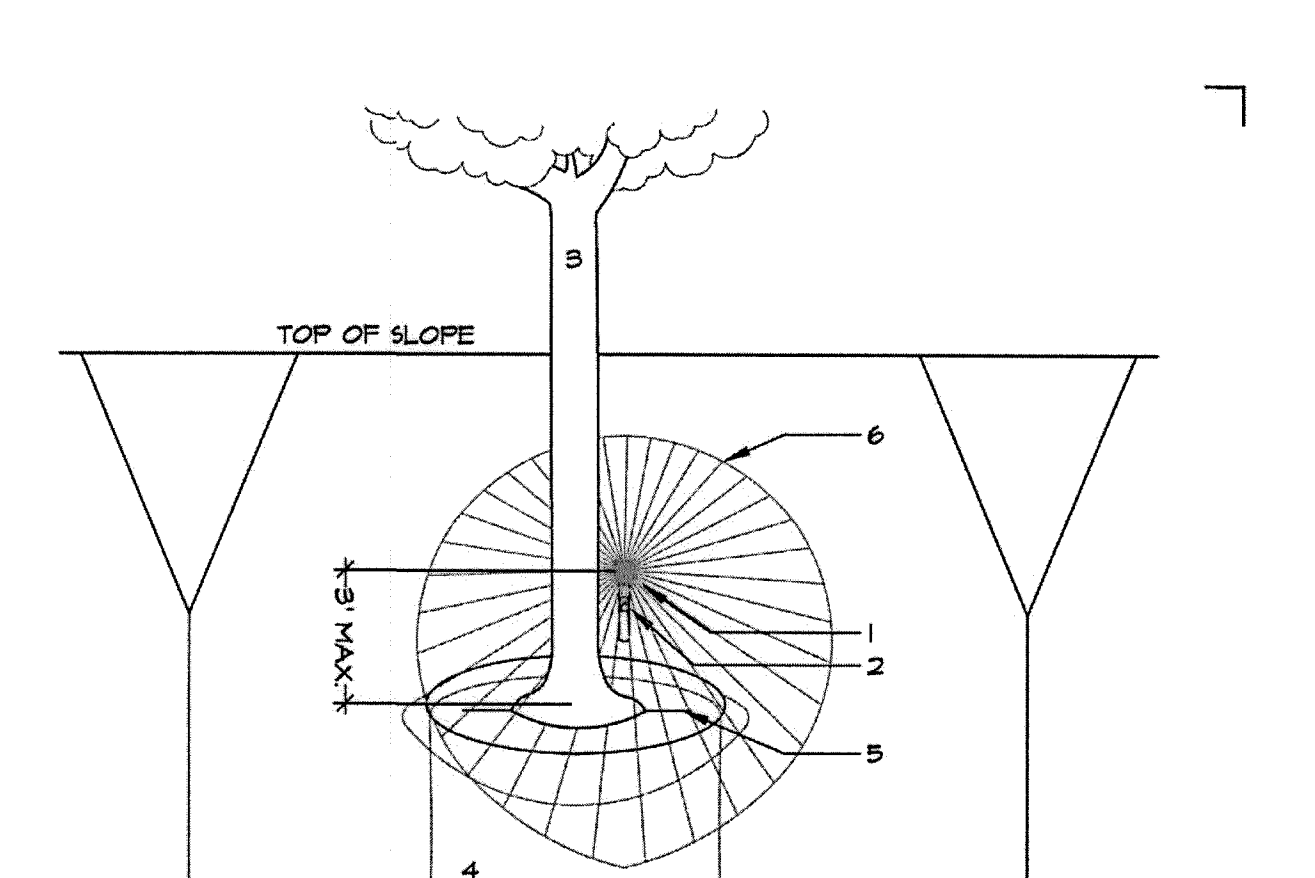
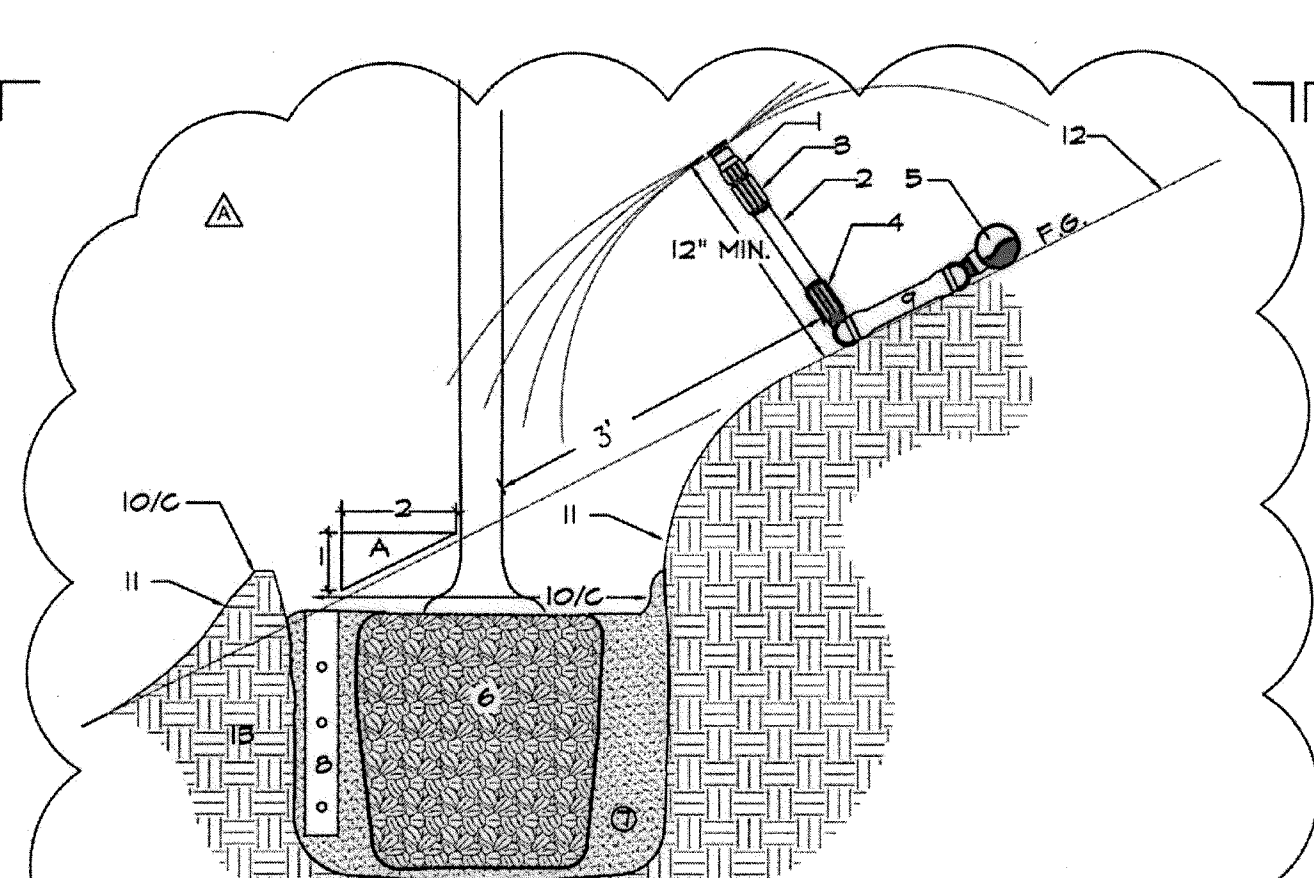
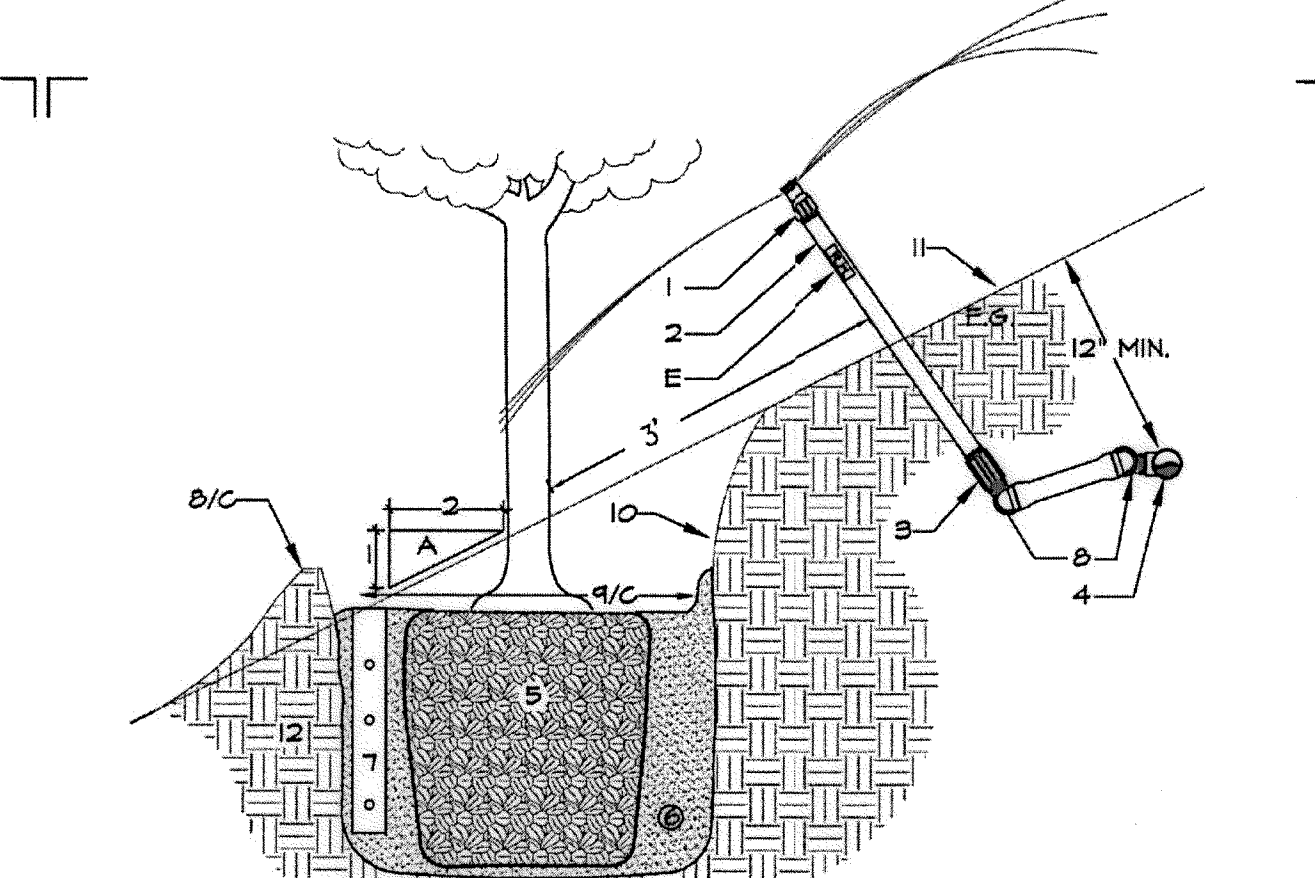
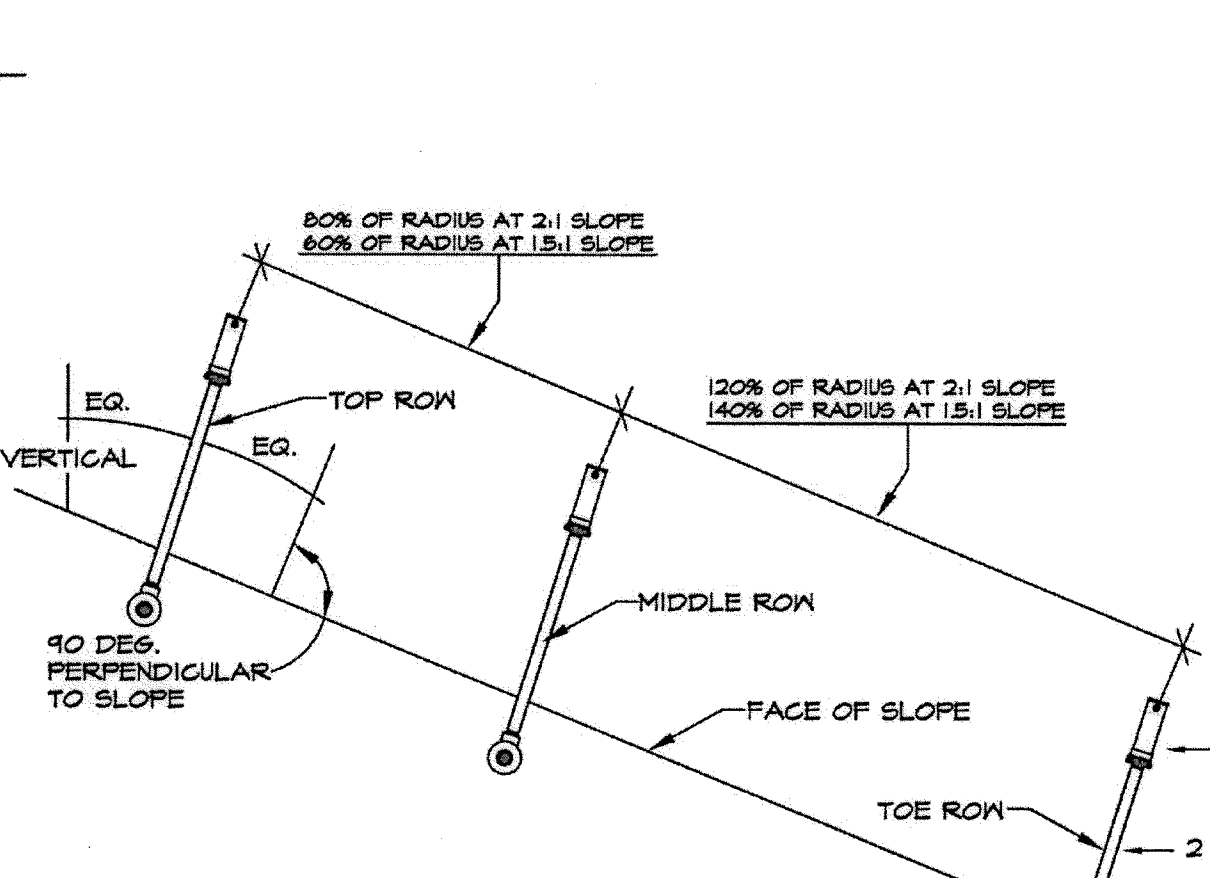
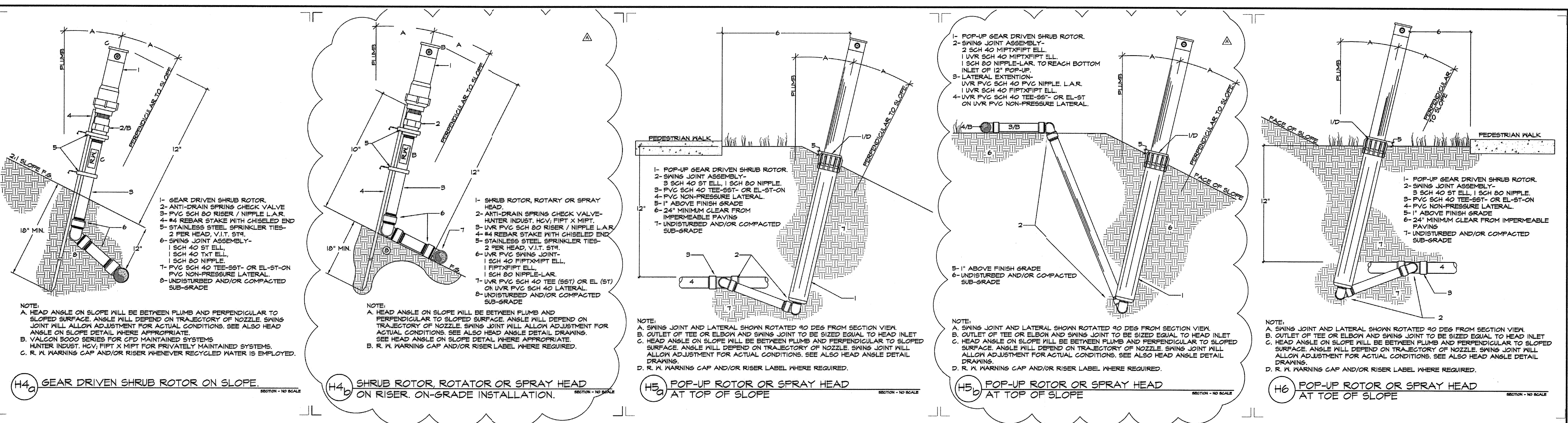
IT'S THE LAW! DIAL BEFORE YOU DIG!
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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

REGISTERED LANDSCAPE ARCHITECT
THOMAS A. PICARD
760.434.9300
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: <i>[Signature]</i> Date: 5-15-17	CITY OF CHULA VISTA	Drawing No.	
Contractor: _____ Inspector: _____ Date Completed: _____	16026-01 - 16026-93	HUNSAKER & ASOC.				DESCRIPTION: (BRICK BOX MARKED "30" CITY BOX") IN 3/4" IRON PIPE LOCATION: 15 MILES EAST OF INDIAN BLDG. ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EAST OF DE MOUNTAIN TO HIGH SHOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (74 1339 PER R.D.S. 1841) ELEV=629.319' (NAVD 83)	Horizontal N/A Vertical N/A		Plans Prepared Under Supervision Of Date _____ THOMAS A. PICARD R.L.A. No. 4001				Kelly Broughton Director of Development Services or designee.	LANDSCAPE IRRIGATION DETAIL DRAWINGS AND PRESSURE REQUIREMENT CALCULATIONS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 44 Sheet 44 of 88



R.I.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 DISCS. 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 PZ 624, 711 PZ 680 REVIEWED BY: [Signature] DATE: 7/2/16 SIGNATURE EXP. AFTER 1 YEAR

"AS-BUILT" SIGNED: [Signature] DATE: 8-31-18 PRINT NAME: [Name] R.L.A. # [Number] DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. [Number]

REGISTERED LANDSCAPE ARCHITECT THOMAS A. PICARD 9/30/19 CALIFORNIA 2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 780.434.9300 office 780.434.9303 fax

CONSTRUCTION RECORD TABLE with columns: CONSTRUCTOR, REFERENCES, BY, REVISIONS, Date, App'd, BENCH MARK, SCALE, Office, Designed By, Drawn By, Checked By, APPROVED, Date, CITY OF CHULA VISTA, Drawing No.

Print Date: 15 FEB 16 OWD WO# D0944-060189 OWD WO# D0944-060189 OWD PERMIT# PLR-16-014 REPLACEMENT SHEET

CONTROLLER "SC" ZONE WATER TIMES IN MINUTES PER DAY 4 DAYS PER WEEK S.W. EXP. 4 DAYS PER WEEK N.E. EXP.

CONTROLLER "SA1" ZONE WATER TIMES IN MINUTES PER DAY 5 DAYS PER WEEK S.W. EXP. 5 DAYS PER WEEK N.E. EXP.

OTAY RANCH VILLAGE 3 EROSION CONTROL CONTROLLER "SA1" ZONE WATER TIMES IN MINUTES PER DAY 5 DAYS PER WEEK S.W. EXP. 5 DAYS PER WEEK N.E. EXP.

CONTROLLER "SI" ZONE WATER TIMES IN MINUTES PER DAY 4 DAYS PER WEEK S.W. EXP. 4 DAYS PER WEEK N.E. EXP.

CONTROLLER "BB" ZONE WATER TIMES IN MINUTES PER DAY 3 DAYS PER WEEK S.W. EXP. 3 DAYS PER WEEK N.E. EXP.

CONTROLLER "SH" ZONE WATER TIMES IN MINUTES PER DAY 4 DAYS PER WEEK S.W. EXP. 4 DAYS PER WEEK N.E. EXP.

CONTROLLER "SG" ZONE WATER TIMES IN MINUTES PER DAY 3 DAYS PER WEEK S.W. EXP. 3 DAYS PER WEEK N.E. EXP.

CONTROLLER "1-1a" ZONE WATER TIMES IN MINUTES PER DAY 3 DAYS PER WEEK S.W. EXP. 3 DAYS PER WEEK N.E. EXP.

CONTROLLER "1-3a" ZONE WATER TIMES IN MINUTES PER DAY 3 DAYS PER WEEK S.W. EXP. 3 DAYS PER WEEK N.E. EXP.

CONTROLLER "1-2" ZONE WATER TIMES IN MINUTES PER DAY 3 DAYS PER WEEK S.W. EXP. 3 DAYS PER WEEK N.E. EXP.

CONTROLLER "R-14" ZONE WATER TIMES IN MINUTES PER DAY 3 DAYS PER WEEK S.W. EXP. 3 DAYS PER WEEK N.E. EXP.

CONTROLLER "R-16" ZONE WATER TIMES IN MINUTES PER DAY 3 DAYS PER WEEK S.W. EXP. 3 DAYS PER WEEK N.E. EXP.

CONTROLLER "MU-1" ZONE WATER TIMES IN MINUTES PER DAY 3 DAYS PER WEEK S.W. EXP. 3 DAYS PER WEEK N.E. EXP.

CONTROLLER "MU-2" ZONE WATER TIMES IN MINUTES PER DAY 3 DAYS PER WEEK S.W. EXP. 3 DAYS PER WEEK N.E. EXP.

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.N. 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 P.Z. 624, 711 R.P.Z. 680

"AS-BUILT" SIGNED: DATE: PRINT NAME: THOMAS PICARD R.L.A. # 4001

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



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

DATE: 27 AUG '19 SCALE: NO SCALE JOB NO. 15024 DRAWN BY: T.P./T.G. W.O. NO. OR-3001G

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, DISCIPLINE, REGIST. EXP., APPROVED, DATE, SHEET NO., SHEET TOTAL

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.

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...

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.

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...

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...

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...

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.

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. ASTM (3") OR SMALLER PIPE SHALL CONFORM TO ASTM-D1784, TYPE 1, GRADE 1, PVC-1120 FOR SCHEDULE 40 OR 80...

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 ACME THREAD TYPE. THEY SHALL HAVE A COVER MADE OF BRASS, YELLOW RUBBER OR VINYL.

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...

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.

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.

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

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.

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 ACME THREAD TYPE.

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...

3.02 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 ACME THREAD TYPE.

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

3.06 ADMINISTRATIVE REVIEW A MANDATORY ADMINISTRATIVE REVIEW WILL BE CONDUCTED TO EXAMINE CUSTOMER'S IRRIGATION PRACTICE IF THREE WRITTEN VIOLATIONS ARE ISSUED WITHIN A 30-DAY PERIOD. THE DISTRICT AND CUSTOMER OR AGENT IS REQUIRED TO PRESENT REASONS FOR NON-COMPLIANCE WITH THESE RULES AND REGULATIONS.

LANDSCAPE IRRIGATION SPECIFICATIONS PART 1 - GENERAL PROVISIONS PART 1 SHALL CONFORM TO PART 1 SECTION 15152 OF THE WATER AGENCIES' STANDARDS, LATEST EDITION, WHERE APPLICABLE, EXCEPT AS HEREINAFTER MODIFIED, REVISED AND/OR CHANGED:

1.1. DEFINITIONS: 1.1.1. CITY: CITY OF CHULA VISTA 1.1.2. OWNER: HOME FED CORP. 1.1.3. LANDSCAPE ARCHITECT: TRIBUTARY 17 LA.

1.2. SCOPE OF CONTRACT: 1.2.1. THE FOLLOWING TERMS, CONDITIONS, AND INSTRUCTIONS, AS WELL AS THE LANDSCAPE ARCHITECT'S PLANS AND SPECIFICATIONS, THE CONTRACTOR'S CONTRACT AND SHOP DRAWINGS AND ANY CHANGE ORDERS AND/OR ADDENDUMS ISSUED BY LANDSCAPE ARCHITECT SHALL FORM THE GENERAL CONTRACT.

1.3. LANDSCAPE CONSTRUCTION DOCUMENTS: 1.3.1. THE OWNER SHALL FURNISH THE CONTRACTOR WITH ALL DRAWINGS, SPECIFICATIONS, REVISIONS ORDERED BY THE LANDSCAPE ARCHITECT, AND CHANGE ORDERS. THE CONTRACTOR WILL FURNISH HIS CONTRACT, ANY SHOP DRAWINGS REQUIRED AND A WORK SHEET ON WHICH HE WILL NOTE ANY DEVIATION FROM HIS CONTRACT NOT OTHERWISE COVERED.

1.4. RELATED DOCUMENTS: 1.4.1. LOCAL, MUNICIPAL AND STATE CODES, LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY MADE A PART OF THESE PLANS AND SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK) 2000 EDITION, AND ASSOCIATED SUPPLEMENTS.

1.5. DESCRIPTION OF WORK: 1.5.1. THE WORK CONSISTS OF FURNISHING LABOR, TOOLS, MACHINERY, MATERIALS, AND PROCESSES REQUIRED TO COMPLETE THE SPRINKLER IRRIGATION SYSTEM DESCRIBED HEREIN AND SHOWN ON THE DRAWINGS.

1.6. QUALITY ASSURANCE: 1.6.1. SUBCONTRACT WORK TO A SINGLE FIRM SPECIALIZING IN IRRIGATION WORK. CONTRACTOR SHALL POSSESS ALL LICENSES AND PERMITS REQUIRED TO PERFORM THE WORK OF THIS CONTRACT INCLUDING A C-27 LANDSCAPING LICENSE.

1.7. PRODUCT DATA SUBMITTALS: 1.7.1. THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT CATALOG DATA AND FULL DESCRIPTIVE LITERATURE FOR APPROVAL OF ITEMS DIFFERENT THAN THOSE SPECIFIED.

1.8. RECORD DRAWINGS: 1.8.1. PRIOR TO THE INITIATION OF IRRIGATION WORK, THE LANDSCAPE CONTRACTOR SHALL REQUEST FROM THE OWNER TWO BLUELINE SETS OF IRRIGATION PLANS AND A REPRODUCIBLE SET OF IRRIGATION PLANS FOR THEIR USE IN PREPARING THE AS-BUILT RECORD DRAWINGS.

1.8.5. UPON APPROVAL FROM THE CITY OF CHULA VISTA, ALL FIELD REVISIONS SHALL BE RECORDED ON THE RECORD MYLAR DRAWINGS AND RESUBMITTED TO THE CITY OF CHULA VISTA. 1.8.6. THE CONTRACTOR/LANDSCAPE ARCHITECT SHALL PROVIDE TO THE CITY OF CHULA VISTA AN ELECTRONIC FILE (IN PDF FORMAT) OR AS DIRECTED BY THE CITY LANDSCAPE INSPECTOR OF THE APPROVED "AS-BUILT" PLANS.

*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.

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.

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

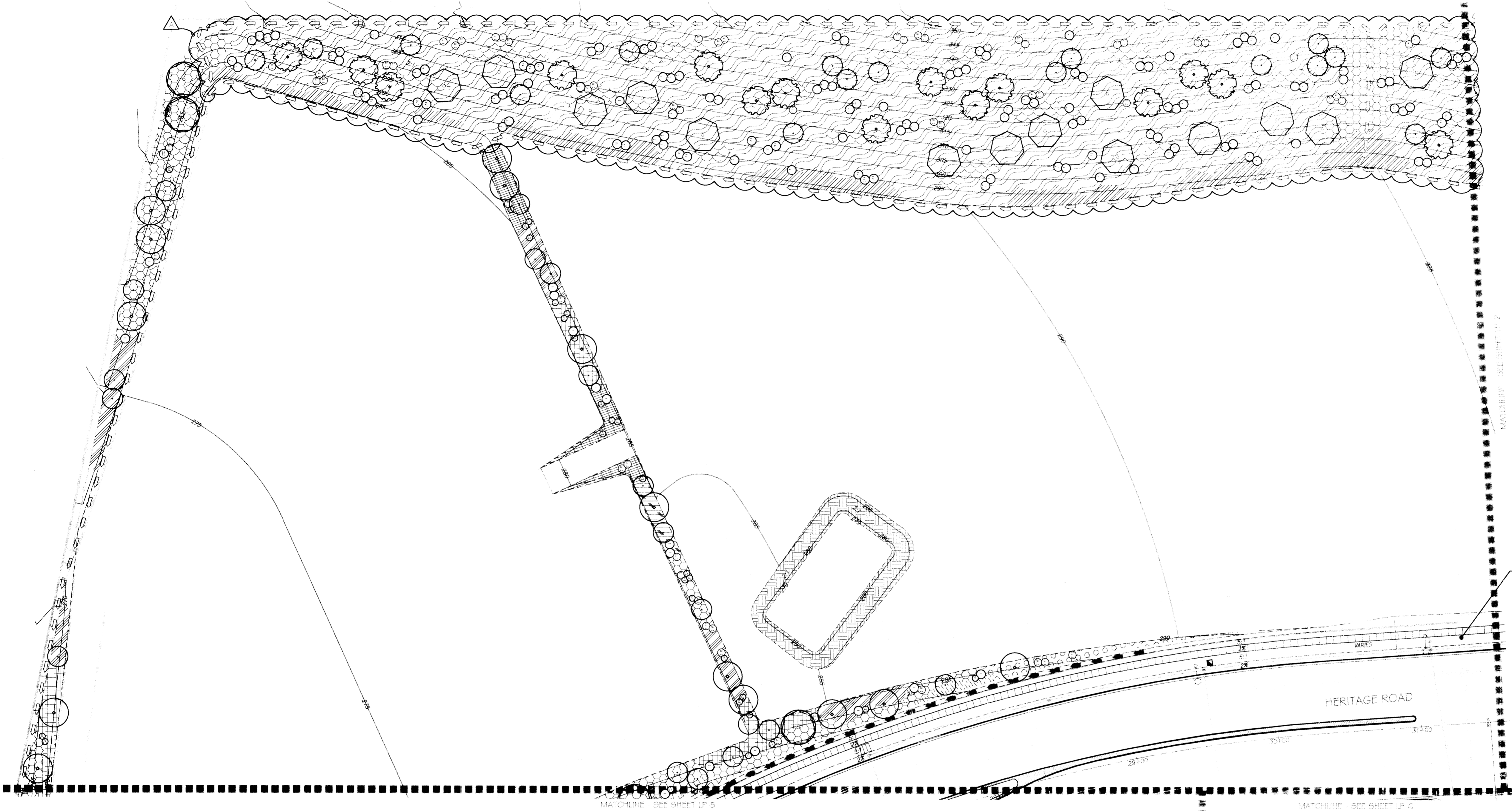
IF'S THE LAW! DIAL BEFORE YOU DIG! CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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

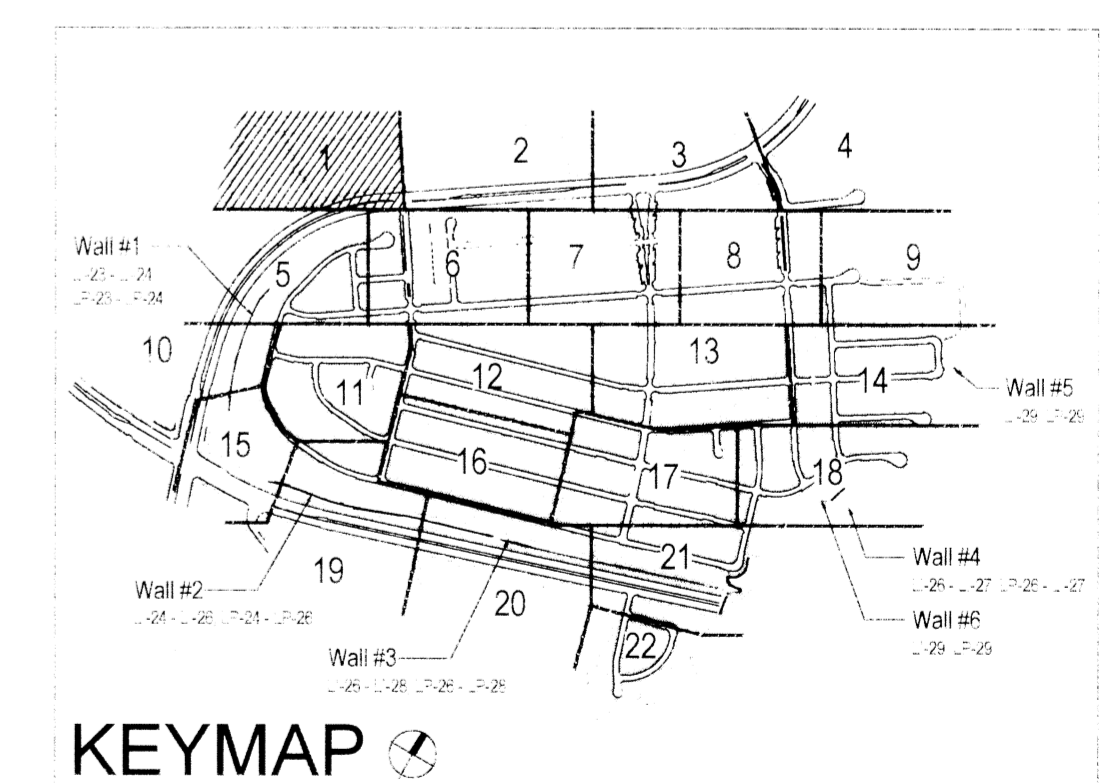
"AS-BUILT" LANDSCAPE ARCHITECT REGISTERED LANDSCAPE ARCHITECT THOMAS A. PICARD CALIFORNIA 47574 Tributary LA, Inc. 2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax W.O. NO. OR-3001G

Table with columns: CONSTRUCTION RECORD, REFERENCES (16026-01 - 16026-93), BY (HUNSAKER & ASSOC.), REVISIONS, Date, App'd, BENCH MARK, SCALE (Horizontal, Vertical, N/A), Office (Field, Traffic), Designed By (Plans Prepared Under Supervision Of), Drawn By (Date, R.L.A. No. 4001), Checked By, Approved: Kelly Broughton, Date: 5-15-17, 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 - 52 Sheet 52 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 W.O. #OR-30016, SHEETS 16026-01 TO 16026-03.
 3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES, FOR PROJECT NO. 6004F CONSTRUCTION ORDER NO. PROJECT NO. FOR GAIN STAGE CONSTRUCTION ORDER NO. PROJECT NO.
 4. CONTRACTOR TO INSTALL 10" DEEP BARK MULCH UNDER ALL PLANTINGS. ALL NEW PLANTINGS AND IRRIGATED LANDSCAPE AREAS OF 200 SQUARE FEET OR MORE INCLUDING PATIO PATIOS, AND ALL PLANTED AND IRRIGATED LANDSCAPE AREAS WHERE A MULCHESSED MIX IS NOT APPLIED.
 5. FOR PLANTING LEGEND, SEE SHEET LP 31.
 6. FOR IRRIGATED LEGEND, SEE SHEET LP 31.
 7. FOR PLANTING DETAILS, SEE SHEET LP 30.
 8. FOR PLANTING SPECIFICATIONS, SEE SHEETS LP 33 & LP 34.



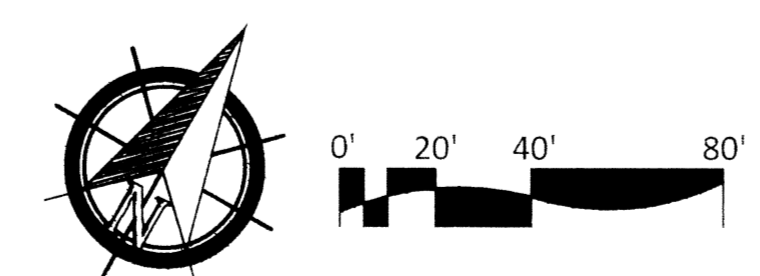
SEE VILLAGE 3 HERITAGE ROAD LANDSCAPE & IRRIGATION PLANS DWG # 16044-01 - 16044-44, W.O. # OR-6370 FOR IMPROVEMENTS IN THIS AREA.



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 LOCATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.



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CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

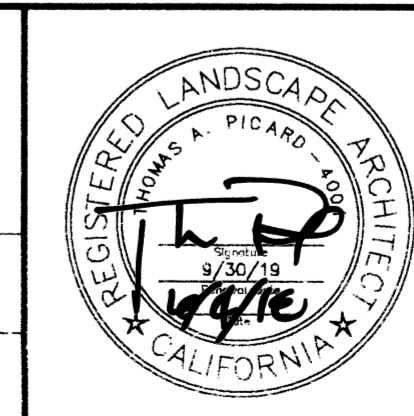
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"AS-BUILT"

SIGNED: _____ DATE: _____

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

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP.

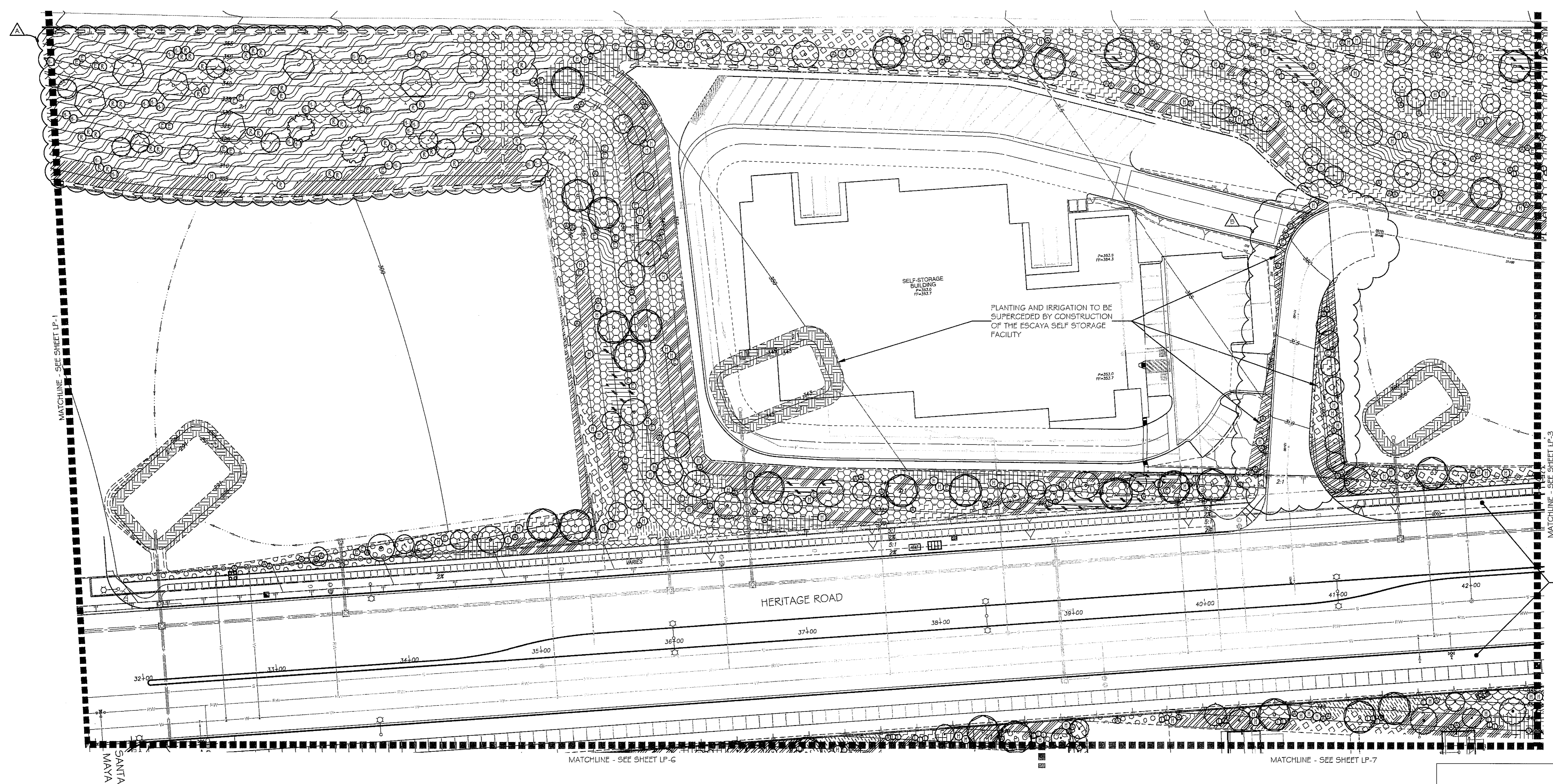


Tributary LA, Inc.

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

DATE:	15 FEB '18
SCALE:	1" = 40'
JOB NO.:	16024
DRAWN BY:	T.P. / T.G.
W.O. NO.:	OR-30016

CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved: <i>Mary Gladley</i> Date: <i>2-31-18</i>	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.					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 150' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (TIP 1359 PER R.O.S. 14841) ELEV=829.31' (WAO 88)	Horizontal 1" = 40' Vertical N/A		Thomas A. Picard	Thomas A. Picard	Thomas A. Picard	4/4/16	REPLACEMENT SHEET	16050-55
Inspector													Kelly Broughton Director of Development Services or designee.	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Sheet 58 of 58
Date Completed															

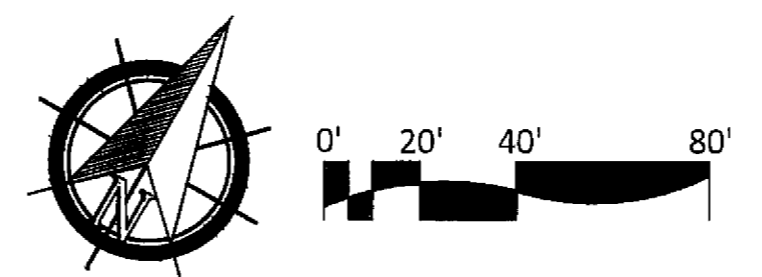
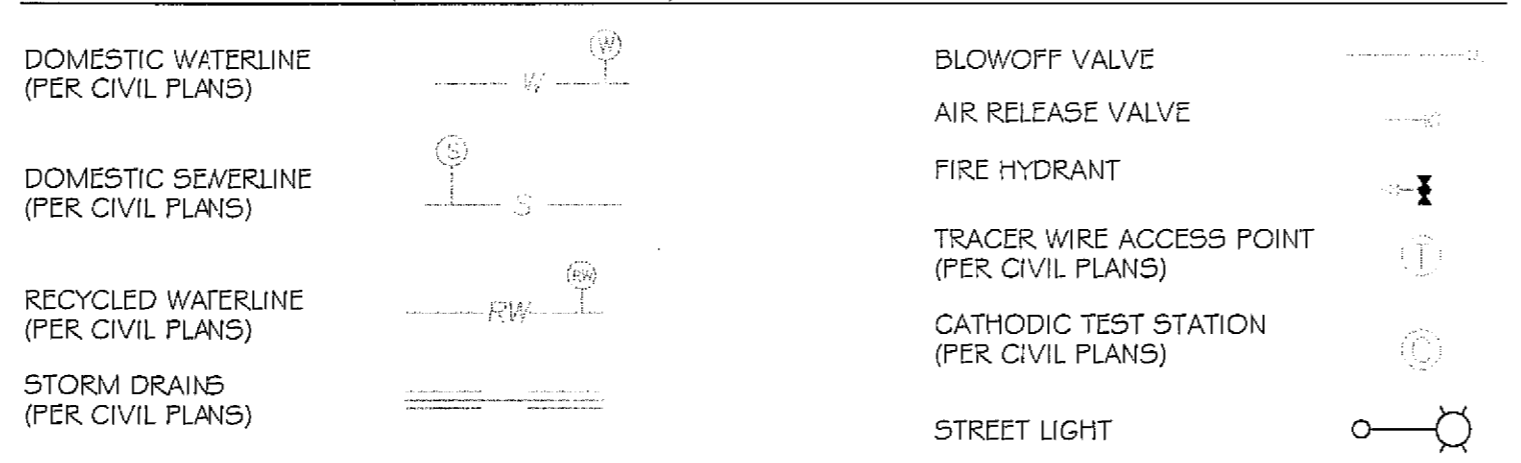


SEE VILLAGE 3 HERITAGE ROAD LANDSCAPE # IRRIGATION PLANS DWG # 16044-01 - 16044-44, W.O # OR-837C FOR IMPROVEMENTS IN THIS AREA.

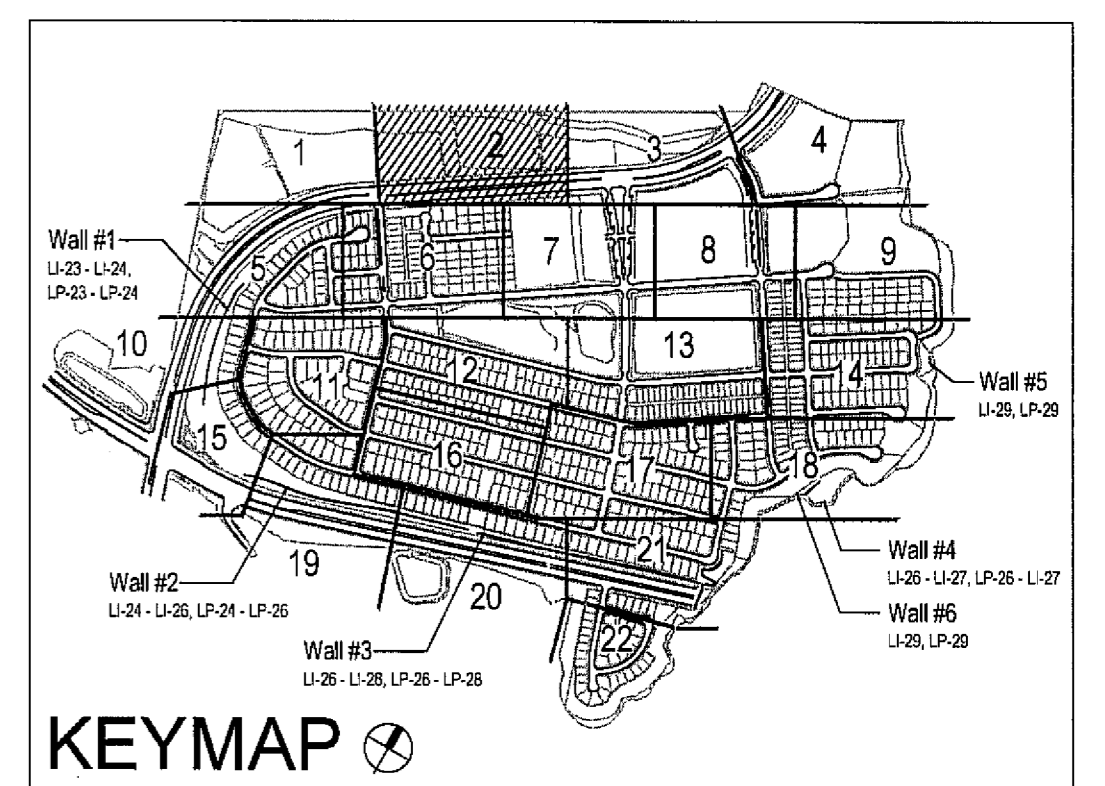
PLANTING NOTES

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2. FOR GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - CITY OF CHULA VISTA W/O #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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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 MK	5-22-19	TK	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 PROMONT TO HIGH SCHOOL & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (79) 1359 PER R.O.S. 1484) ELEV=629.319' (NAVD83)	Horizontal 1" = 40'		Thomas A. Picard	Blaine Prapong	Under Supervision Of Date: 3/20/19	Approved: Mark A. Carr Date: 5-22-19	5-22-19	LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 56
Inspector _____				INDUSTRIAL PARK DWY SLOPES				Vertical N/A			THOMAS A. PICARD	R.L.A. No. 4001	Director of Development Services or designee.			Sheet 56 of 88
Date Completed _____															REPLACEMENT SHEET	OWD WO# D0944-060189 OWD PERMIT# PLR-16-014 LP-2

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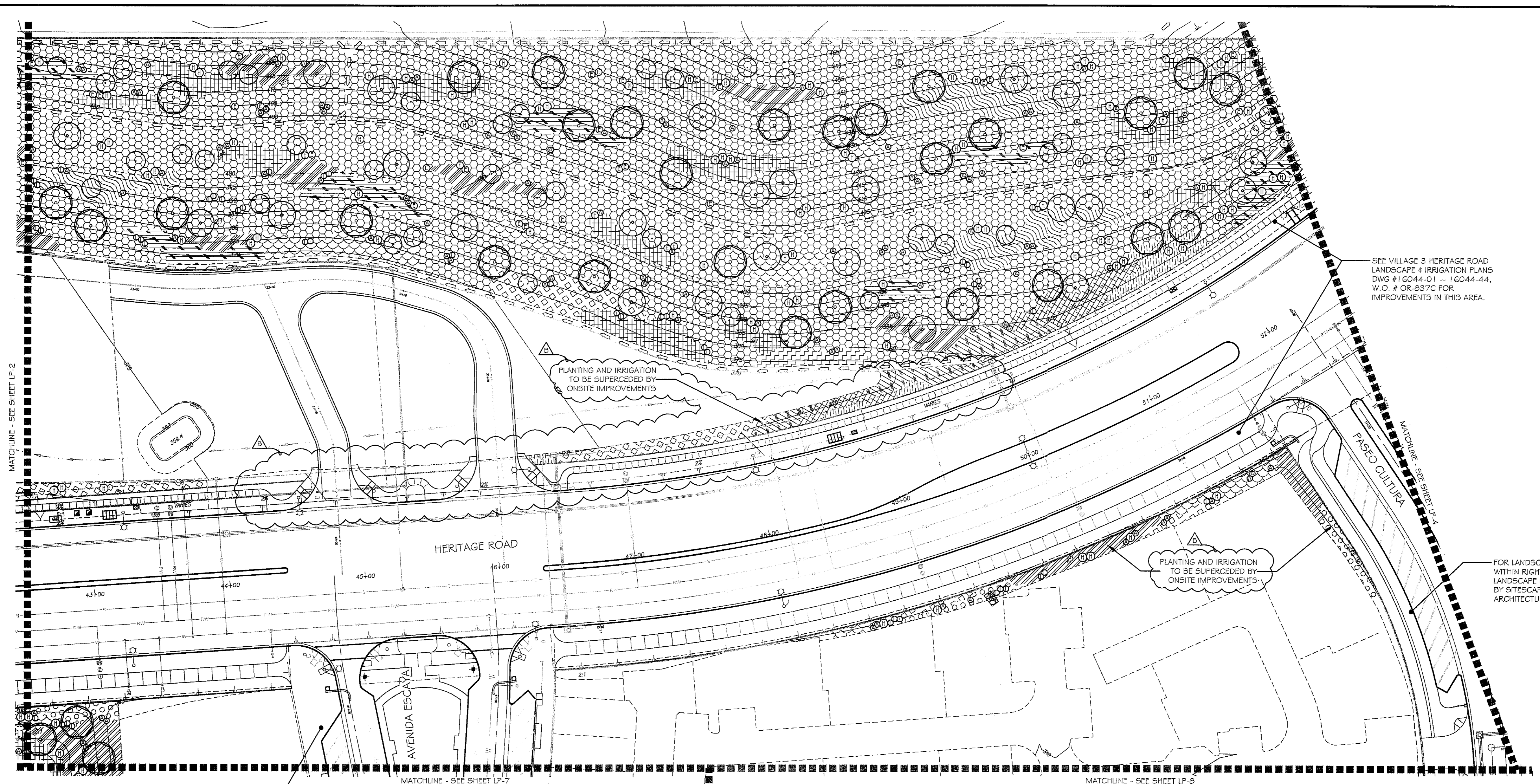
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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



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



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

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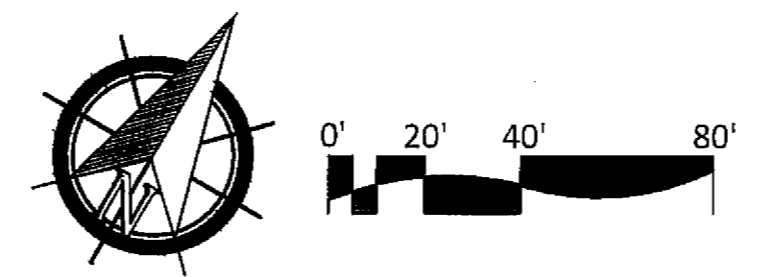
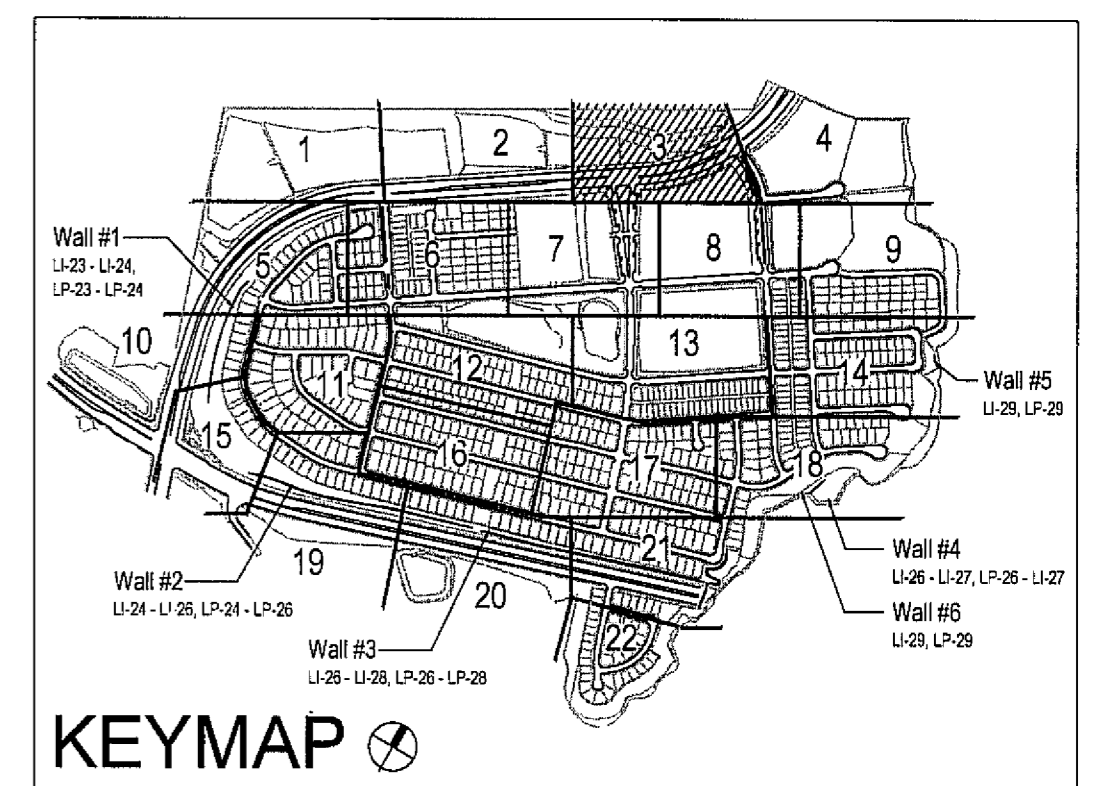
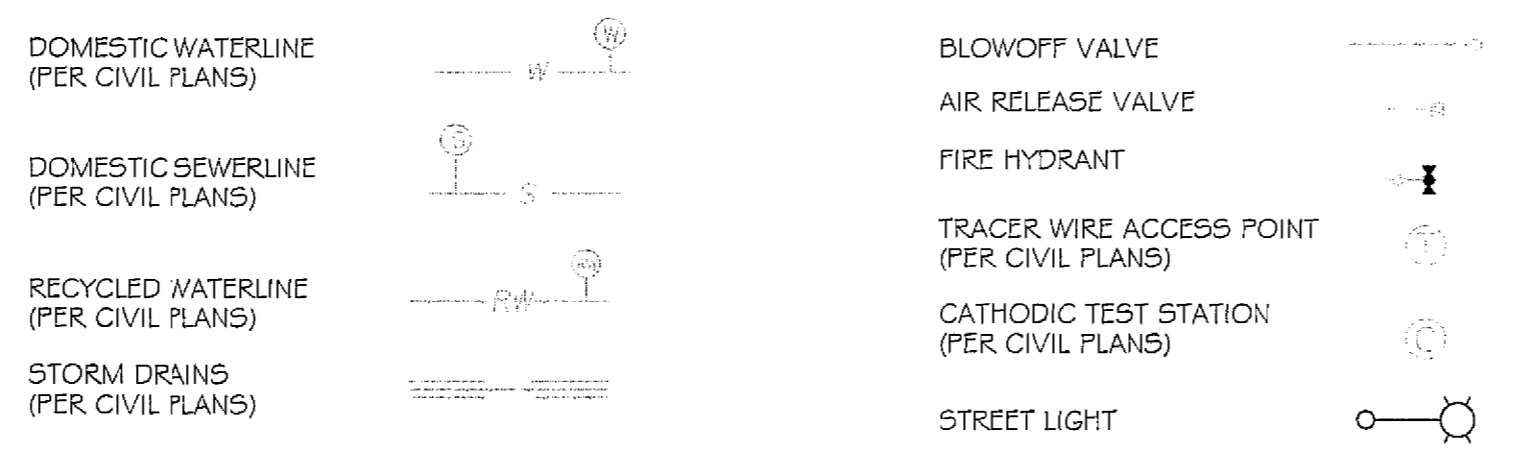
FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE LANDSCAPE IMPROVEMENT PLANS BY SITESCAPES LANDSCAPE ARCHITECTURE

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PLANTING NOTES

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6. FOR HYDROSEED LEGEND, SEE SHEET: LP-32
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UTILITY LEGEND (PER CIVIL PLANS)



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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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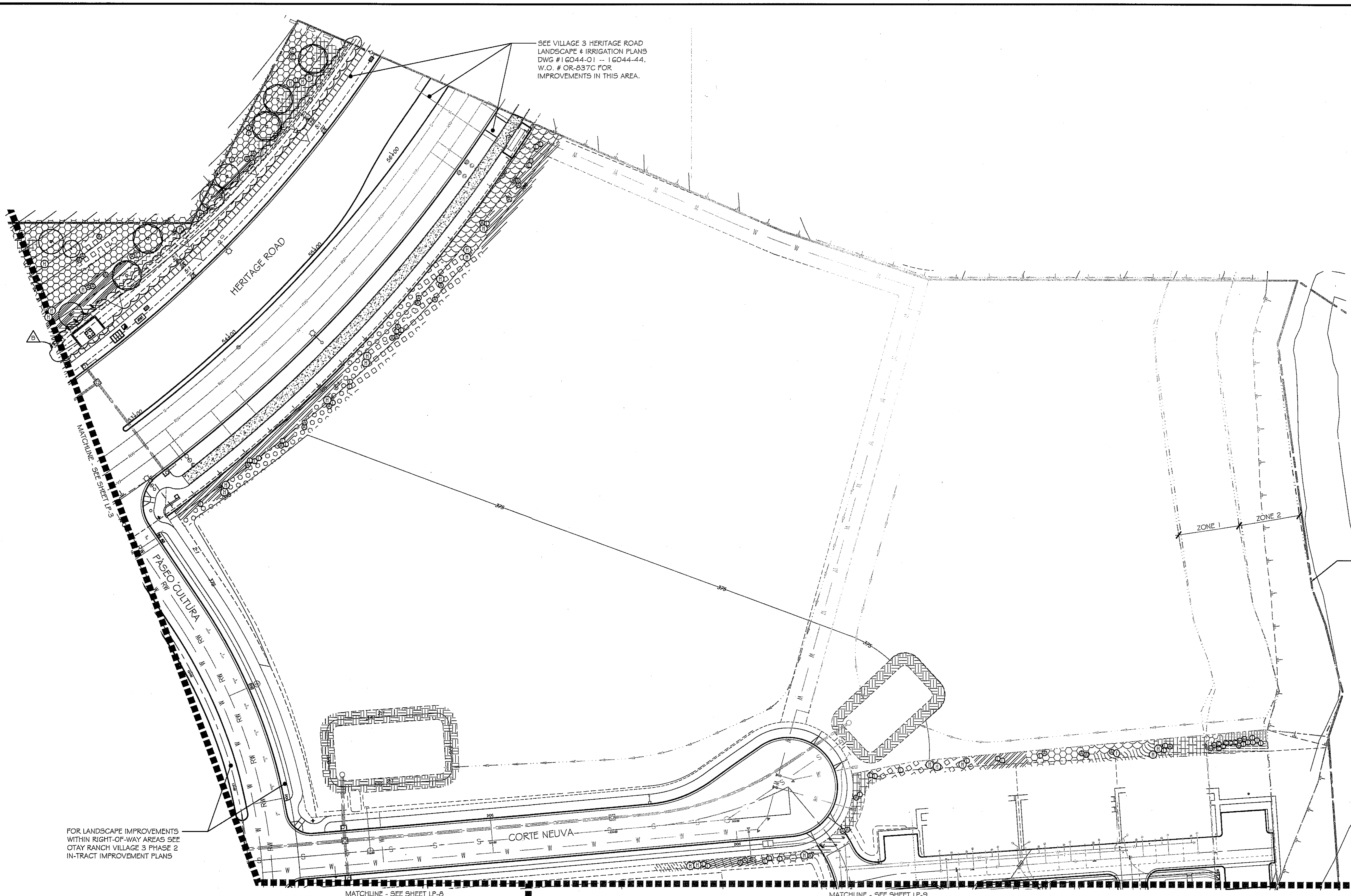


Tributary LA, Inc.
2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.434.9300 office
760.434.9303 fax

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

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Plans Originally Approved:	Date	CITY OF CHULA VISTA	Drawing No.
	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD SHUTOFF VALVES & INDUSTRIAL PAD SLOPES INDUSTRIAL PARK DWY ADDED, ON SITE NOTE	02/15/18 5-22-19	MR M	BRASS DISK MARKED "SD CITY ENGR." IN 3/4" DIA. 1.5' N.E. EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PERMANENT 10' HIGH EXPOSURE & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (779 1359 PER R.O.S. 1484) ELEV=829.310' (NAVD 88)	Horizontal 1" = 40' Vertical N/A		Thomas A. Picard	Under Supervision Of Date: 3/20/19 R.L.A. No. 4001		Approved: <i>Mark A. Cow</i> Kelly Broughton Director of Development Services or designee.	5-15-17 5-22-19	LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 57

Print Date: 26 MAR '19 OWD WO# D0944-060189 Otay Ranch, Village 3 - Slope & Erosion Control

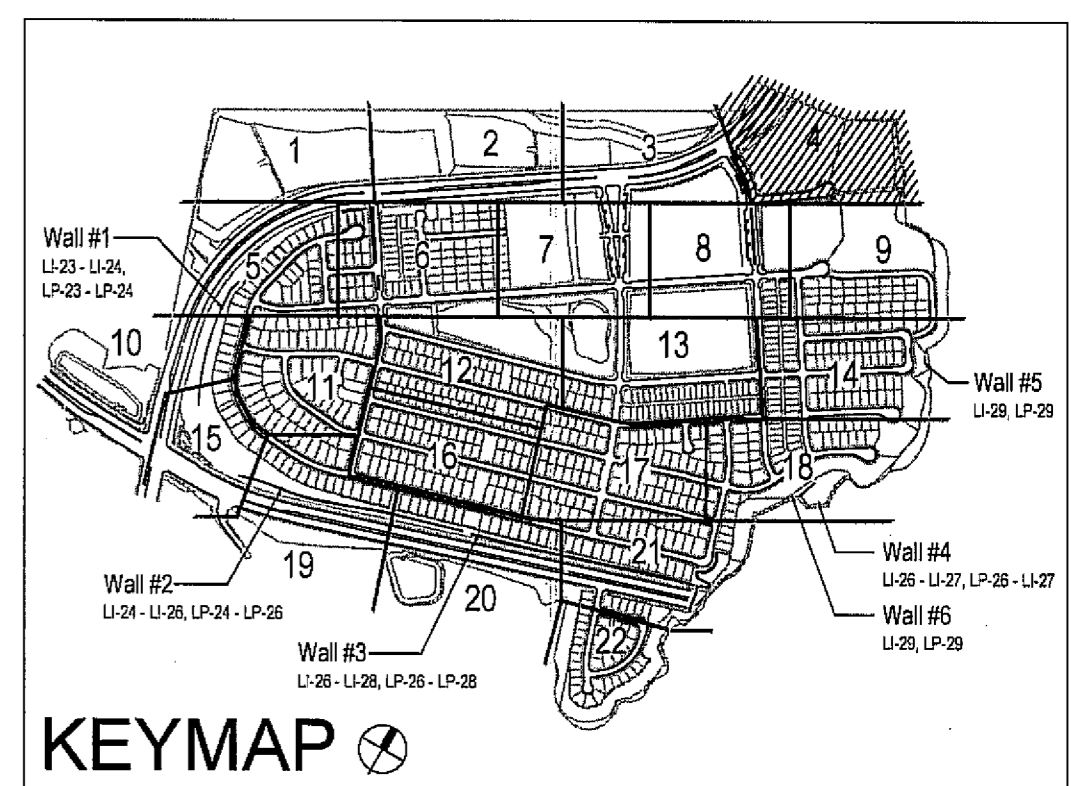


SEE VILLAGE 3 HERITAGE ROAD LANDSCAPE & IRRIGATION PLANS DWG #16044-01 -- 16044-44, W.O. # OR-837C FOR IMPROVEMENTS IN THIS AREA.

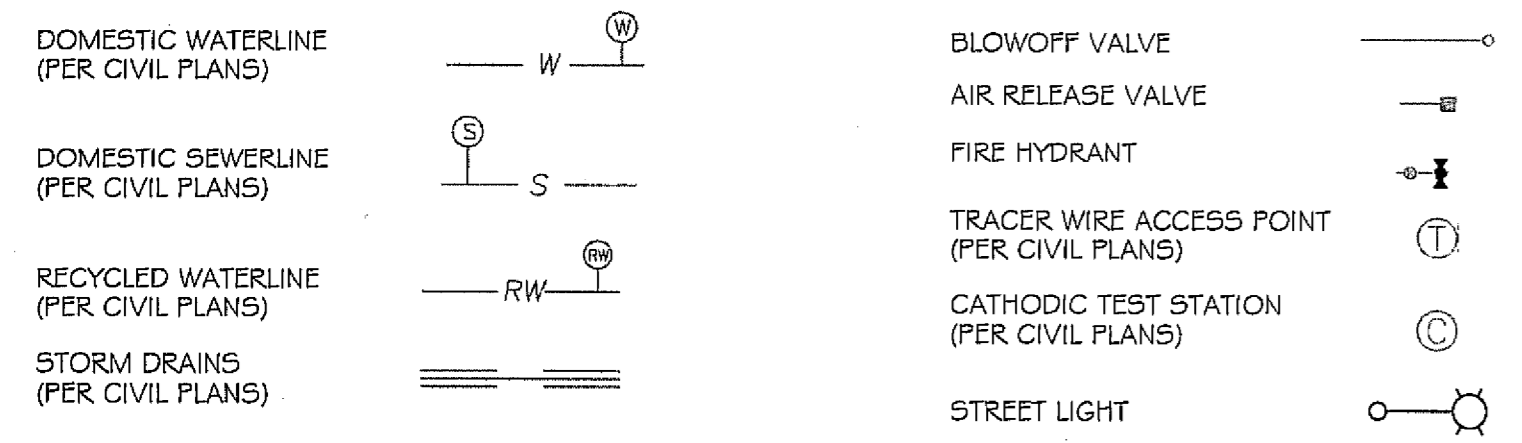
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3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____ FOR GAS: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____
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6. 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.

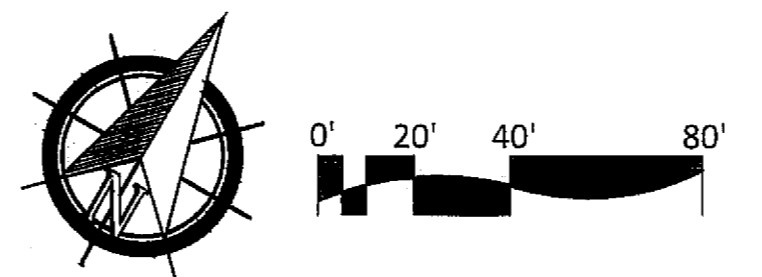
FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS



UTILITY LEGEND (PER CIVIL PLANS)



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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-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. OF ROCK MOUNTAIN 100' EASTERLY OF PROMONT 10' HIGH BENCHES & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (P&P 1359 PER R.O.S. 1484). ELEV=825.318' (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 Kelly Broughton Director of Development Services or designee.	5-22-19	LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 58

Print Date: 26 MAR '19 OWD WO# D0944-060189 Otay Ranch, Village 3 - Slope & Erosion Control

PLANTING NOTES

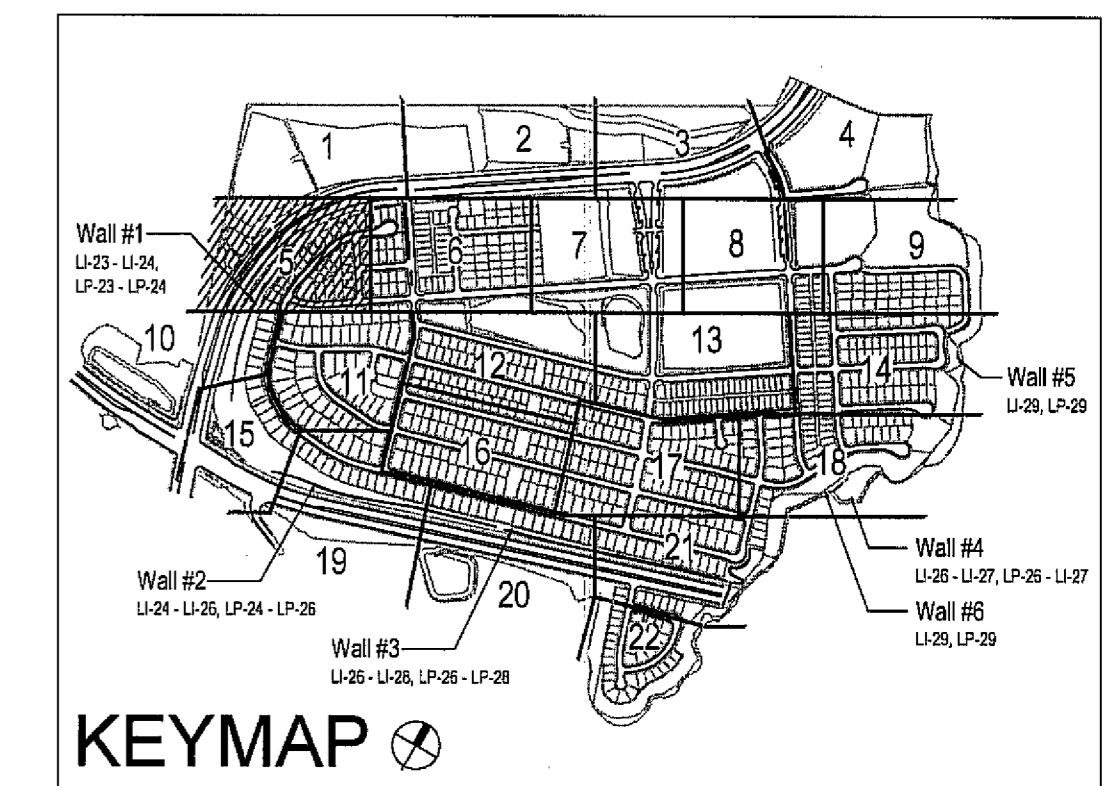
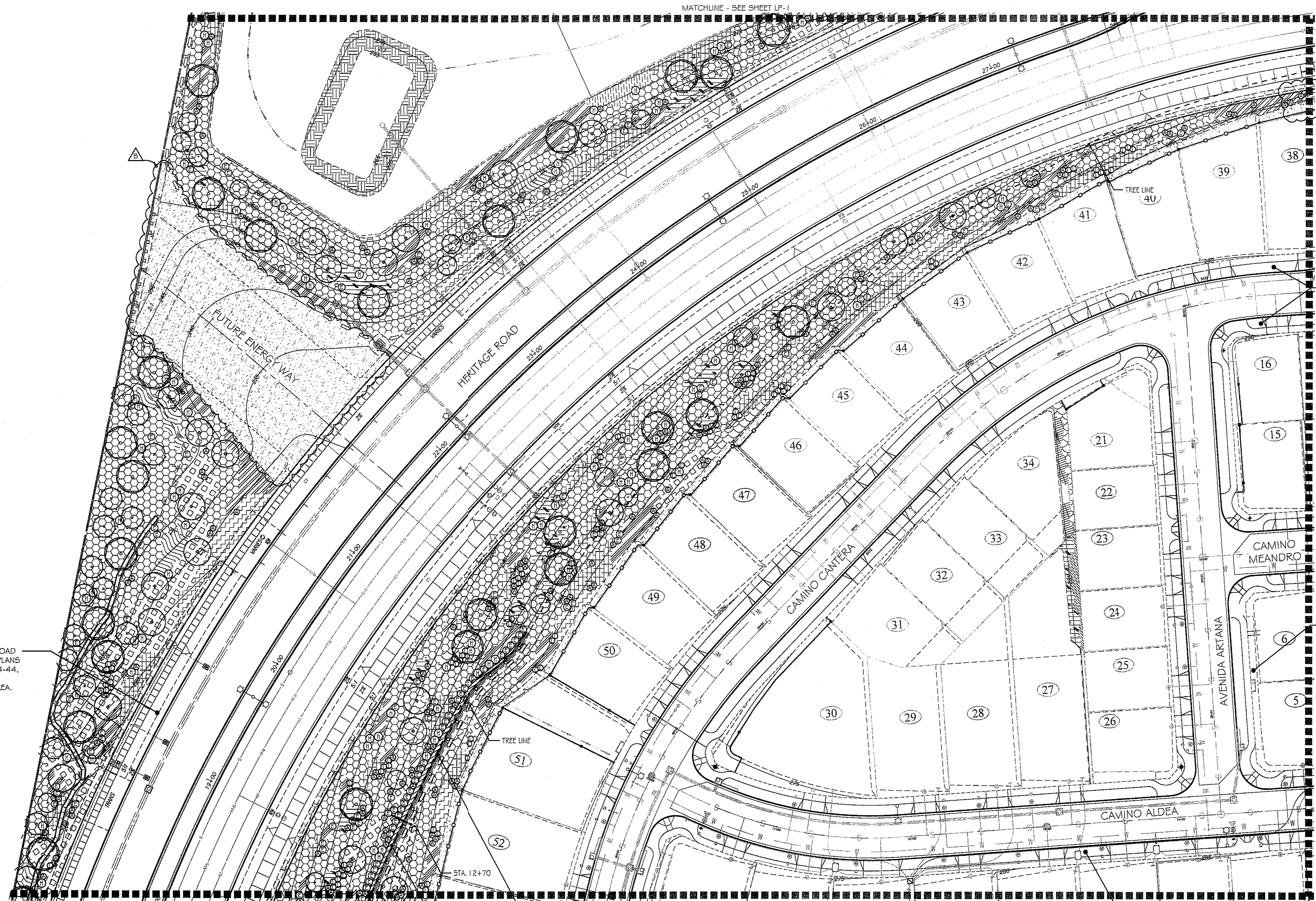
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FOR LANDSCAPE IMPROVEMENTS WITHIN HOA MAINTAINED SLOPE AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

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

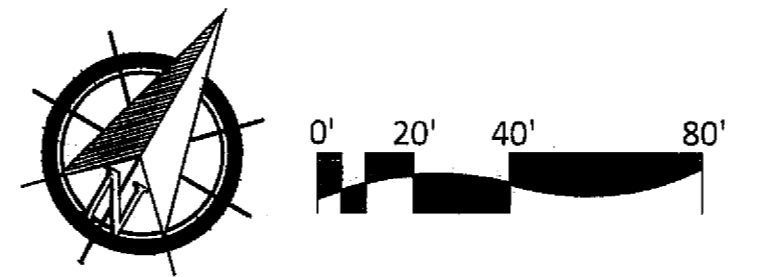
FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 1 IN-TRACT IMPROVEMENT PLANS

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	○
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

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 PROMONT 10' HIGH BOLDERS & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (78' 1359 PER P.O.S. 1481) ELEV=829.319' (NAD83)	Horizontal 1" = 40' Vertical N/A		Plans Prepared Under Supervision Of Date: 3/28/19 THOMAS A. PICARD	Kelly Broughton	3/28/19	Approved: Mark A. Caro Date: 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 - 59	

IT'S THE LAW! DIAL BEFORE YOU DIG!

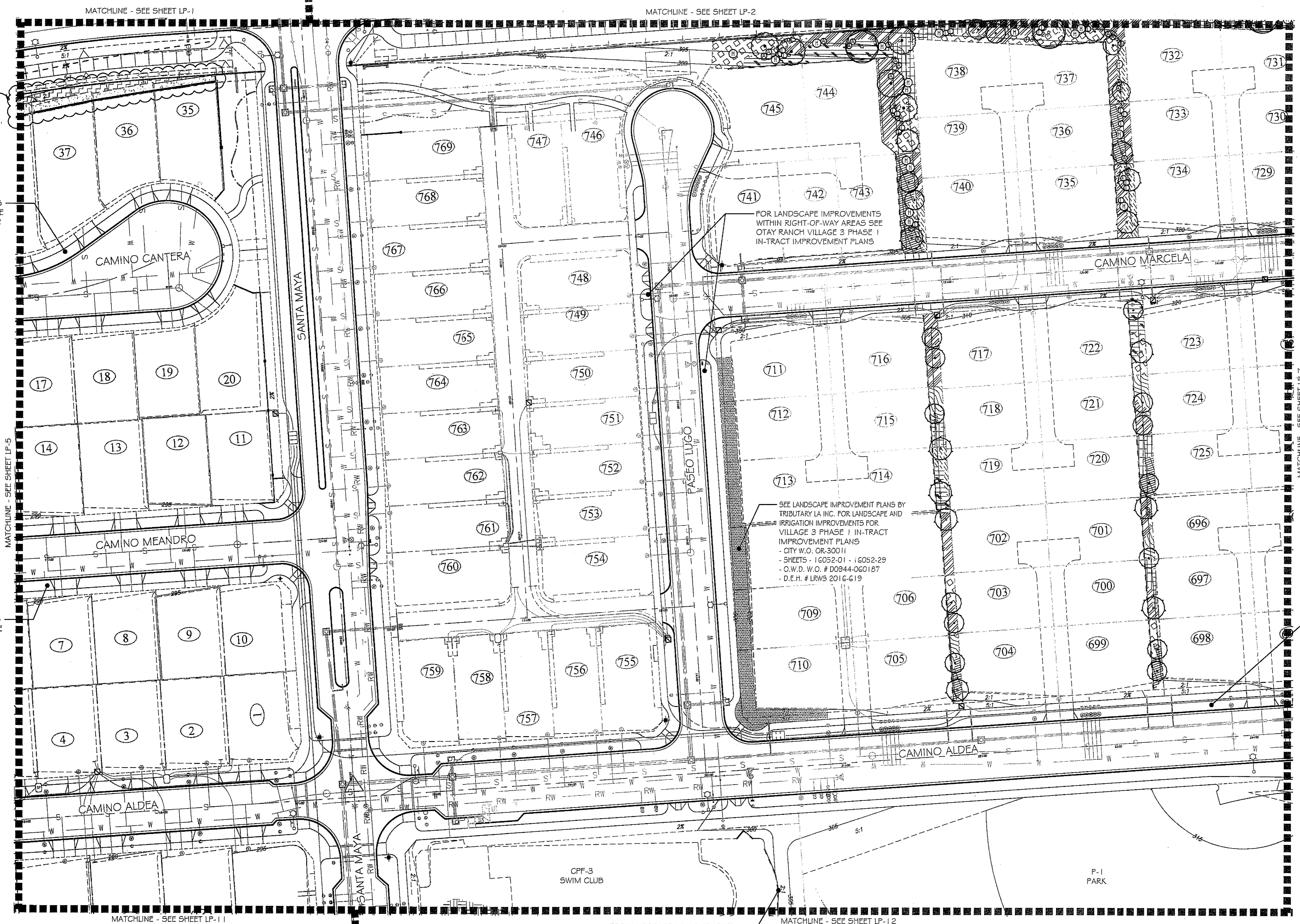
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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

- 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.



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-3001H
 - SHEETS - 16052-01 - 16052-29
 - O.W.D. W.O. # D0944-060187
 - D.E.H. # LRWS 2016-619

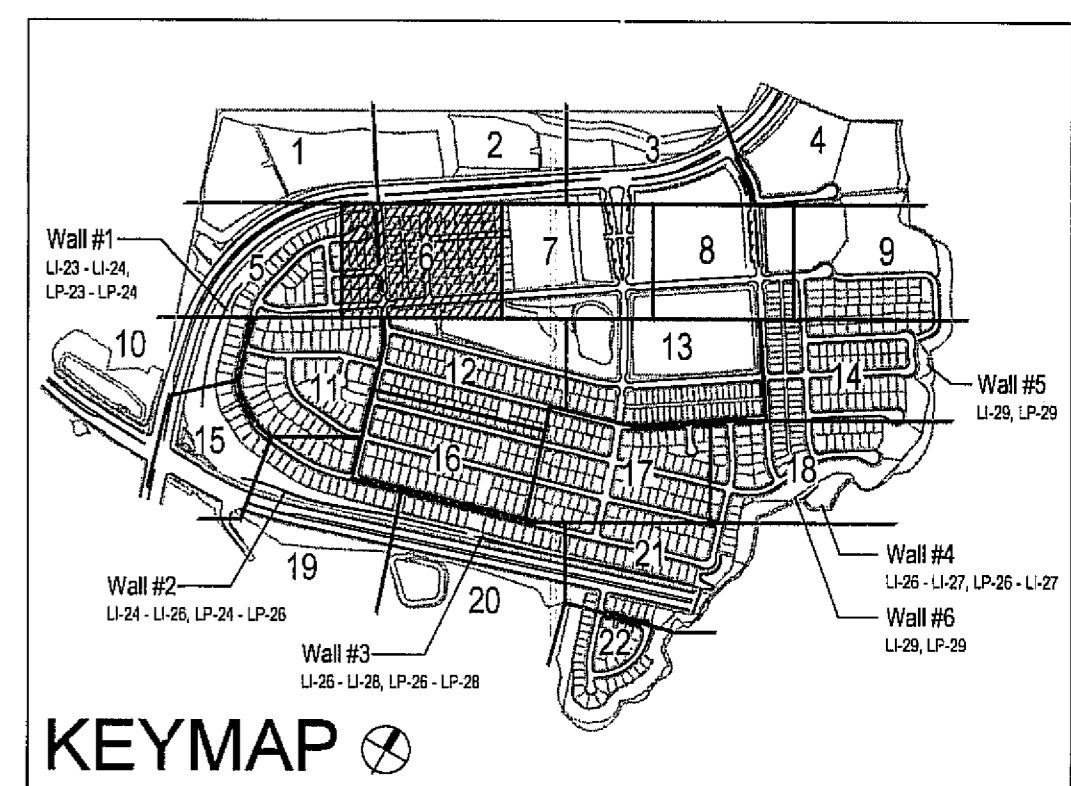
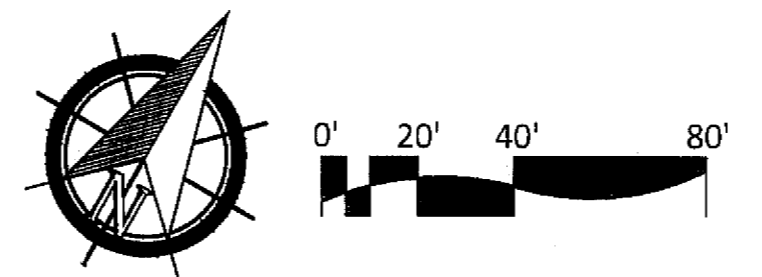
FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 1 IN-TRACT IMPROVEMENT PLANS

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

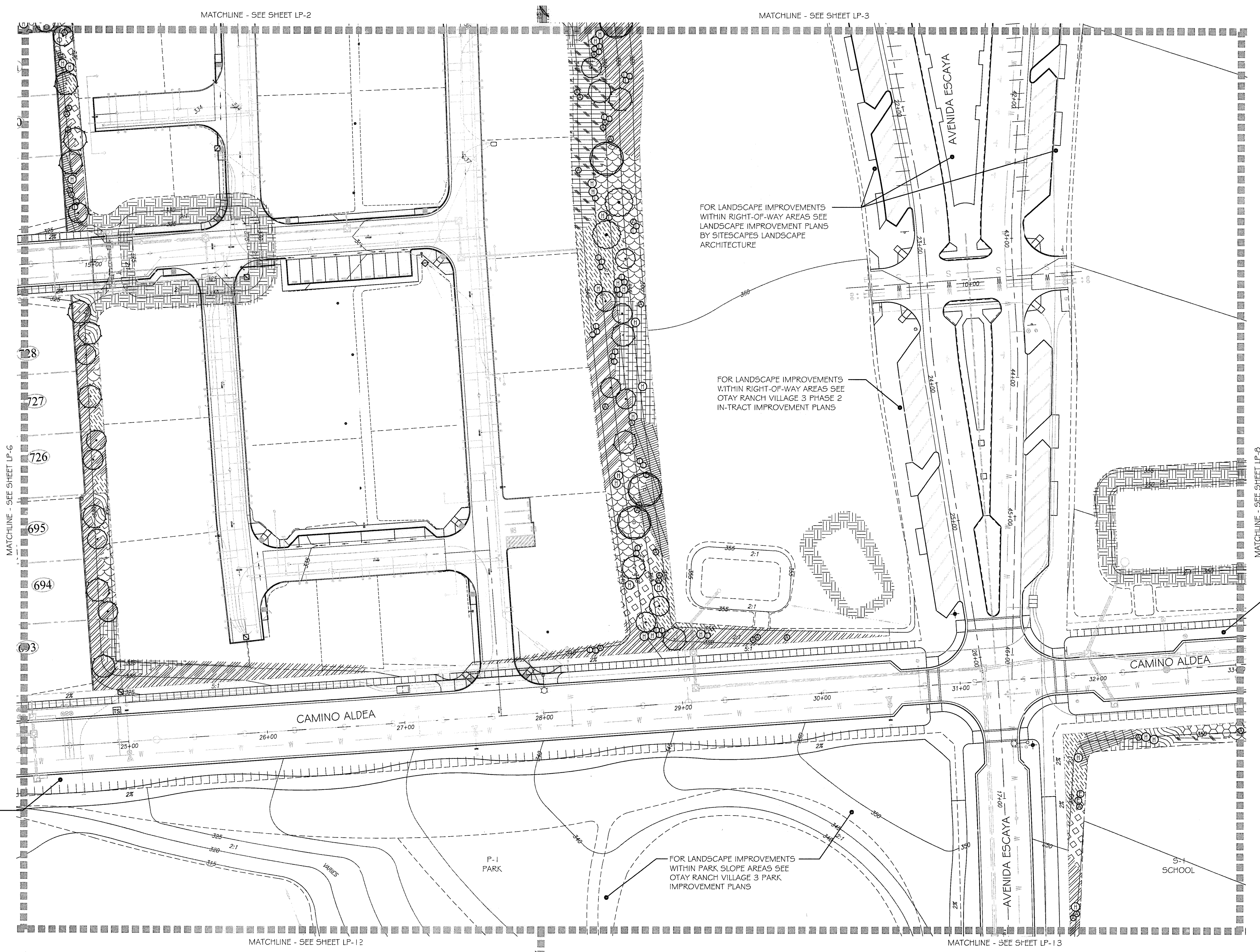
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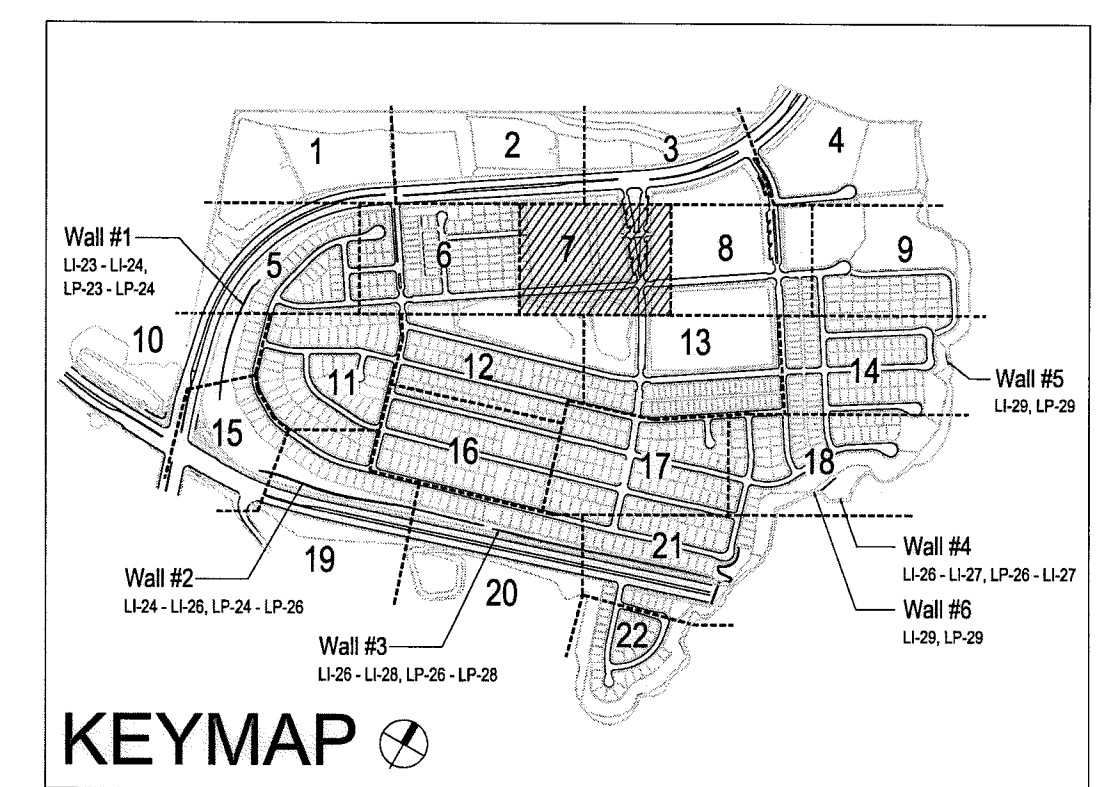
Tributary LA, Inc.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 760.434.9300 office
 760.434.9303 fax

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

CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	DESCRIPTION	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	BENCH MARK BRASS DISK MARKED "SD CITY ENGR." IN 3/4" RW NAIL 1.5 MILES EAST OF END OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EAST OF PROMONTORY HIGH BUILDING & 1700' SOUTHWEST OF WATER STORAGE FACILITY. (EPA 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



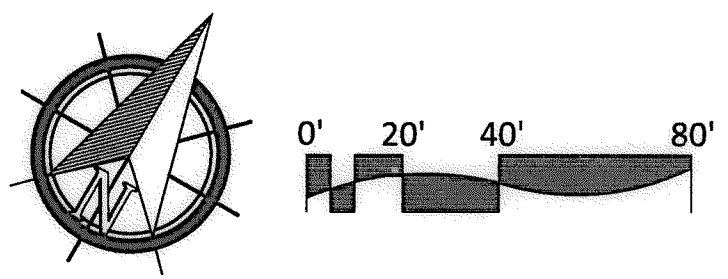
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UTILITY LEGEND (PER CIVIL PLANS)

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. _____



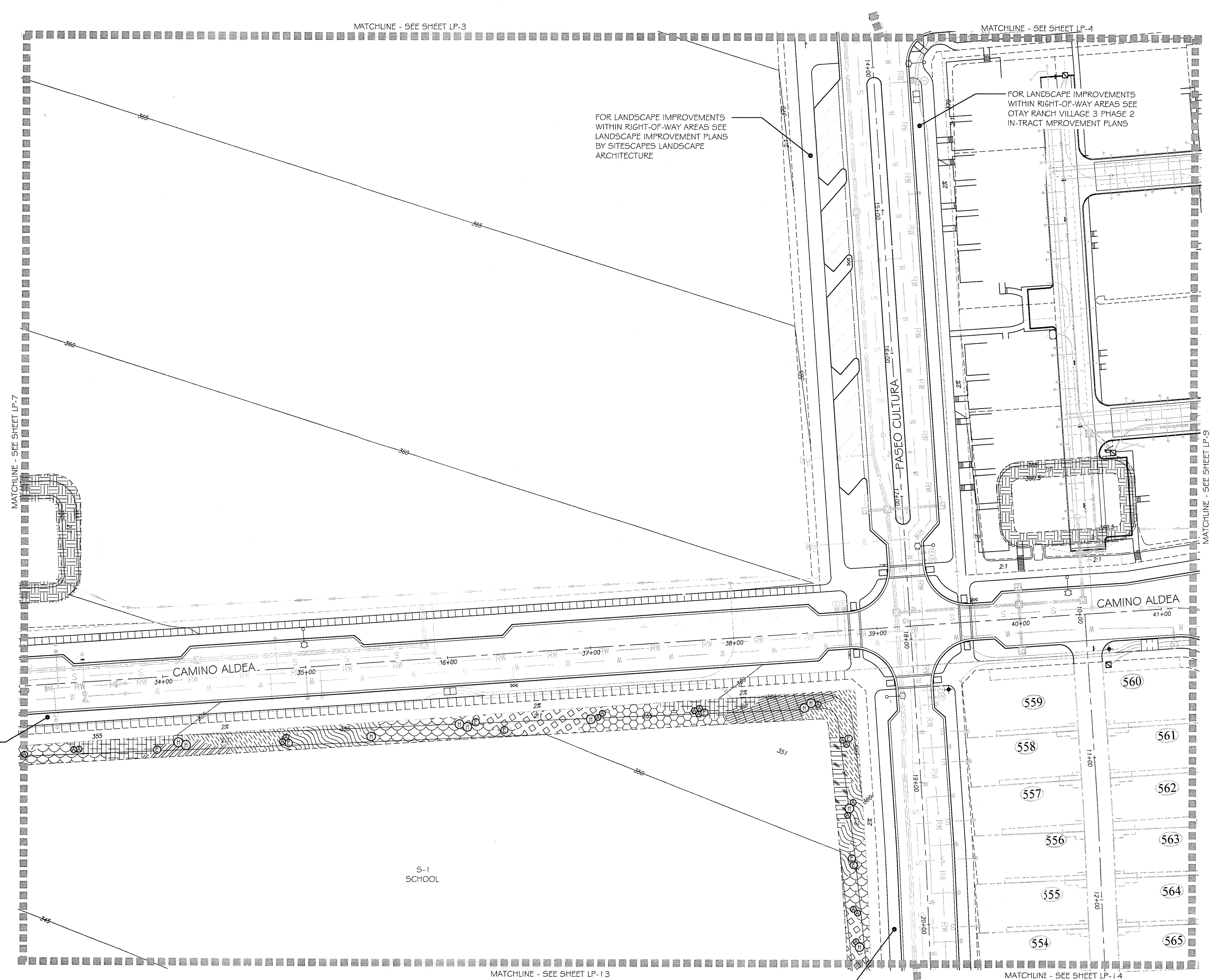
Tributary LA, Inc.

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	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 TO HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (T.M. 1359 PER R.O.S. 1481) ELEV=629.31' (NAD88)	Horizontal 1" = 40' Vertical N/A	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.	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	

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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 LANDSCAPE IMPROVEMENT PLANS BY SITESCAPES LANDSCAPE ARCHITECTURE

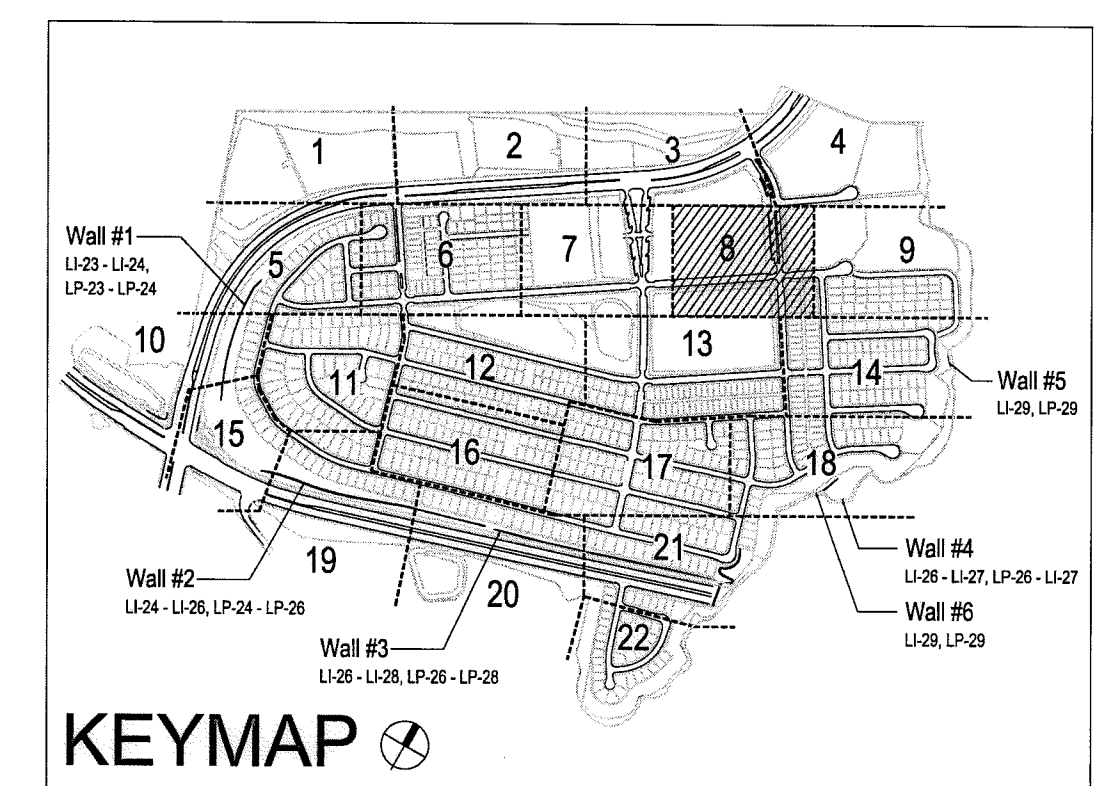
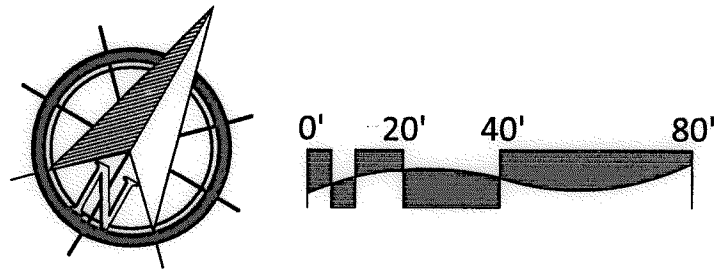
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UTILITY LEGEND (PER CIVIL PLANS)

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

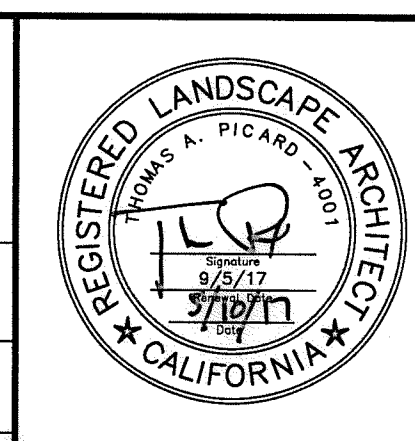
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"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'

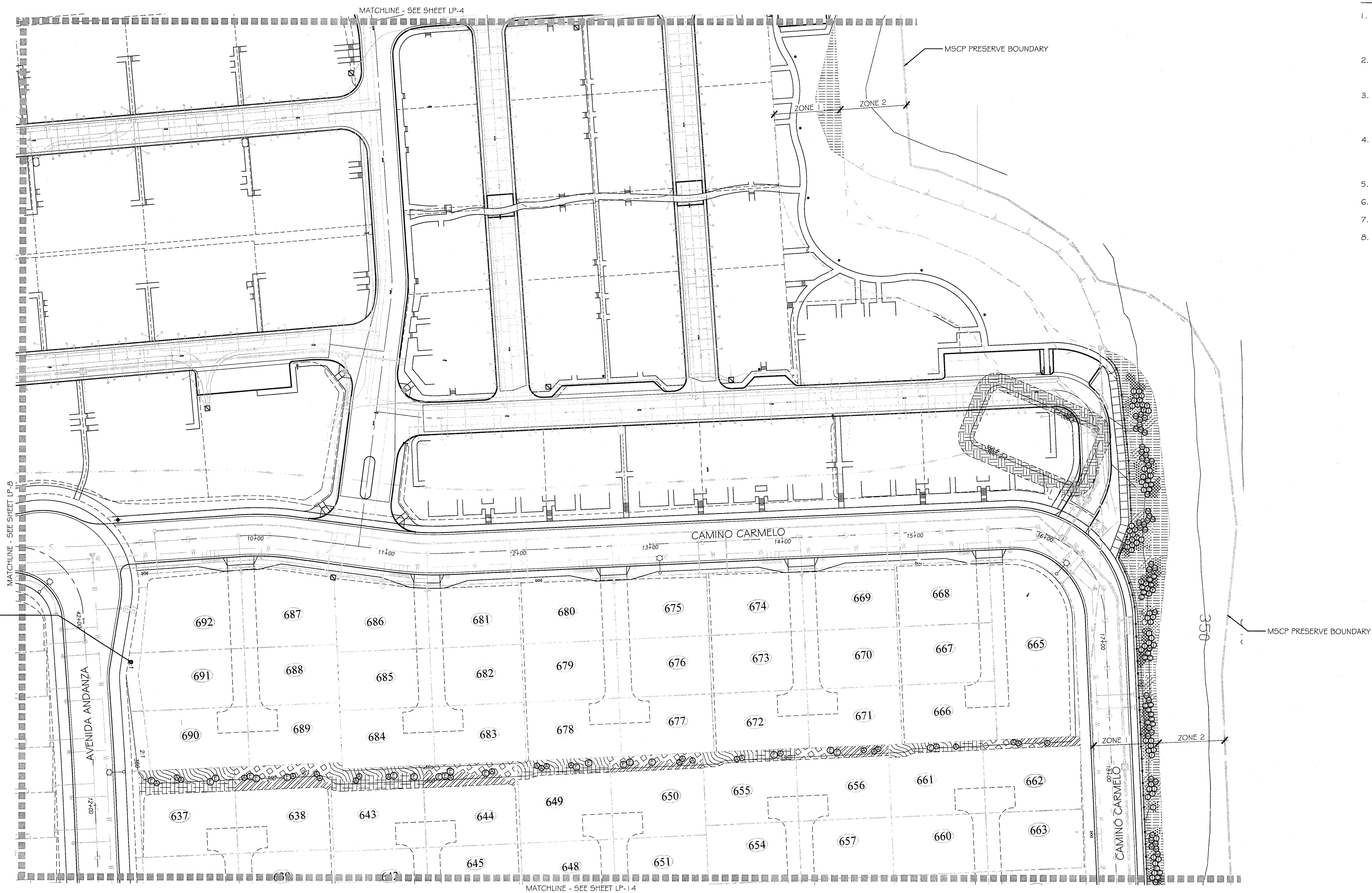
JOB NO. 15024

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

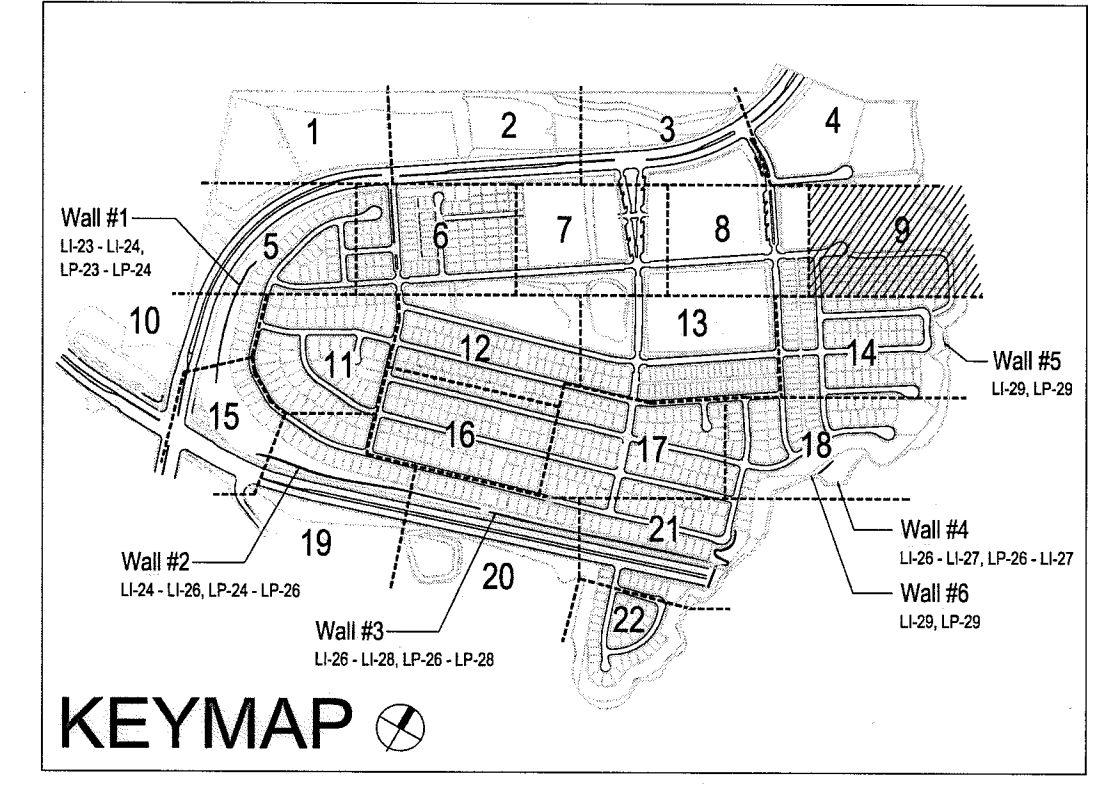
W.O. NO. OR-3001G

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" HOE PIPE LOCATION: 1.5 MILES EAST OF INTY. OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOLLINGER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT# 1359 PER R.O.S. 1481) ELEV=429.31' (NAD83)	Horizontal 1" = 40' Vertical N/A	Field	Plans Prepared Under Supervision Of	Thomas A. Picard	Kelly Broughton	Approved: <i>Mary Madley</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 - 62
Inspector _____													Sheet 62 of 88		LP-8	
Date Completed _____																

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 7. FOR PLANTING DETAILS, SEE SHEET: LP-32.
 8. FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-33 & LP-34.



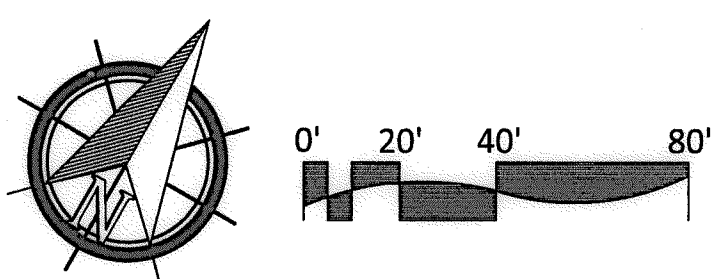
FOR LANDSCAPE IMPROVEMENTS WITHIN HOA MAINTAINED SLOPE AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS



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	
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		CATHODIC TEST STATION (PER CIVIL PLANS)	
		STREET LIGHT	

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

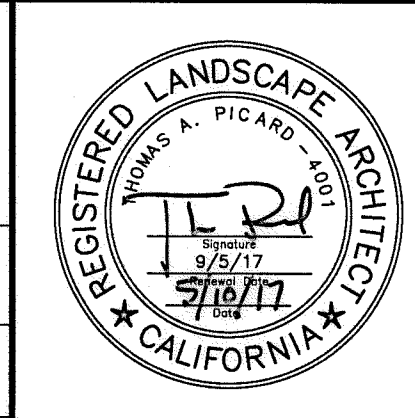
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"AS-BUILT"

SIGNED: _____ DATE: _____

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

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

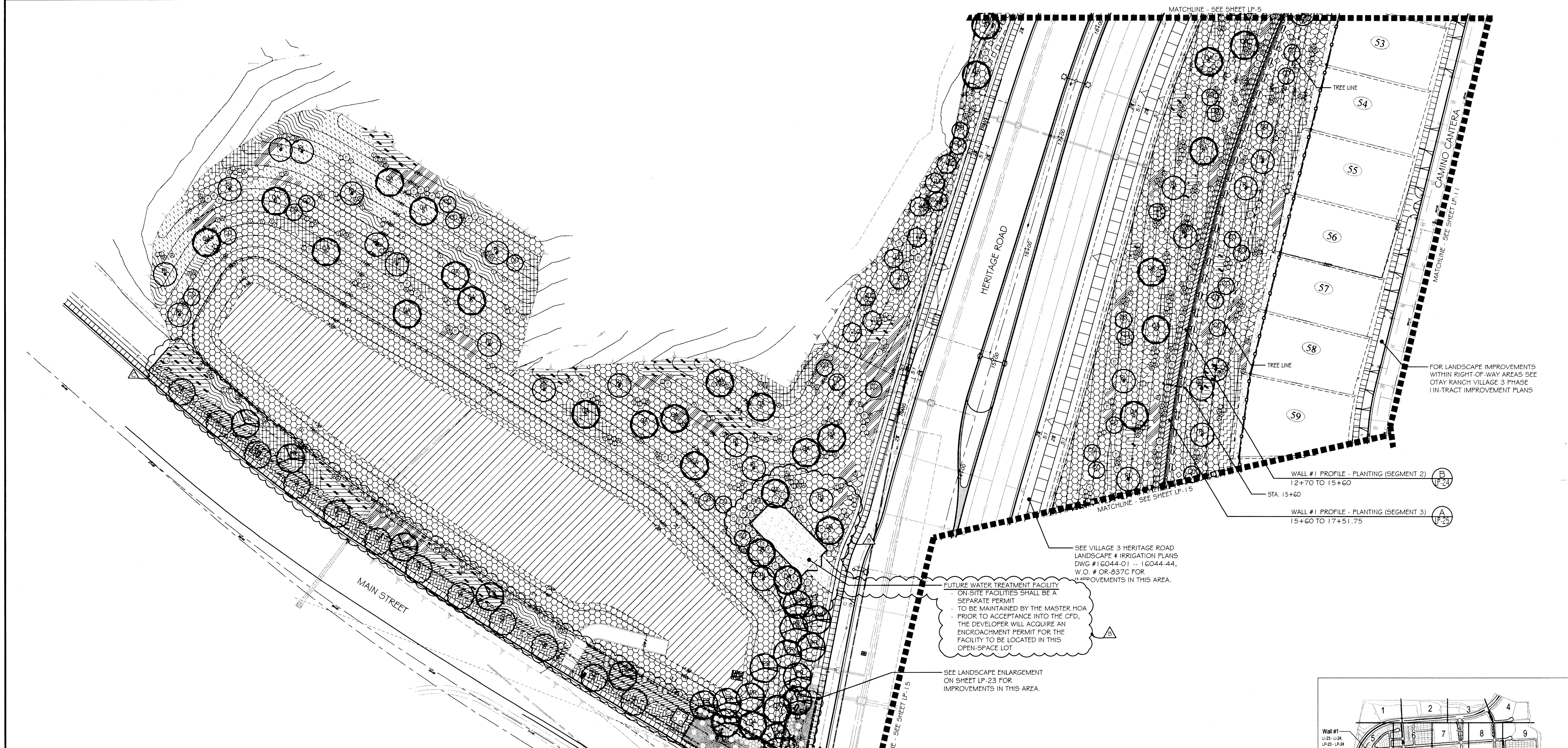


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760.434.9300 office
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CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved: <i>Mary Radley</i> Date: 5-15-17	CITY OF CHULA VISTA	Drawing No.	
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FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 1 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.

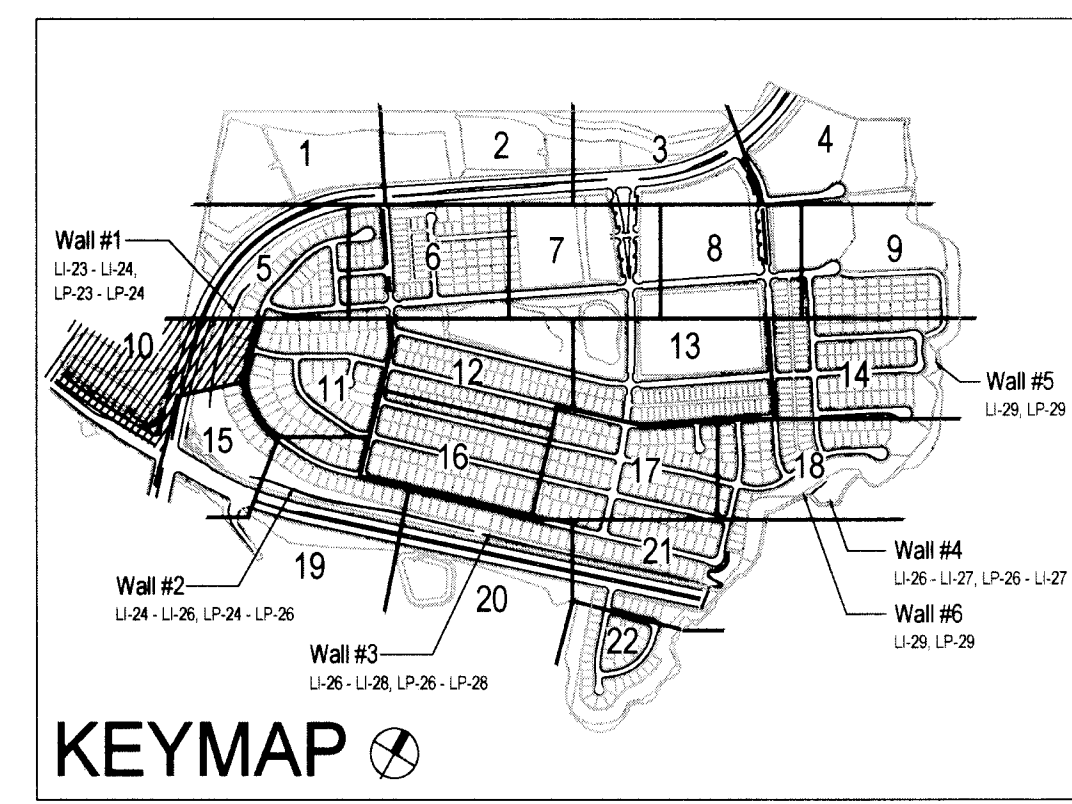
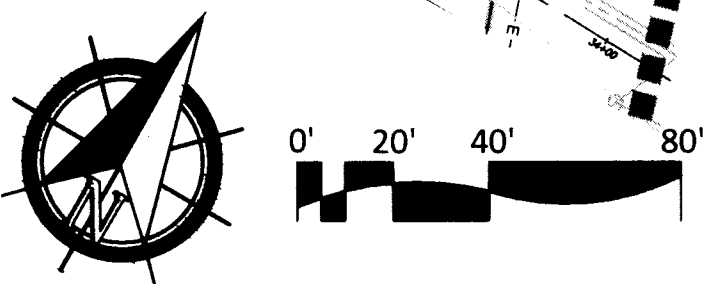
FUTURE WATER TREATMENT FACILITY
- ON-SITE FACILITIES SHALL BE A SEPARATE PERMIT
- TO BE MAINTAINED BY THE MASTER HOA
- PRIOR TO ACCEPTANCE INTO THE CFD, THE DEVELOPER WILL ACQUIRE AN ENCROACHMENT PERMIT FOR THE FACILITY TO BE LOCATED IN THIS OPEN-SPACE LOT

SEE LANDSCAPE ENLARGEMENT ON SHEET LP-23 FOR IMPROVEMENTS IN THIS AREA.

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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	



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

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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



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.	1. FILTRATION FACILITY PAD PLANTING	5-22-17	[Signature]	BRASS BENCH MARKED "SD CITY ENGR." IN 3/4" HIGH PIPE	Horizontal	Field	THOMAS A. PICARD	[Signature]	[Signature]	Approved: [Signature] Date: 10-30-19	LANDSCAPE PLANTING PLAN FOR OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 64	
Inspector				2. ADJ. PLANTING AT MONUMENT WALL	10/10/19	[Signature]	LOCATION: 1.5 MILES EAST OF INTY. OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 110' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (10' x 1500 PER R.O.S. 16041) ELEV=925.310' (MWD 70)	Vertical	Traffic						Sheet 64 of 88	
Date Completed								N/A								

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

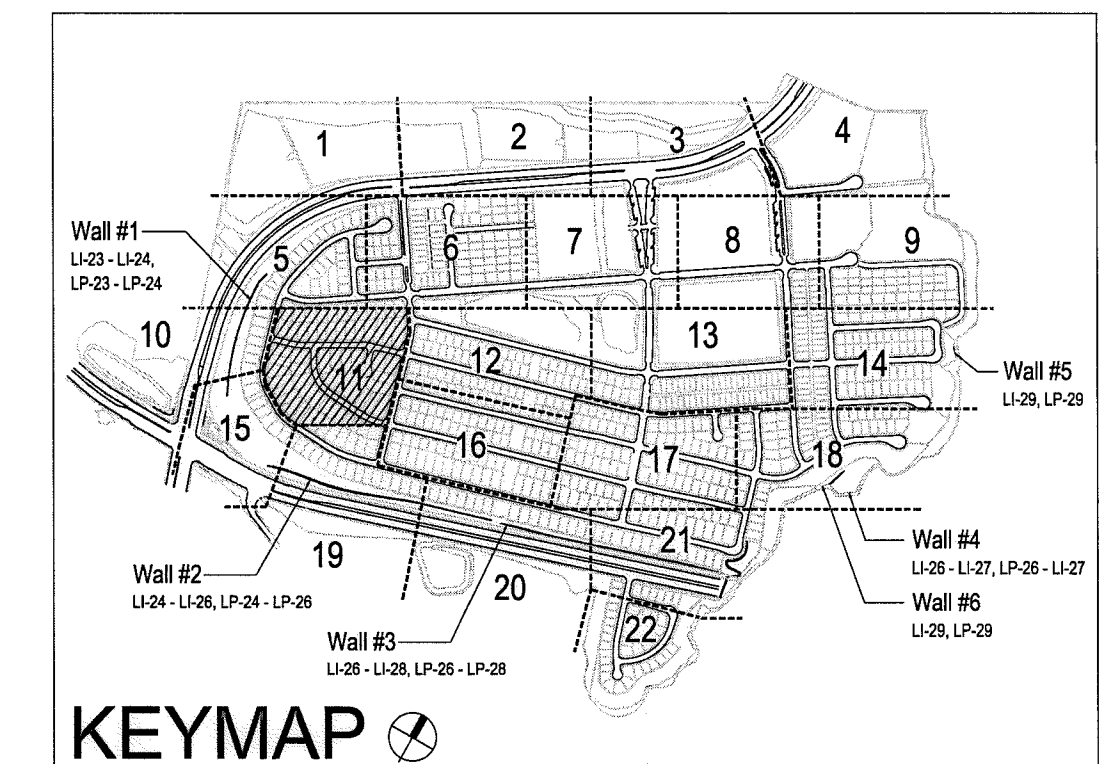
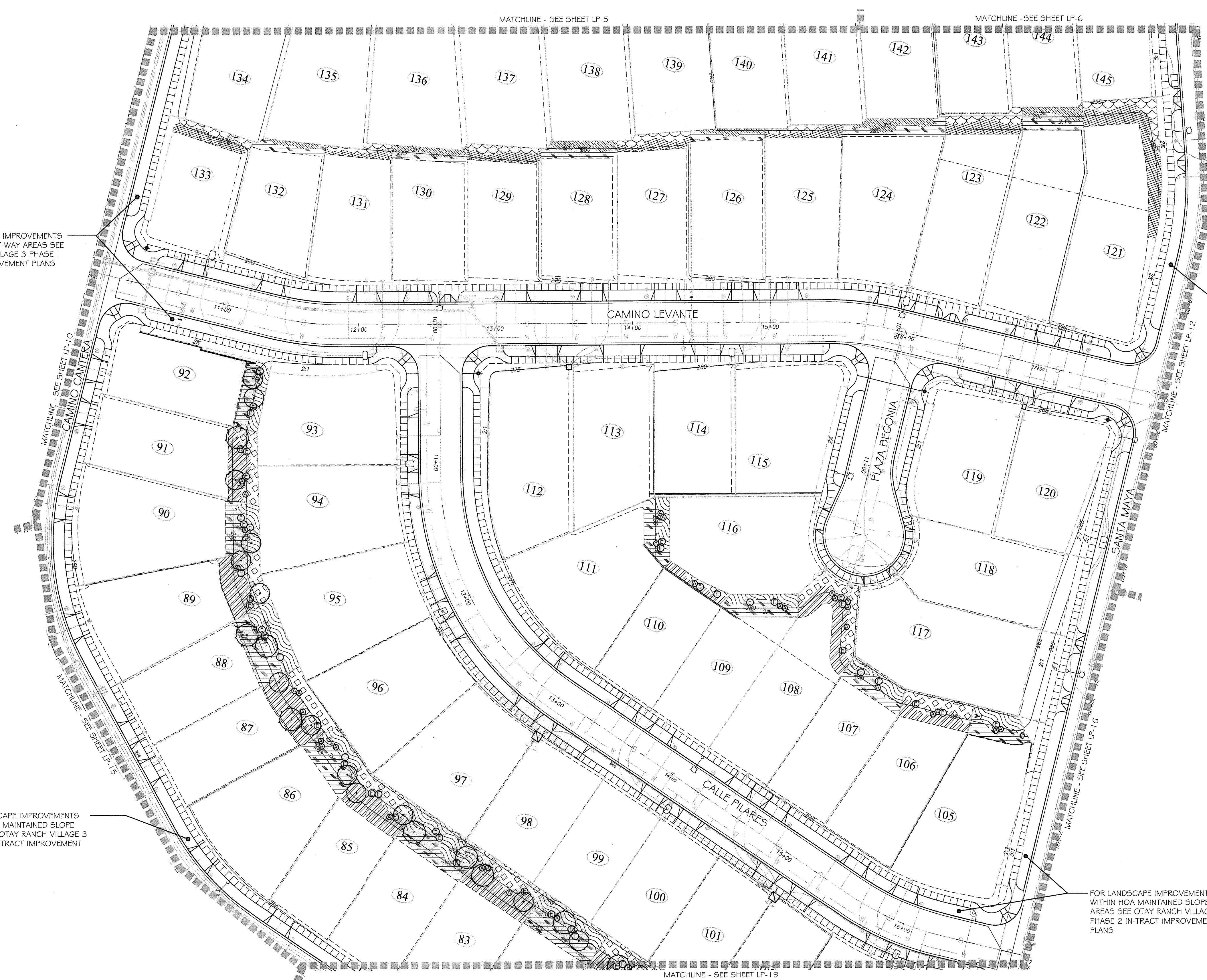
FOR LANDSCAPE IMPROVEMENTS WITHIN HOA MAINTAINED SLOPE AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

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

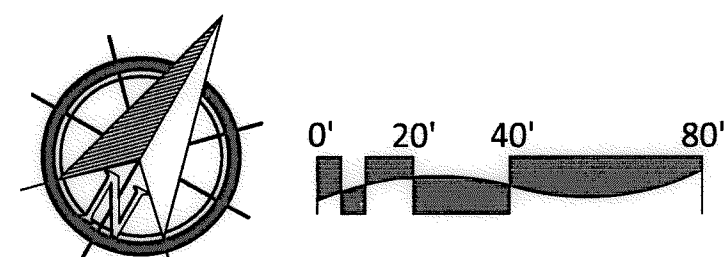
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2. FOR GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - CITY OF CHULA VISTA WO #OR-3001 G, SHEETS 1 G026-01 TO 1 G026-93.
3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____. FOR GAS: SDG&E CONSTRUCTION ORDER NO. _____, PROJECT NO. _____.
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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

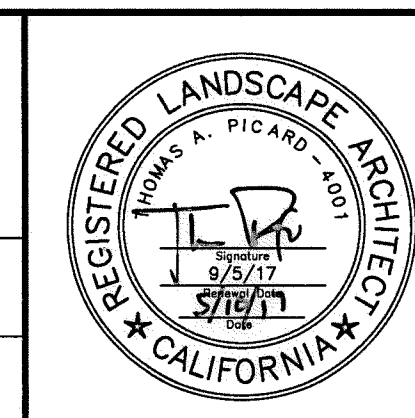
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"AS-BUILT"

SIGNED: _____ DATE: _____

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

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

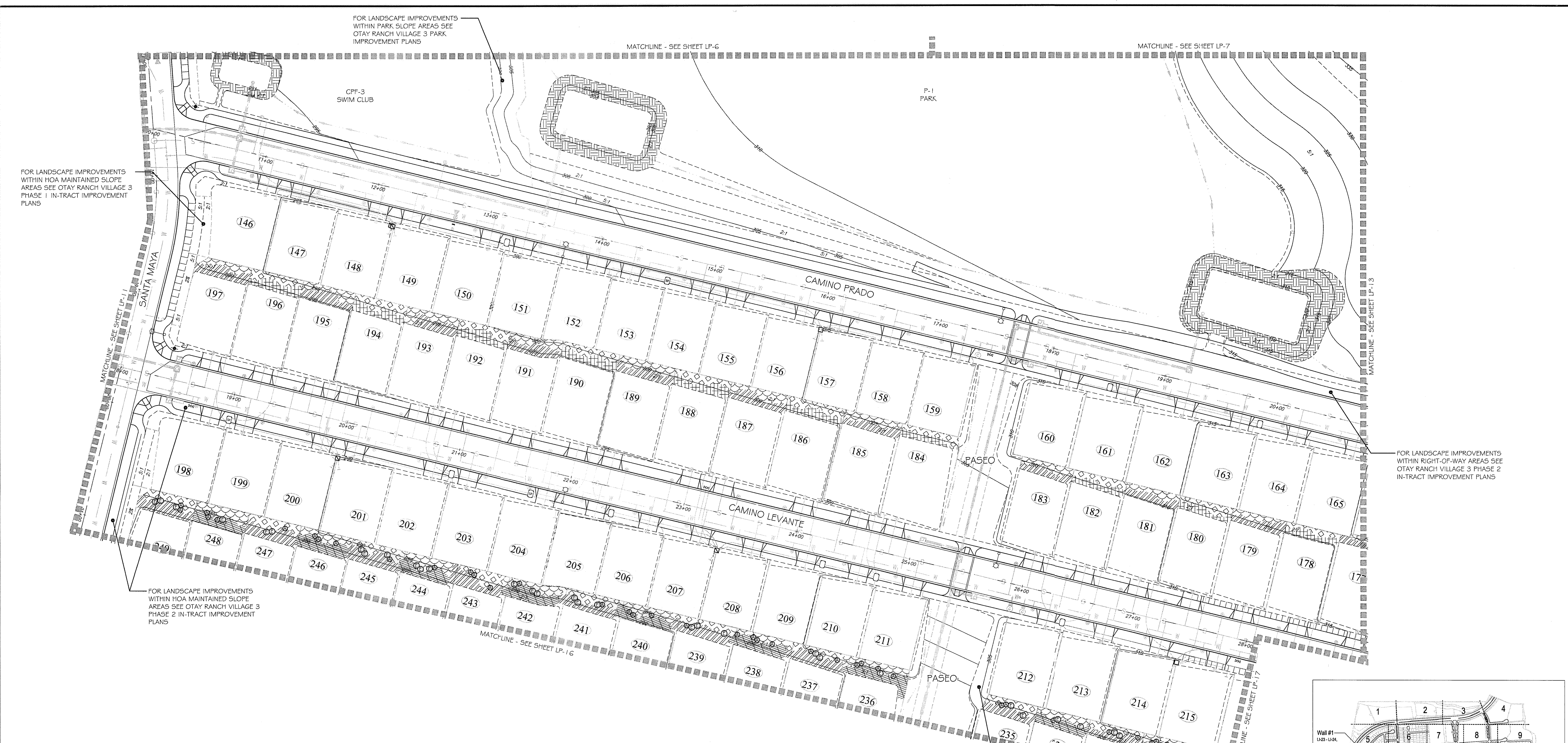


Tributary LA, Inc.

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

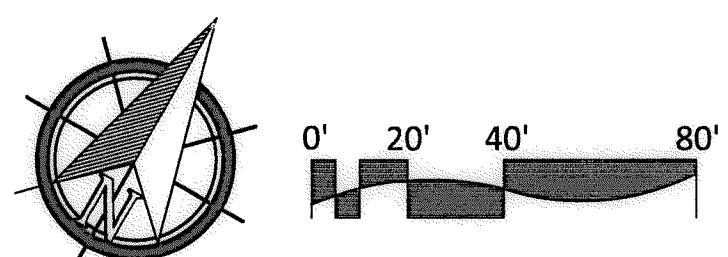
CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	CITY OF CHULA VISTA	Drawing No.	
Contractor _____ Inspector _____ Date Completed _____	07039-01 - 07039-26	HUNSAKER & ASSOC.				BRASS BENCH MARKED "SU CITY ENGR." IN 3/4" BRN P.P.C. LOCATION: 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	_____	Plans Prepared Under Supervision Of Date _____ R.L.A. No. 4001	Kelly Broughton	Approved: <i>Mary Madley</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 - 65 Sheet 65 of 88



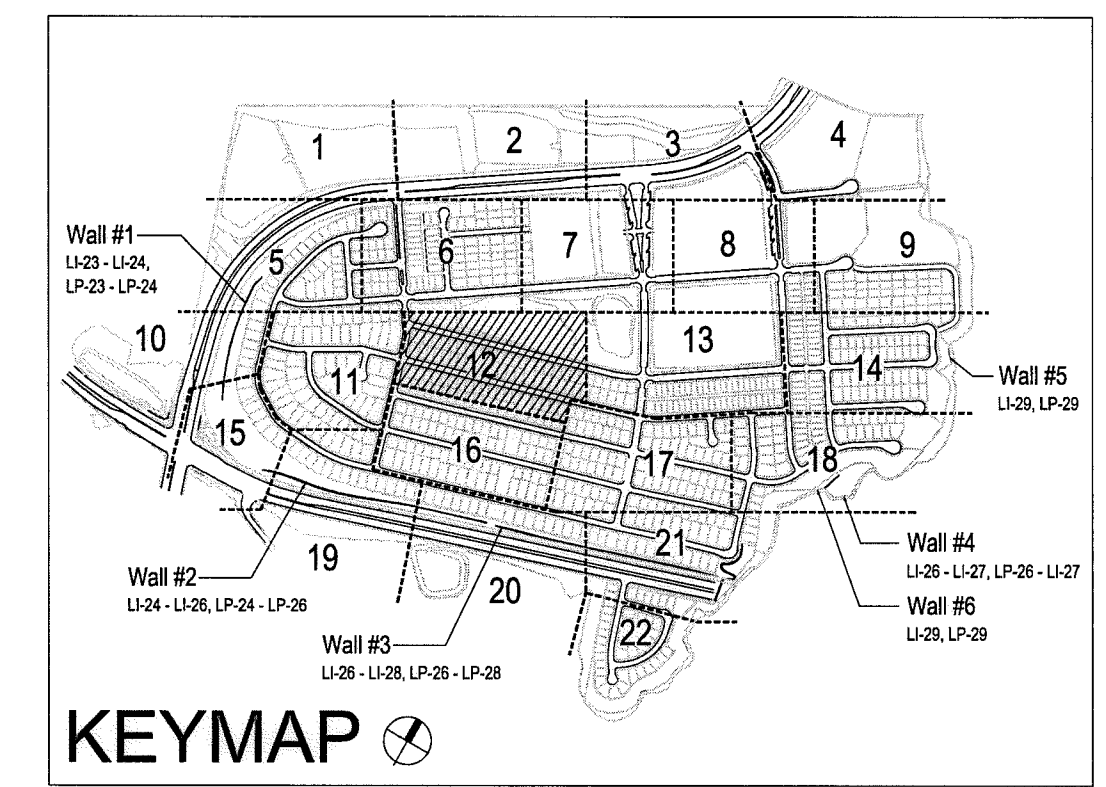
PLANTING NOTES

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- FOR GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - CITY OF CHULA VISTA WO #OR-30016, SHEETS 16026-01 TO 16026-93.
- 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. _____.
- 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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- FOR HYDROSEED LEGEND, SEE SHEET: LP-32
- FOR PLANTING DETAILS, SEE SHEET: LP-32
- FOR PLANTING SPECIFICATIONS, SEE SHEETS: LP-33 & LP-34

UTILITY LEGEND (PER CIVIL PLANS)

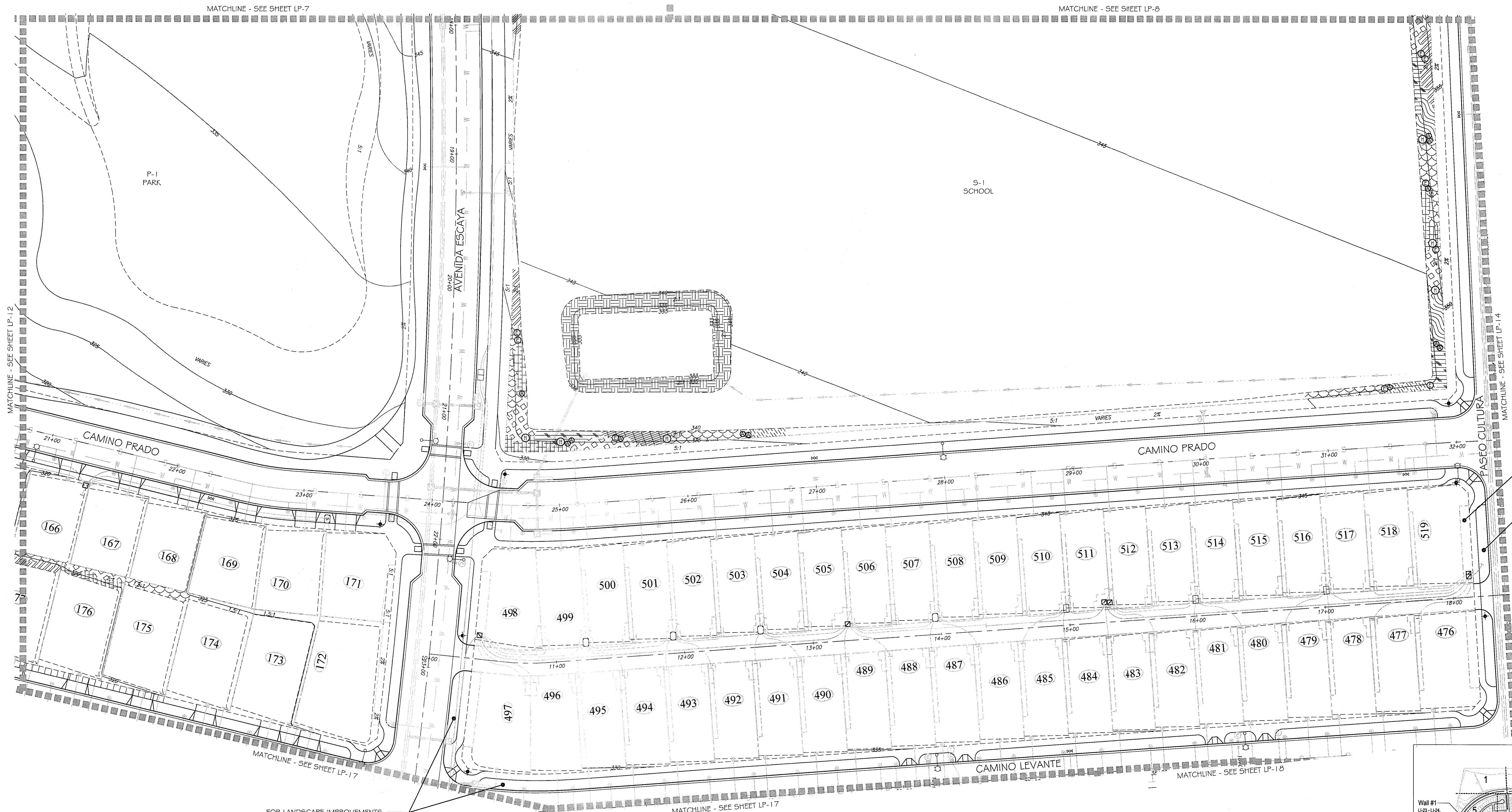


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<p>IT'S THE LAW! DIAL BEFORE YOU DIG!</p> <p>CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING 1-800-227-2600 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p> <p>BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES 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>DATE: 10 APR '17</p> <p>SCALE: 1" = 40'</p> <p>JOB NO. 15024</p> <p>DRAWN BY: T.P./T.G.</p> <p>W.O. NO. OR-30016</p>
			<p>Tributary LA, Inc.</p> <p>2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax</p>

CONTRACTOR	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: BRGS. DISK MARKED "SD CITY ENGR." IN 3/4" ROD 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. 1074 1359 PER R.O.S. (444) ELEV=629.319' (NAD83)	Horizontal 1" = 40' Vertical N/A	Field _____ Traffic _____	THOMAS A. PICARD	Plans Prepared 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 - 66 Sheet 66 of 68



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

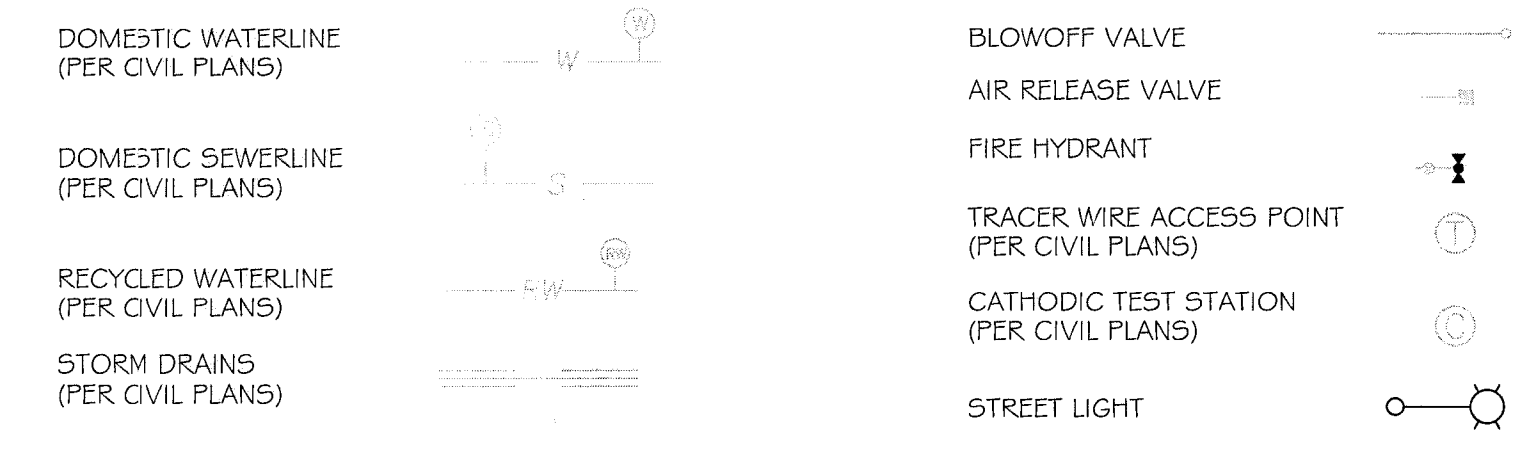
FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

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UTILITY LEGEND (PER CIVIL PLANS)



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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

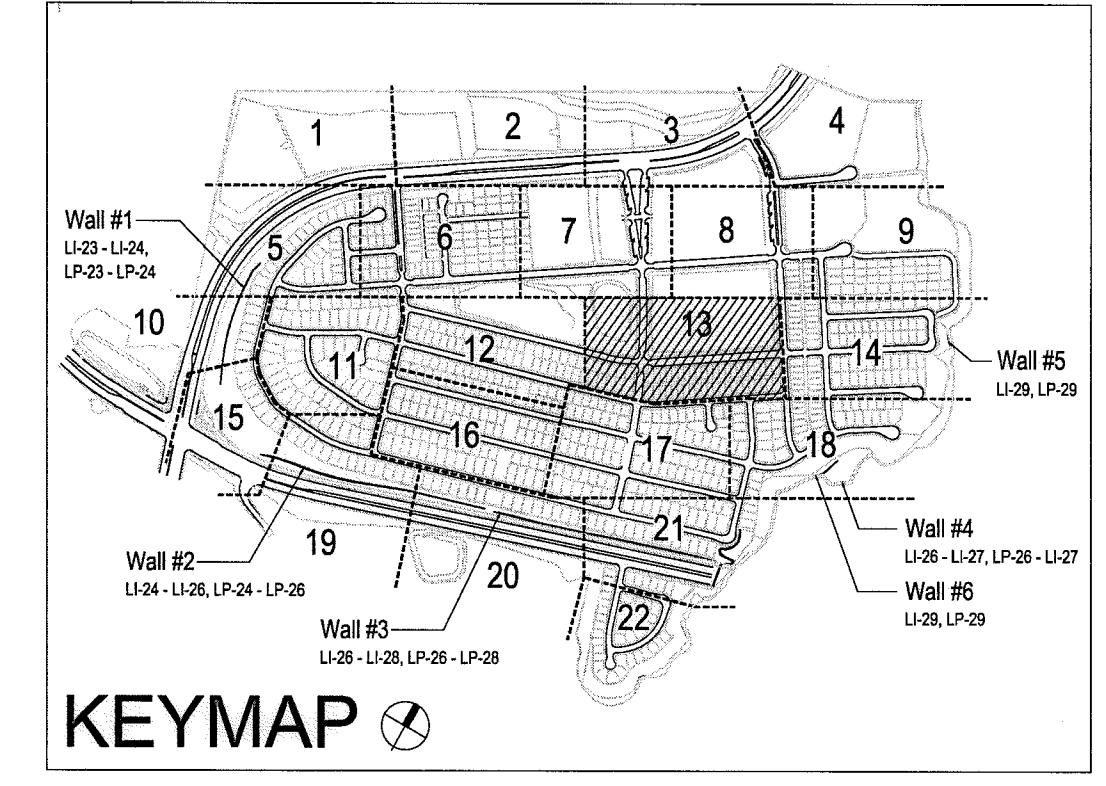
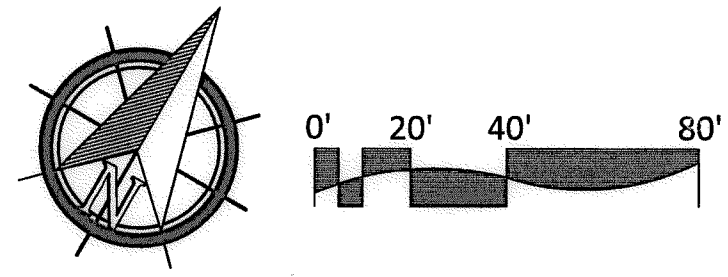
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"AS-BUILT"

SIGNED: _____ DATE: _____

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

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

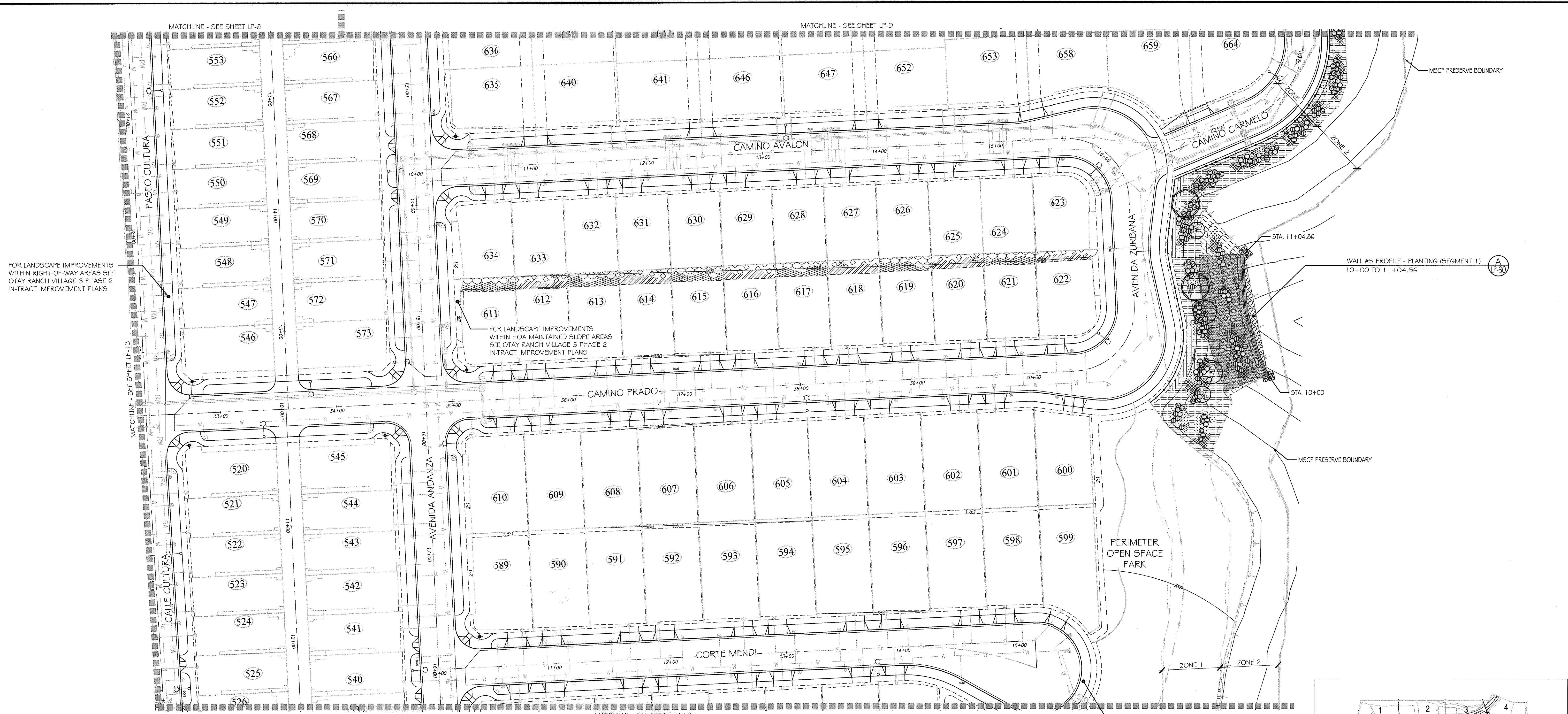


CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd
Contractor _____ Inspector _____ Date Completed _____	07039-01 - 07039-26	HUNSAKER & ASSOC.			

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. 1071 1359 PER R.O.S. 14611 ELEV=829.319 (MWD 08)	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
R.L.A. No.	4001			Director of Development Services or designee.	

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

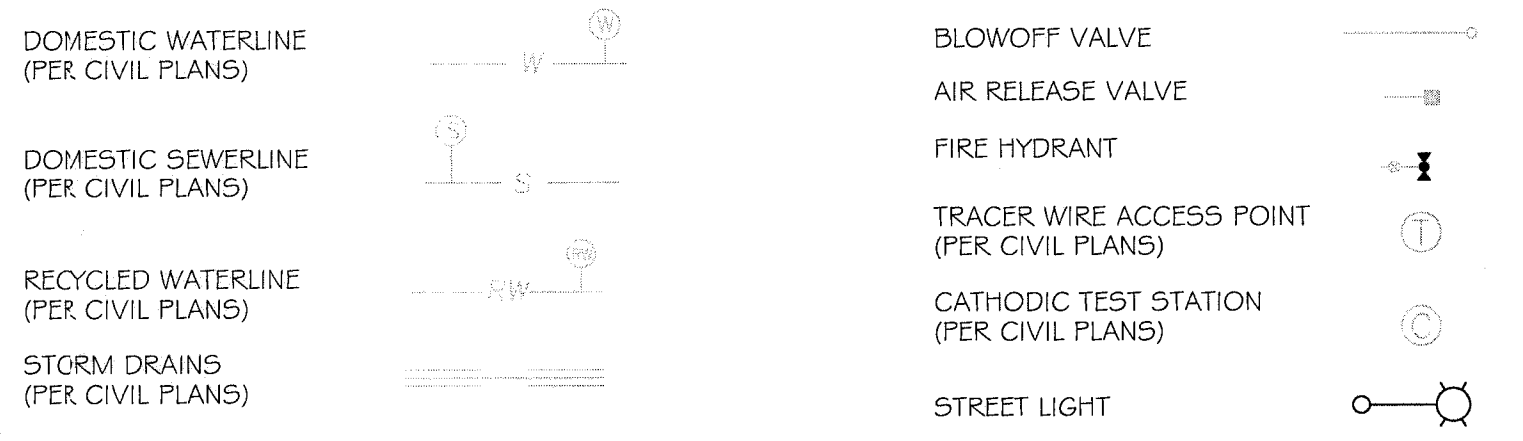
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"AS-BUILT"

SIGNED: _____ DATE: _____

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

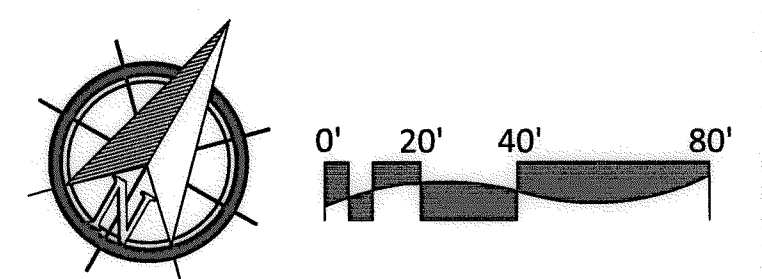
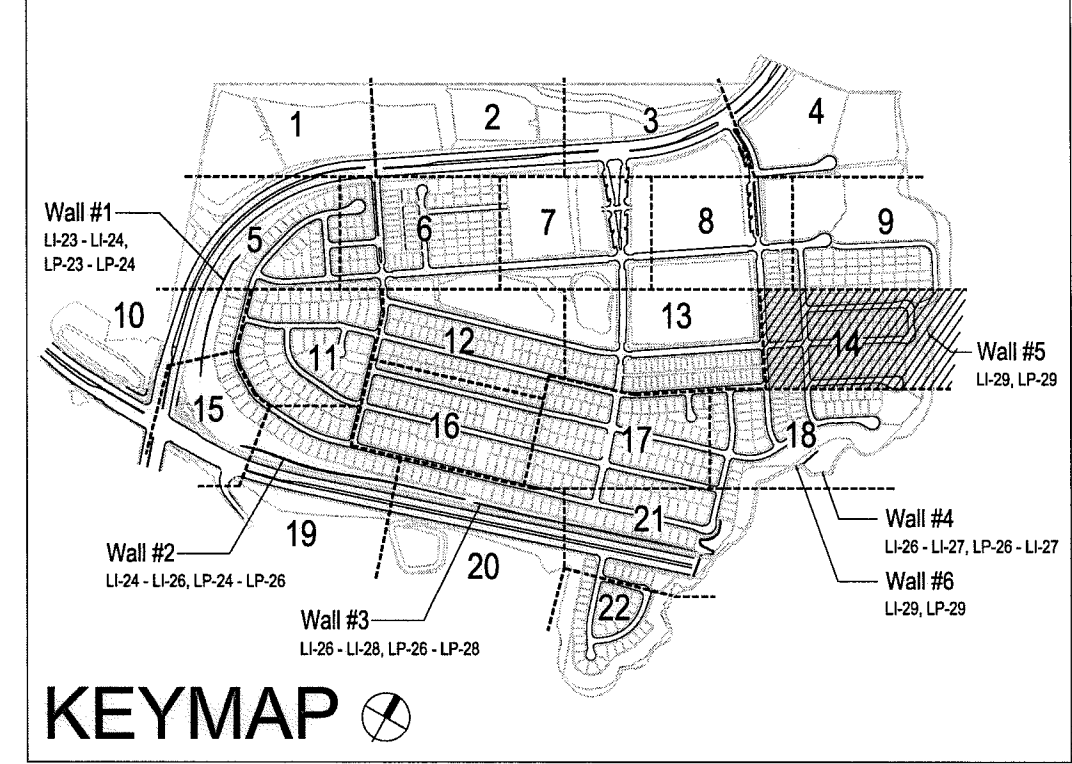
DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



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. (T77 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



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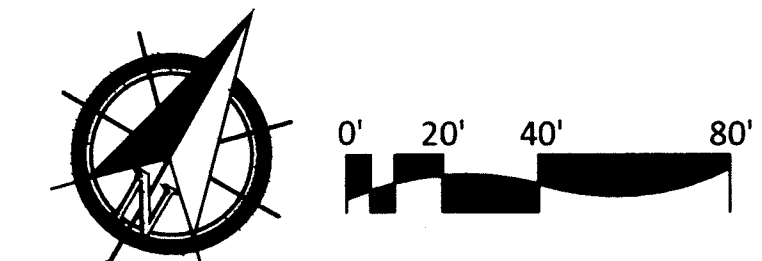
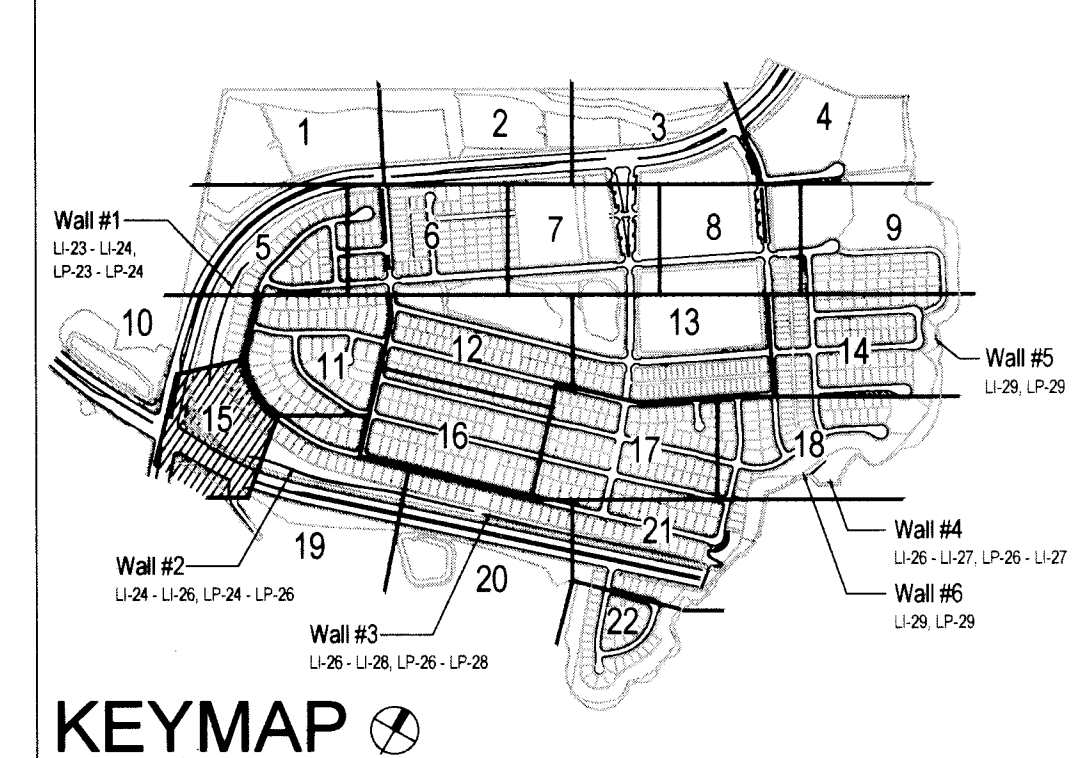
SEE LANDSCAPE ENLARGEMENT ON SHEET LP-23 FOR IMPROVEMENTS IN THIS AREA.

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

UTILITY LEGEND (PER CIVIL PLANS)

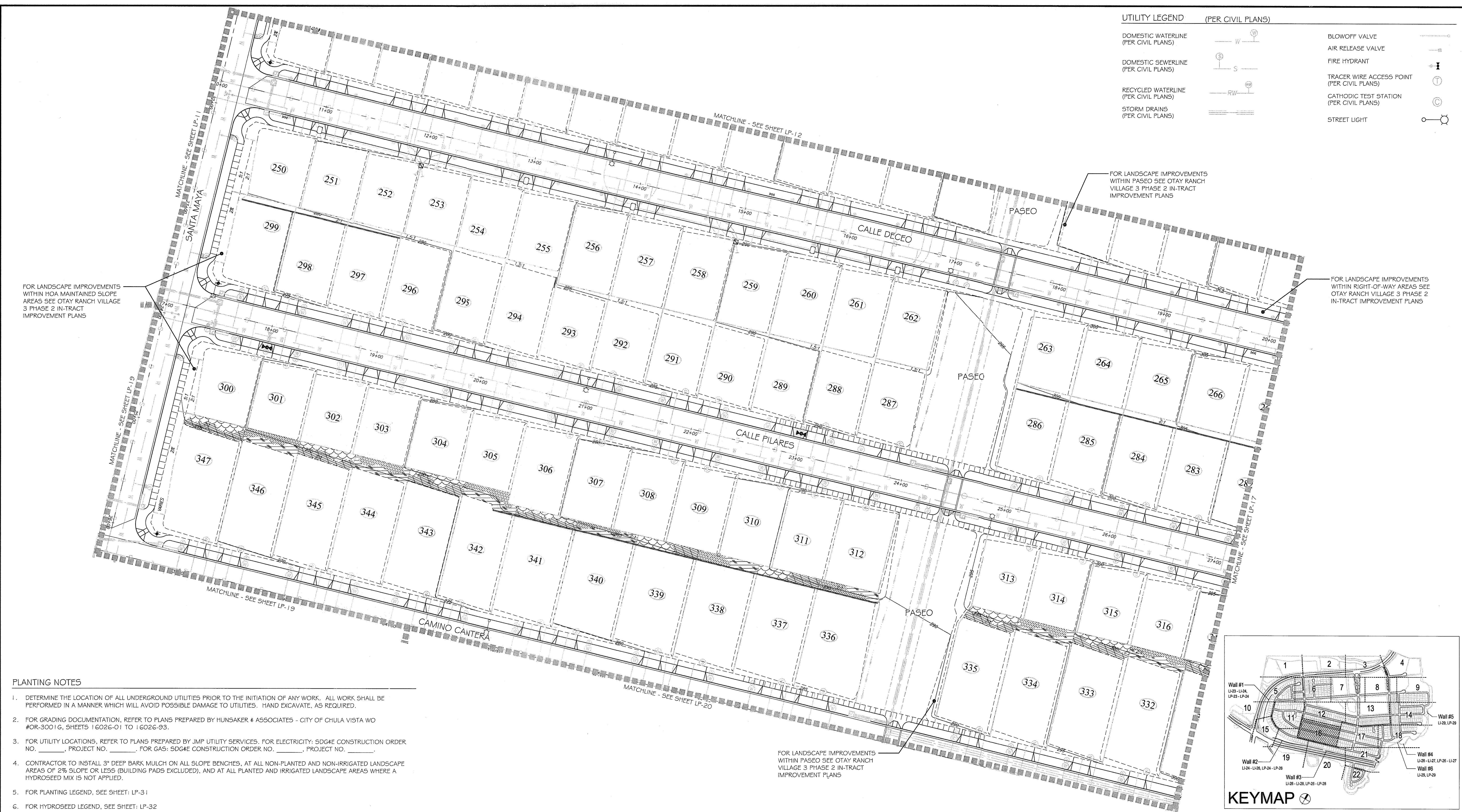
DOMESTIC WATERLINE (PER CIVIL PLANS)	BLOWOFF VALVE
DOMESTIC SEWERLINE (PER CIVIL PLANS)	AIR RELEASE VALVE
RECYCLED WATERLINE (PER CIVIL PLANS)	FIRE HYDRANT
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	STREET LIGHT

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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>Tributary LA, Inc.</p> <p>2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax</p>	<p>DATE: 27 AUG '19</p> <p>SCALE: 1" = 40'</p> <p>JOB NO. 15024</p> <p>DRAWN BY: T.P. / T.G.</p> <p>W.O. NO. OR-3001G</p>
			<p>CITY OF CHULA VISTA</p> <p>LANDSCAPE PLANTING PLAN FOR:</p> <p>OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL</p> <p>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	Plans Originally Approved:	Date
	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADD PLANTING AT MONUMENT WALL	08/27/19	[Signature]	BRASS BENCH MARKED "SD CITY ENGR" IN 3/4" IRON PIPE LOCATION: 1.5 MILES EAST OF INDIAN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMONTORY HIGH SLOAKER & 1700' SOUTHWESTLY OF WATER STORAGE FACILITY. (760) 1266 PER R.O.S. 16441 ELEV. -229.319' (MMW/88)	Horizontal 1" = 40' Vertical N/A		THOMAS A. PICARD	[Signature]	[Signature]	5-15-17	10-30-19



UTILITY LEGEND (PER CIVIL PLANS)

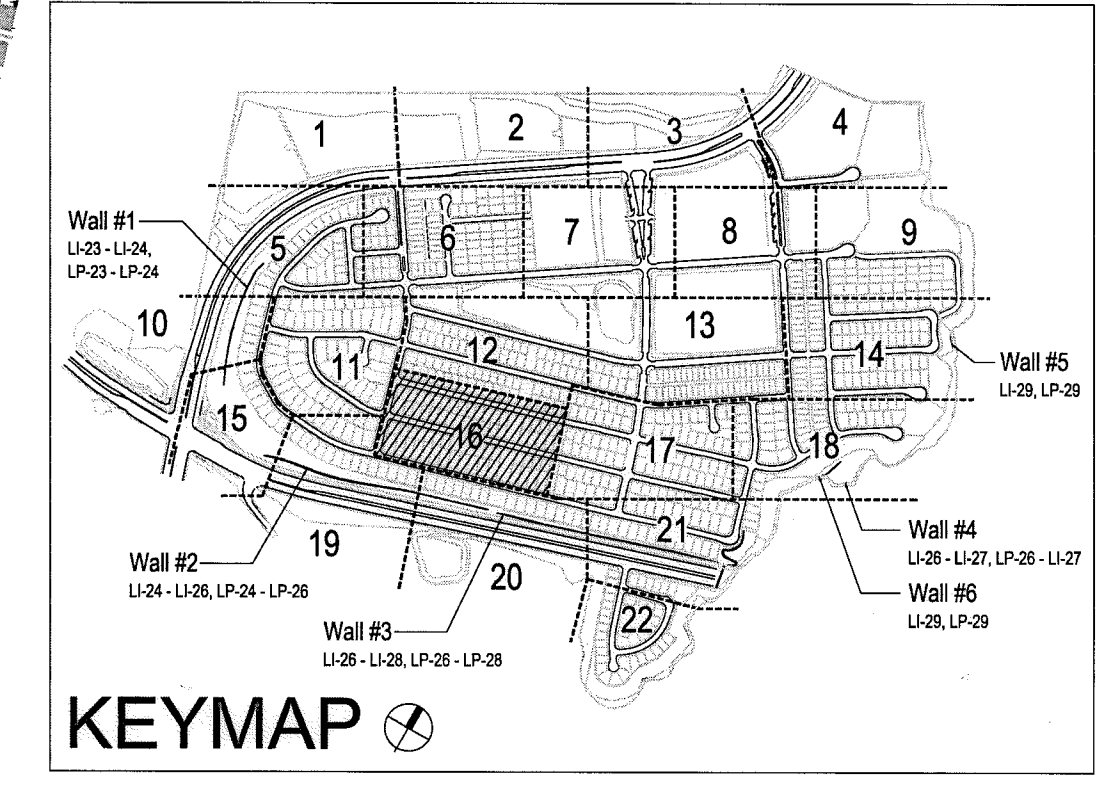
- DOMESTIC WATERLINE (PER CIVIL PLANS)
- DOMESTIC SEWERLINE (PER CIVIL PLANS)
- RECYCLED WATERLINE (PER CIVIL PLANS)
- STORM DRAINS (PER CIVIL PLANS)
- BLOWOFF VALVE
- AIR RELEASE VALVE
- FIRE HYDRANT
- TRACER WIRE ACCESS POINT (PER CIVIL PLANS)
- CATHODIC TEST STATION (PER CIVIL PLANS)
- STREET LIGHT

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

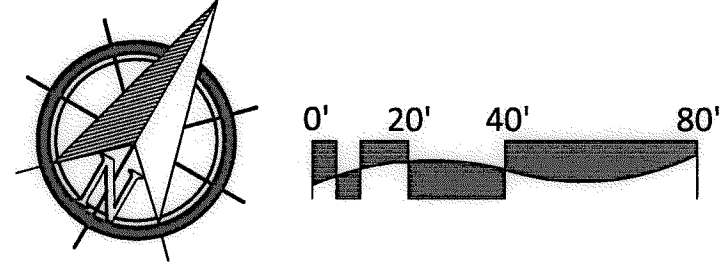
FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS

FOR LANDSCAPE IMPROVEMENTS WITHIN PASEO SEE OTAY RANCH VILLAGE 3 PHASE 2 IN-TRACT IMPROVEMENT PLANS



PLANTING NOTES

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 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



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

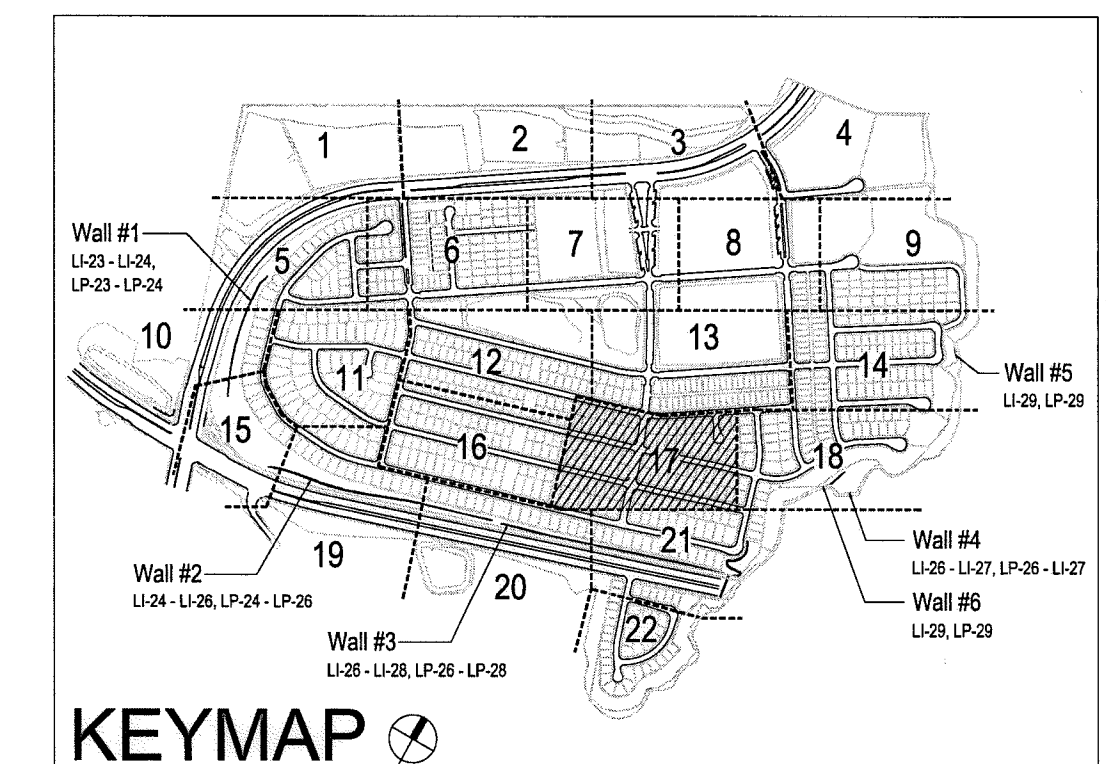
DRAWN BY: T.P./T.G.

W.O. NO. OR-3001G

CONSTRUCTION RECORD	REFERENCES 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

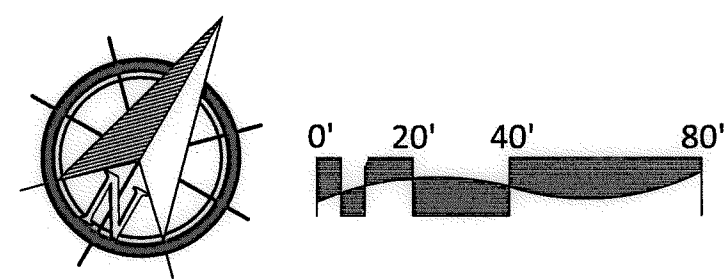
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2. FOR GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - CITY OF CHULA VISTA WO #OR-3001G, SHEETS 16026-01 TO 16026-93.
3. FOR UTILITY LOCATIONS, REFER TO PLANS PREPARED BY JMP UTILITY SERVICES. FOR ELECTRICITY: 5DG4E CONSTRUCTION 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.
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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)		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

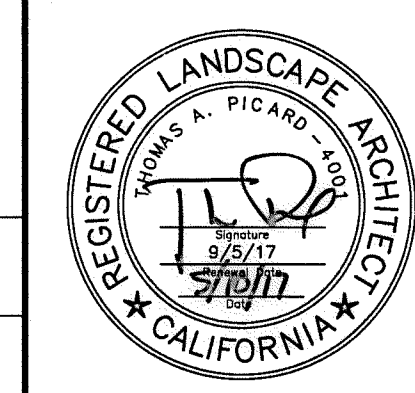
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"AS-BUILT"

SIGNED: _____ DATE: _____

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

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

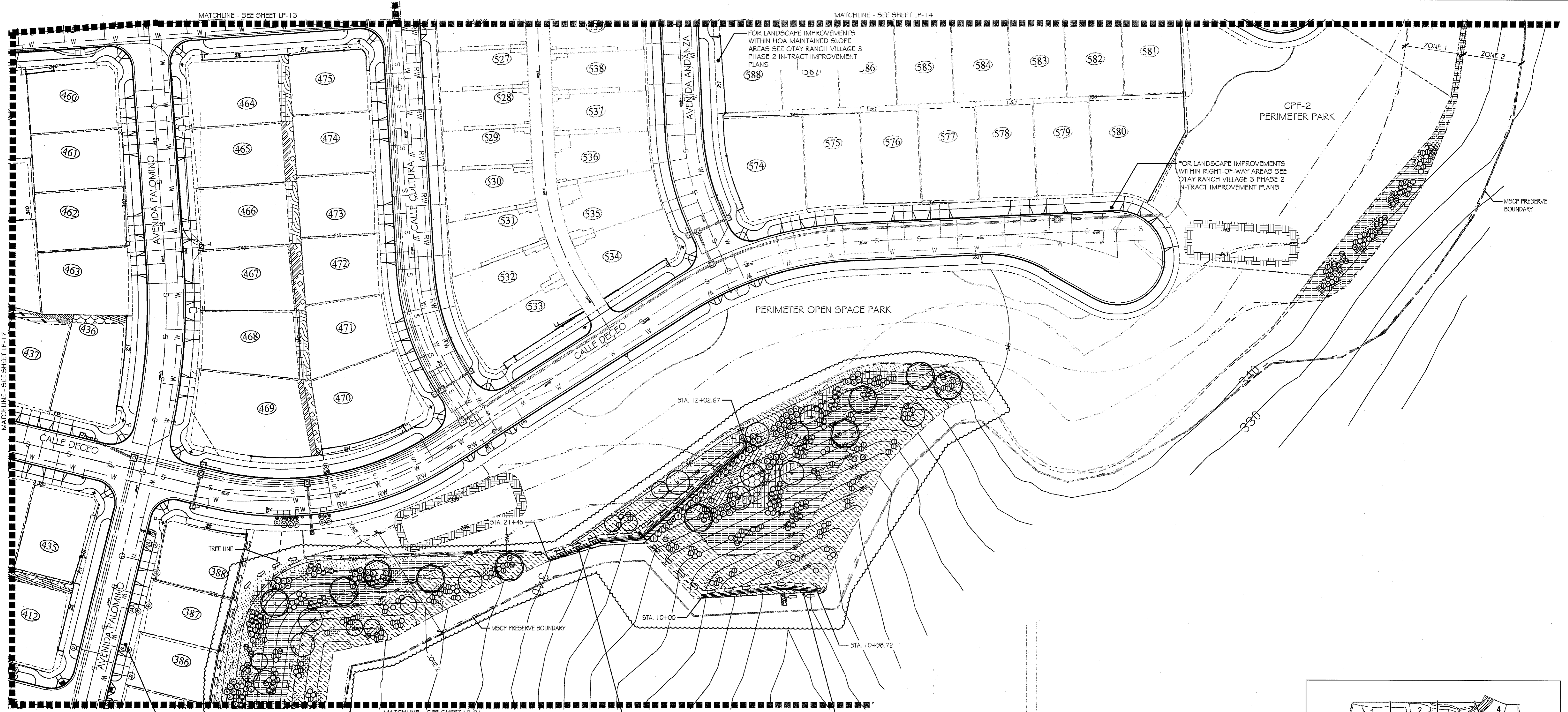


Tributary LA, Inc.

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., 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	Plans Prepared 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

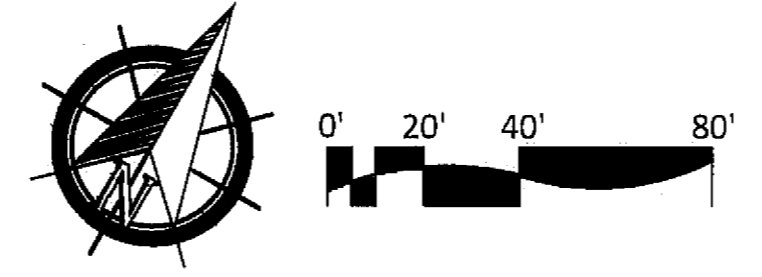
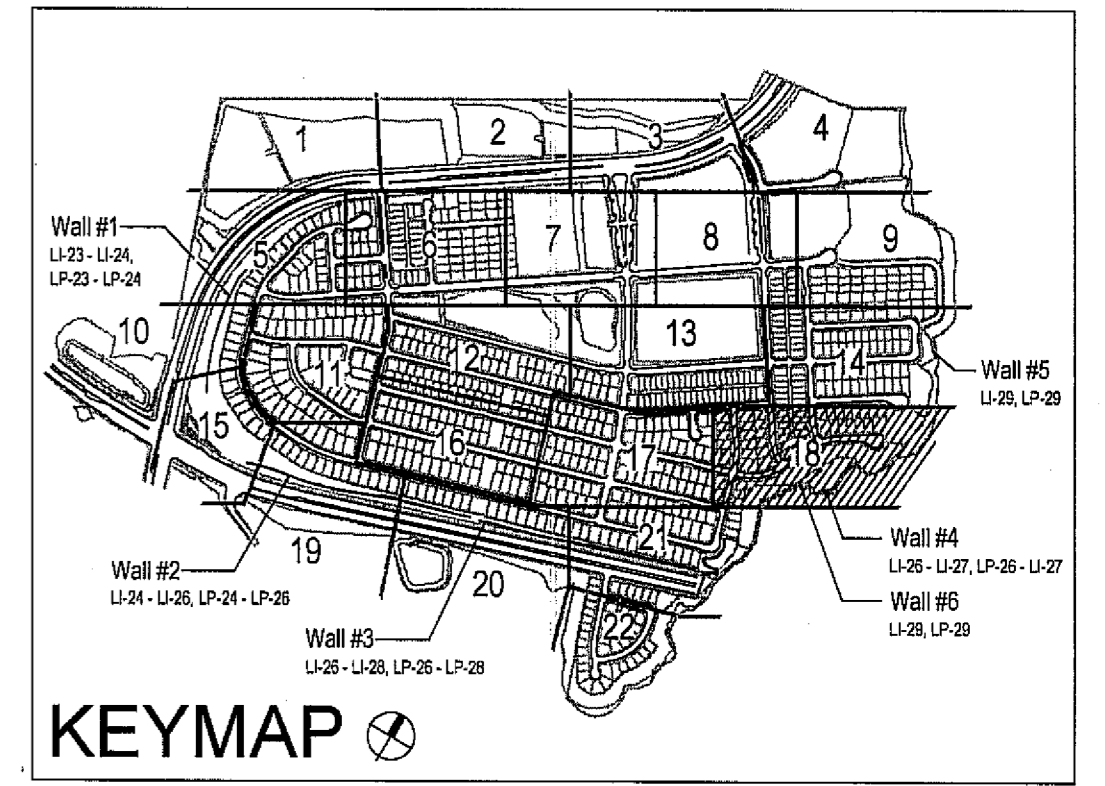
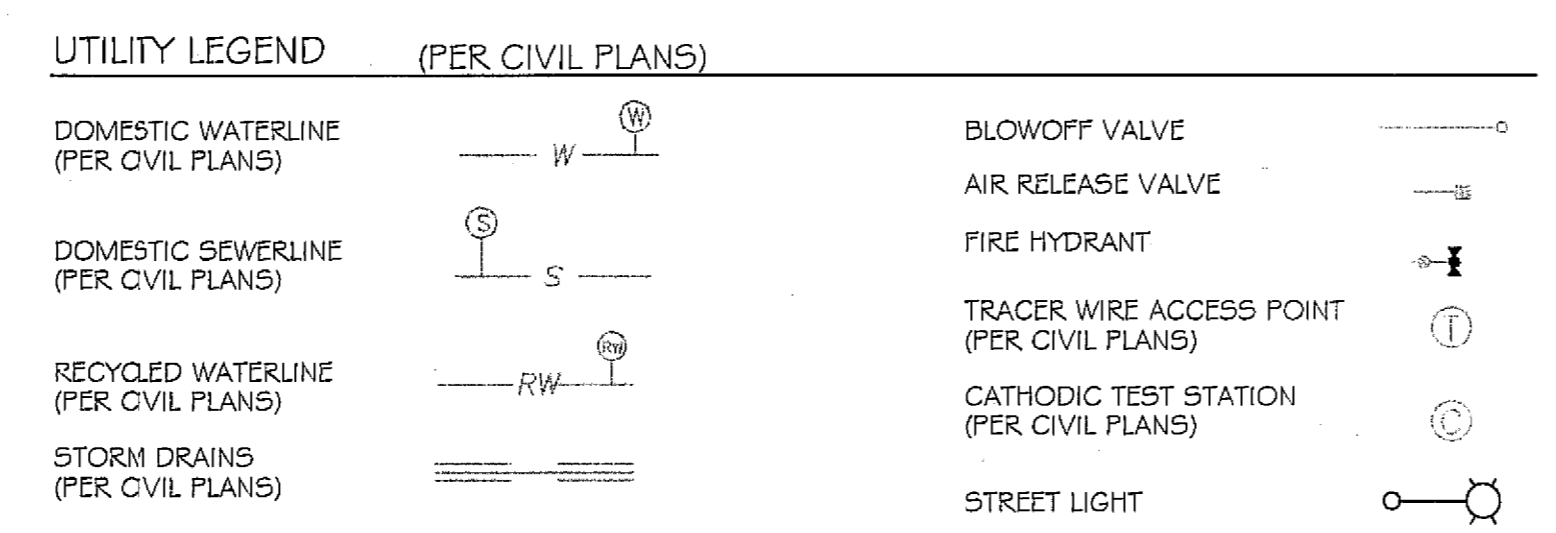


FOR LANDSCAPE IMPROVEMENTS WITHIN HOA MAINTAINED SLOPE AREAS SEE OTAY RANCH VILLAGE 3 PHASE 3 IN-TRACT IMPROVEMENT PLANS

WALL #6 PROFILE - PLANTING (SEGMENT 1)
10+00 TO 12+02.67

WALL #4 PROFILE - PLANTING (SEGMENT 1)
10+00 TO 10+98.72

- 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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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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Tributary LA, Inc.

2725 Jefferson Street, Suite 14
Carlsbad, CA 92008
760.434.9800 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.
Inspector _____ Date Completed _____	16026-01 - 16026-93	HUNSAKER & ASSOC.	5-22-19	16026-01 - 16026-93	THOMAS A. PICARD	1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN VIEW EASTERLY OF PROMONT 10' HIGH BOLLARD & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (71) 1356 PER R.O.S. 1483 ELEV=525.11' (NAD83)	Horizontal 1" = 40' Vertical N/A	Field	Thomas A. Picard	Plans Prepared Under Supervision of Kelly Broughton	Mark A. Caro	5-22-19	16050-72	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	Sheet 72 of 88

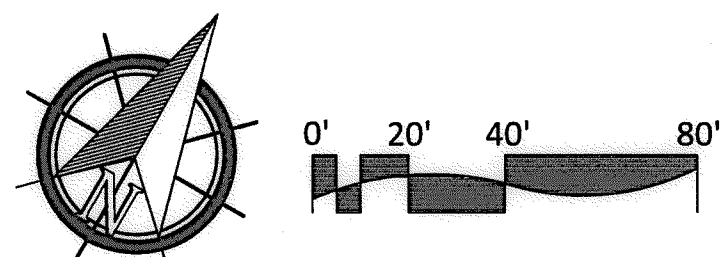
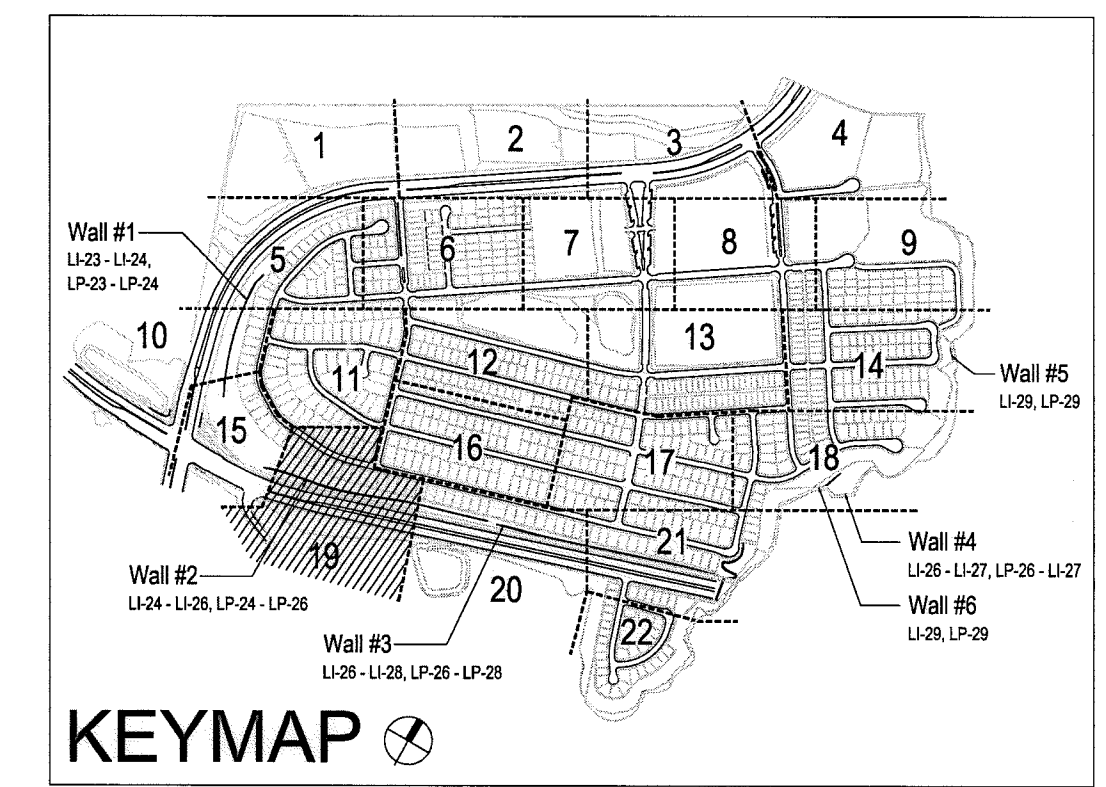
Print Date: 26 MAR '19 OWD WO# D0944-060189 Otay Ranch, Village 3 - Slope & Erosion Control

PLANTING NOTES

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UTILITY LEGEND (PER CIVIL PLANS)

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

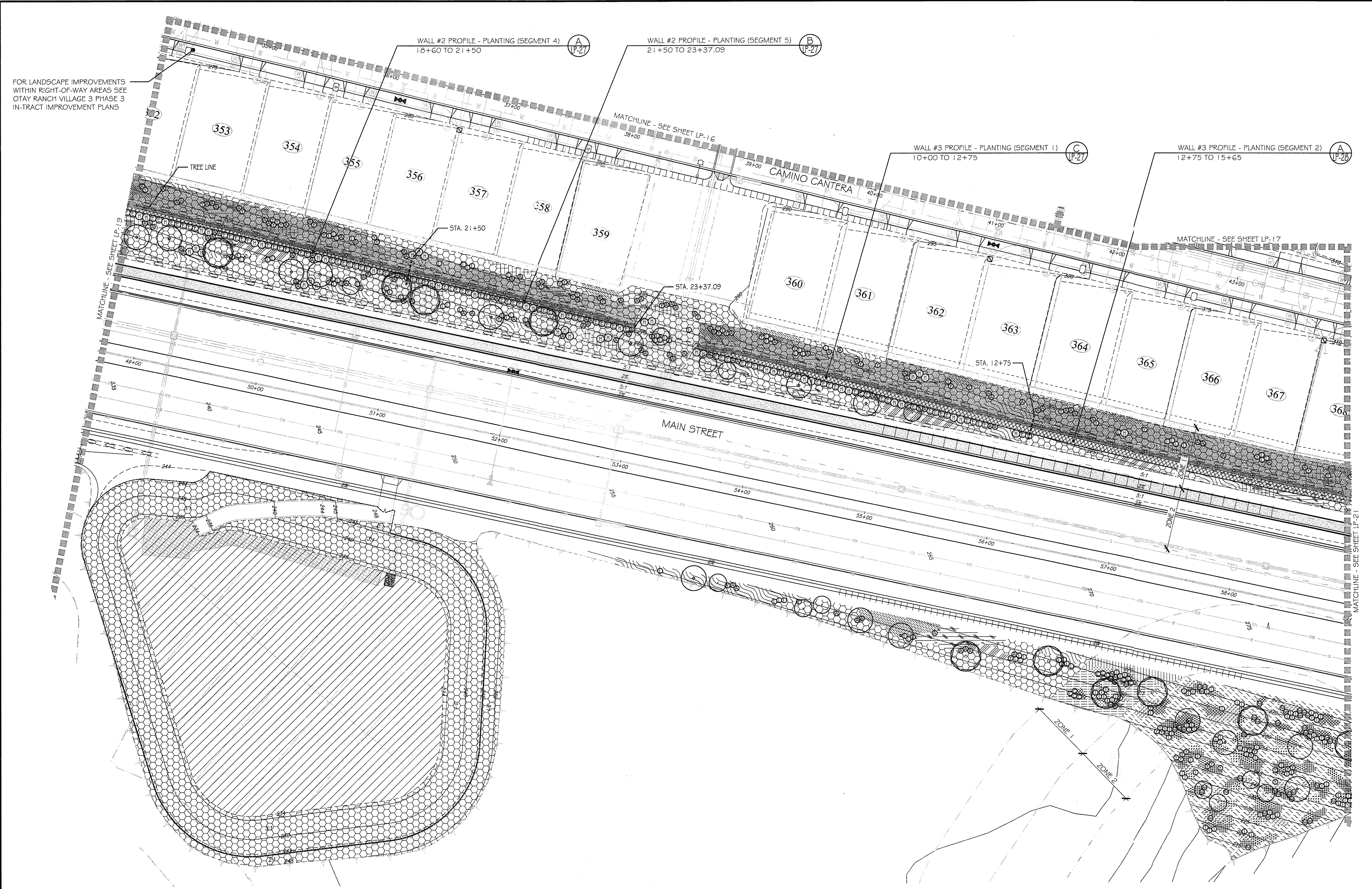


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				<p>SCALE: 1" = 40'</p>
<p>DATE: 5-15-17</p> <p>Approved: <i>Mary Madley</i> Director of Development Services or designee.</p>				<p>DATE: 10 APR '17</p> <p>SCALE: 1" = 40'</p> <p>JOB NO. 15024</p> <p>DRAWN BY: T.P./T.G.</p> <p>W.O. NO. OR-3001 G</p>

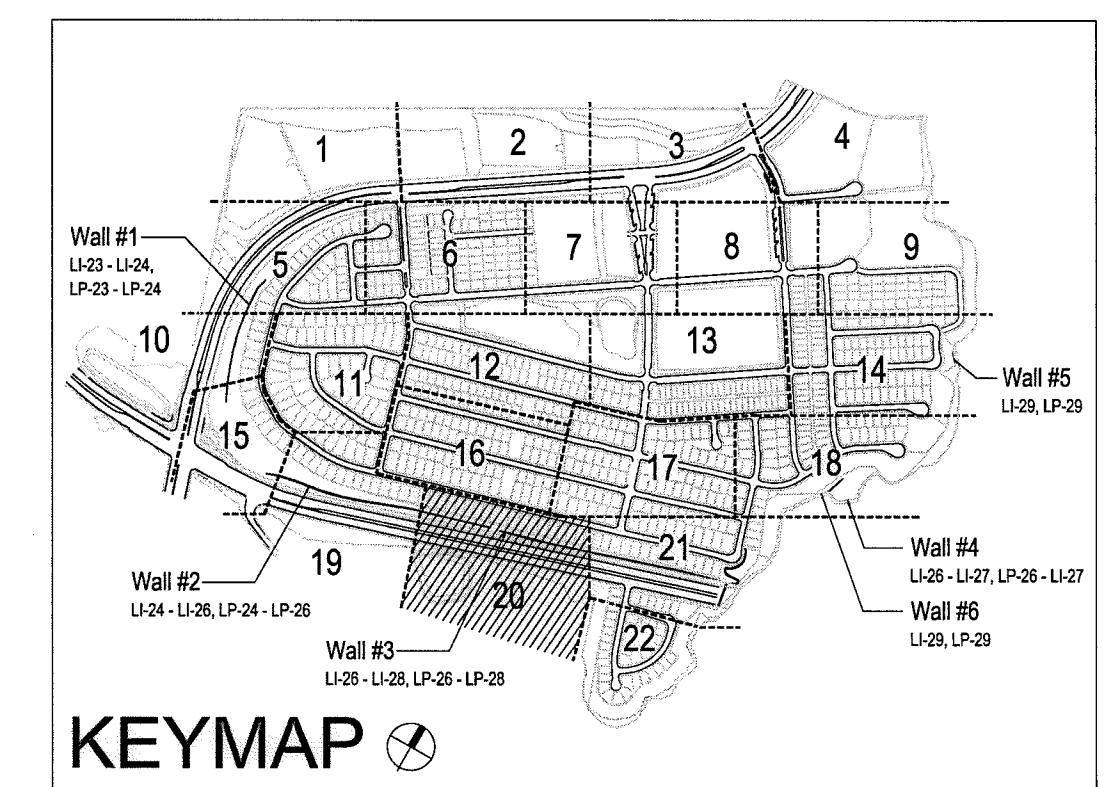
CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	CITY OF CHULA VISTA		Drawing No.
Contractor		07039-01 - 07039-26	HUNSAKER & ASSOC.				BRASS IRON MARKED "50" CITY ENGR. IN 3/4" RDI PIPE	Horizontal 1" = 40'	Field	THOMAS A. PICARD			Approved: <i>Mary Madley</i> Date: 5-15-17	LANDSCAPE PLANTING PLAN FOR:	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				Director of Development Services or designee.	OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL	Sheet 73 of 88
Date Completed														CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	LP-19

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



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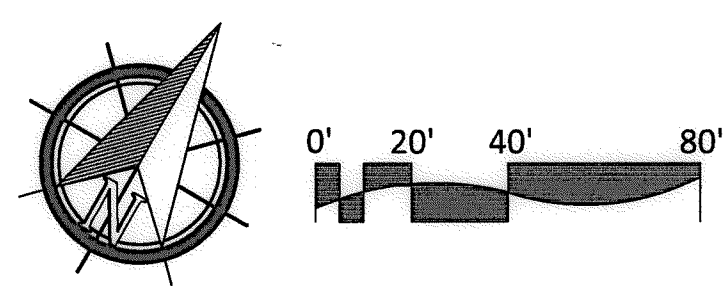
FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 3 IN-TRACT IMPROVEMENT PLANS



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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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

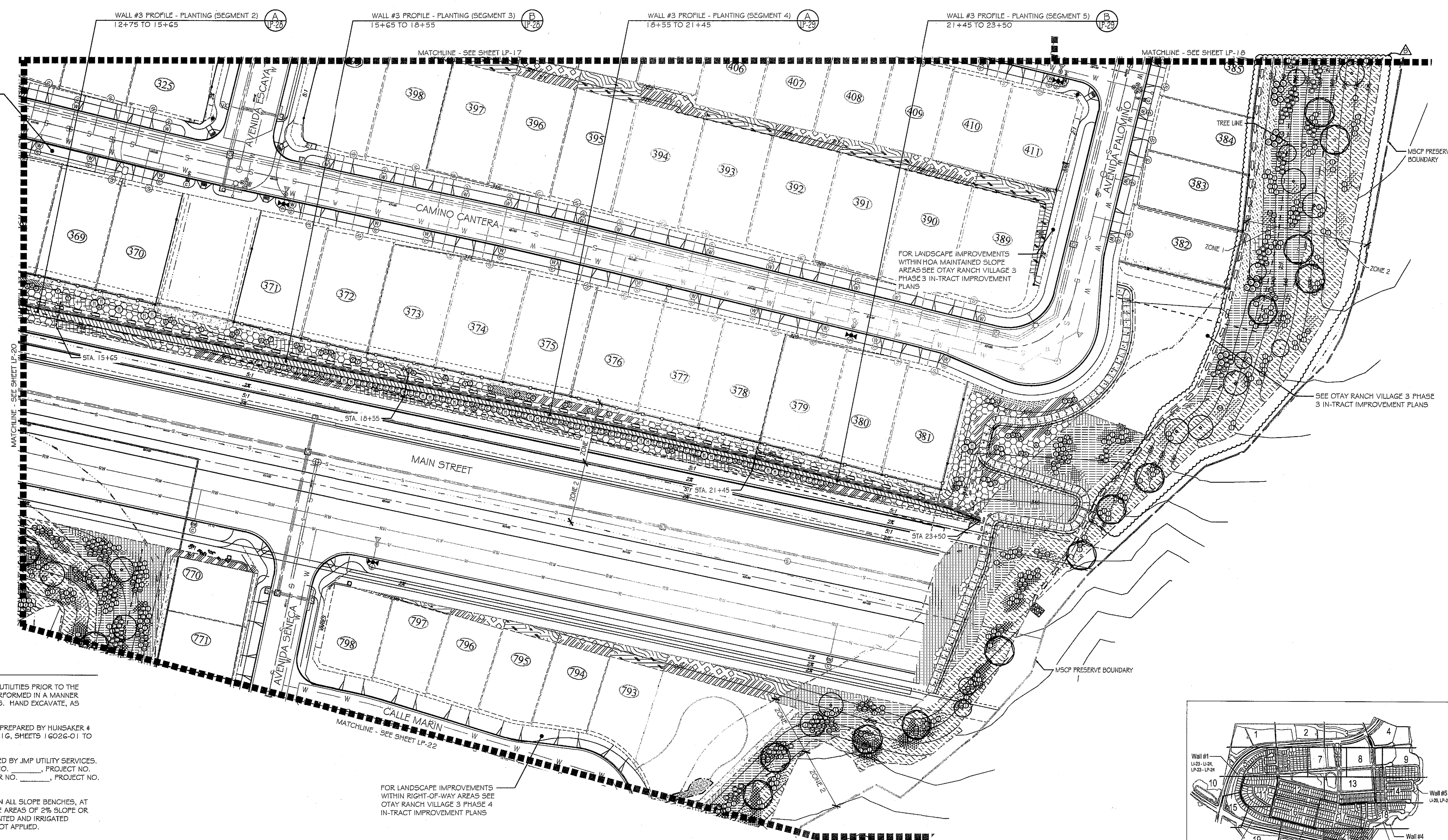
SCALE: 1" = 40'

JOB NO. 15024

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

W.O. NO. OR-300 IG

CONSTRUCTION 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: 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. (P.M. 1359 PER R.O.S. 1461) ELEV=925.319' (MWD/80)	Horizontal 1" = 40' Vertical N/A	Field	THOMAS A. PICARD	Plans Prepared Under Supervision Of _____ Date _____	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
Inspector _____														Sheet 74 of 88
Date Completed _____														LP-20



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

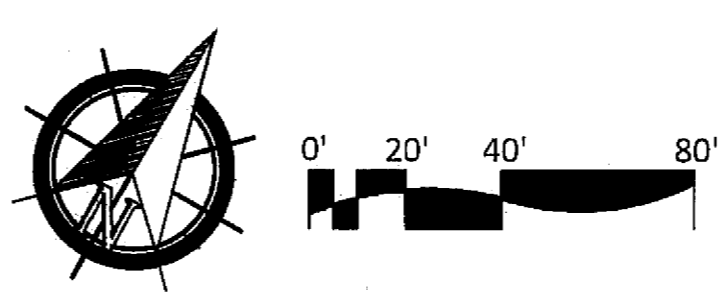
FOR LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY AREAS SEE OTAY RANCH VILLAGE 3 PHASE 4 IN-TRACT IMPROVEMENT PLANS

PLANTING NOTES

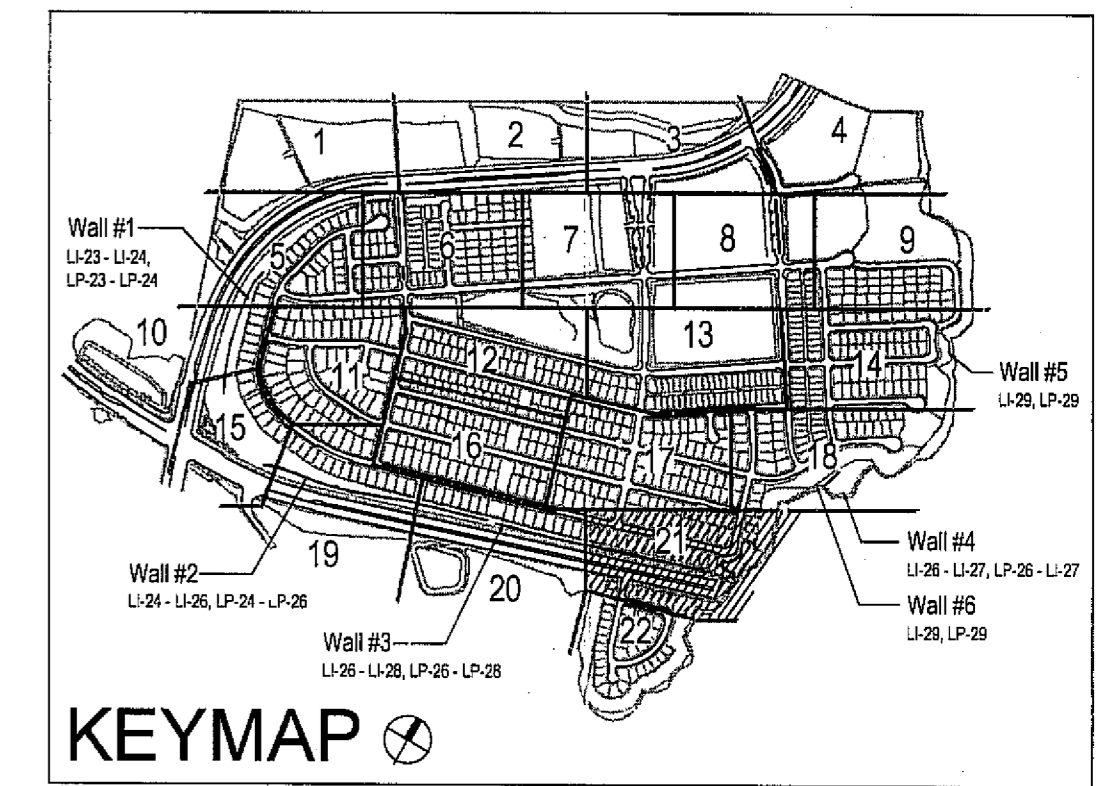
1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE, AS REQUIRED.
2. FOR GRADING DOCUMENTATION, REFER TO PLANS PREPARED BY HUNSAKER & ASSOCIATES - CITY OF CHULA VISTA WO #OR-3001 G, SHEETS 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.

UTILITY LEGEND (PER CIVIL PLANS)

DOMESTIC WATERLINE (PER CIVIL PLANS)	— W —	BLOWOFF VALVE	— B —
DOMESTIC SEWERLINE (PER CIVIL PLANS)	— S —	AIR RELEASE VALVE	— AR —
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	— SL —



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	DESCRIPTION	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. 5/22/19	5-22-19	[Signature]	BENCH MARK BENCH MARK MARKED "SO CITY ENGR." IN 3/4" 1.5" HOLE EAST OF INTY. OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN TOP SOUTHWEST OF PROPERTY TO HIGH SHOULDER & 1700' SOUTHWEST OF WIND STORAGE FACILITY. (771 1359 PER R.O.S. 1464) 025-025-01P (REVISED)	Horizontal 1" = 40' Vertical N/A		THOMAS A. PICARD	[Signature]	[Signature]	Approved: Mark A. Cano 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	16050-75	
Inspector															
Date Completed															

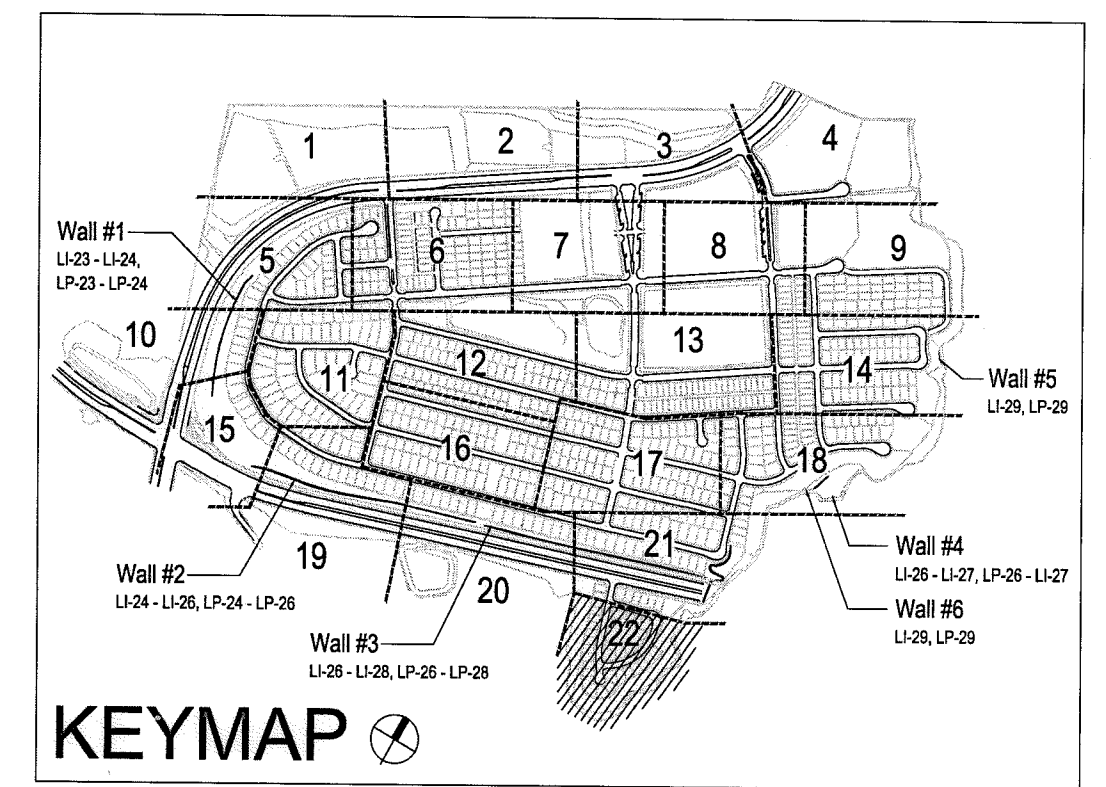


UTILITY LEGEND (PER CIVIL PLANS)

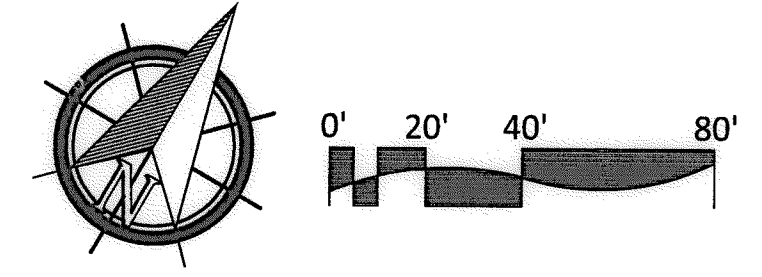
DOMESTIC WATERLINE (PER CIVIL PLANS)		BLOWOFF VALVE	
DOMESTIC SEWERLINE (PER CIVIL PLANS)		AIR RELEASE VALVE	
RECYCLED WATERLINE (PER CIVIL PLANS)		FIRE HYDRANT	
STORM DRAINS (PER CIVIL PLANS)		TRACER WIRE ACCESS POINT (PER CIVIL PLANS)	
		CATHODIC TEST STATION (PER CIVIL PLANS)	
		STREET LIGHT	

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



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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" = 40'

JOB NO. 15024

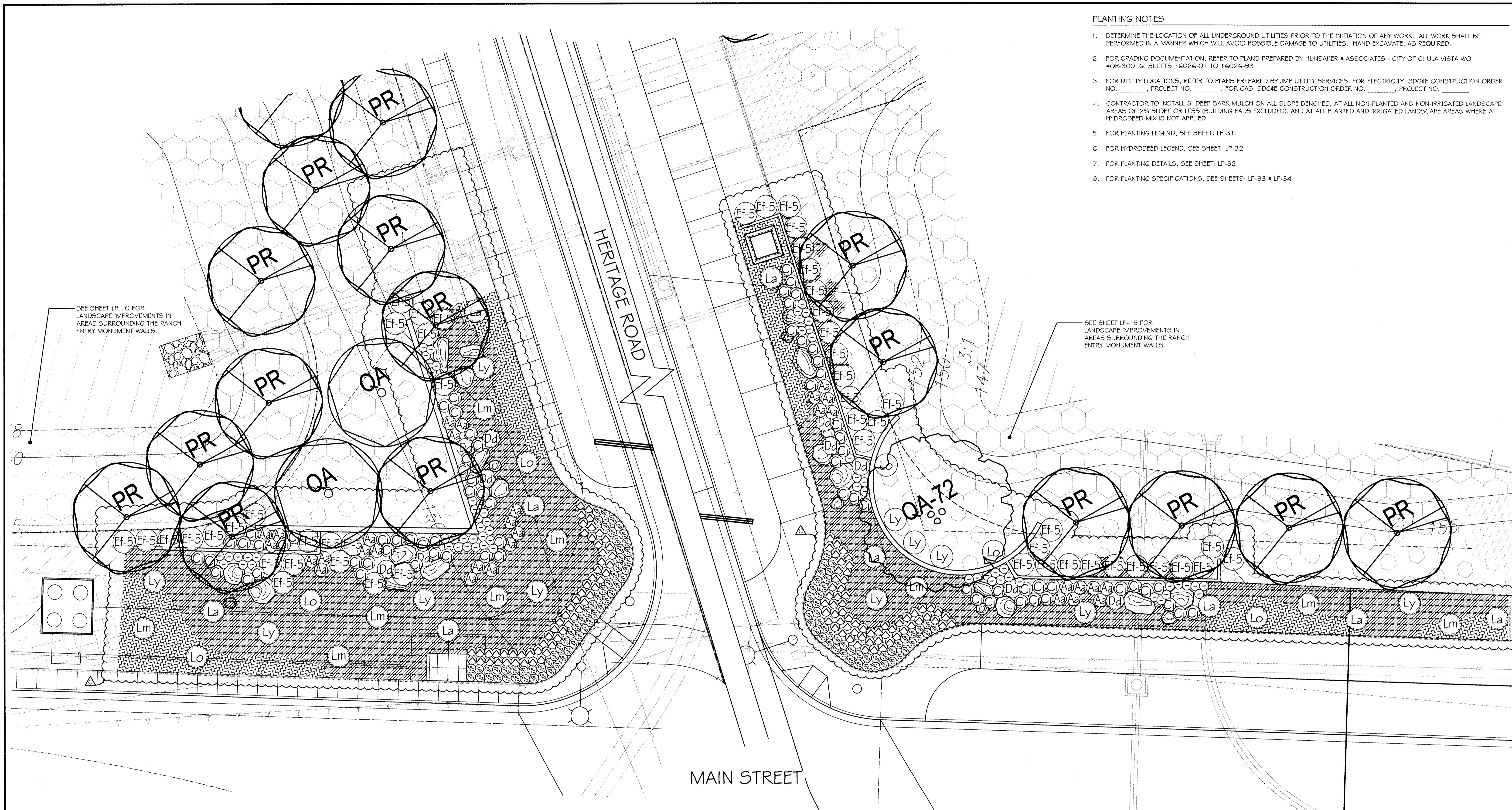
DRAWN BY: T.P./T.G.

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.	
		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	Approved: <i>Mary Kallay</i> Date: 5-15-17	Thomas A. Picard	Kelly Broughton	LANDSCAPE PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02		16050 - 76
Contractor														Sheet 76 of 88		
Inspector														LP-22		
Date Completed																

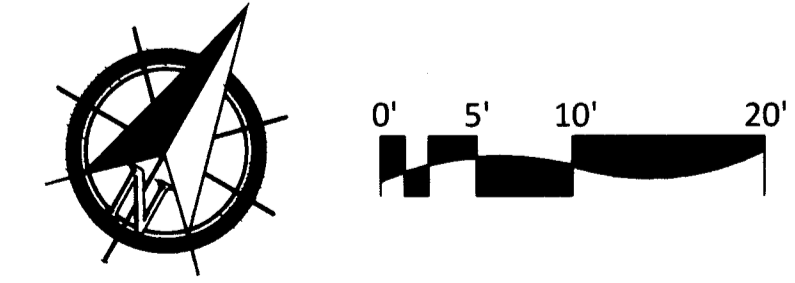
PLANTING NOTES

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-32
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

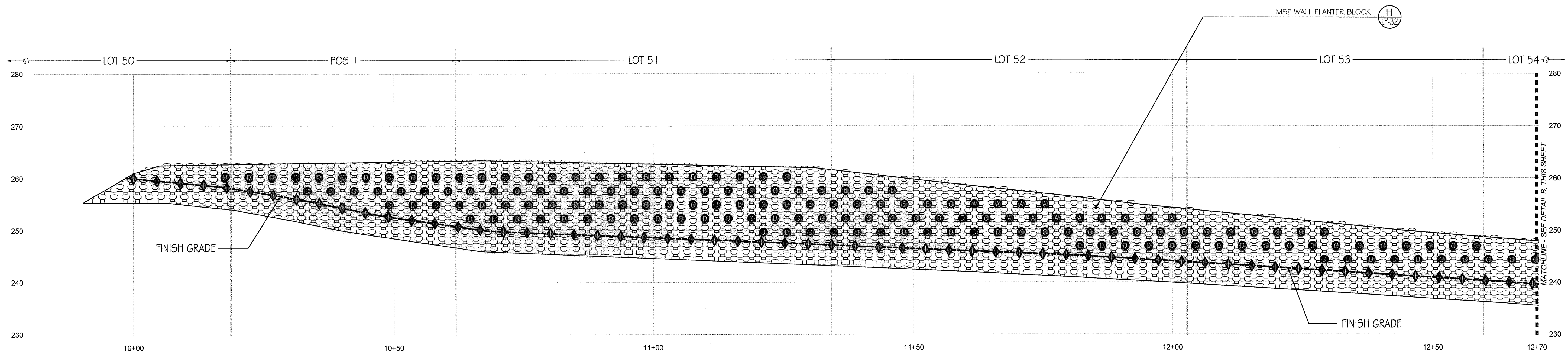
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600



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" = 10'
JOB NO.:	15024
DRAWN BY:	T.P. / T.G.
W.O. NO.:	OR-3001G

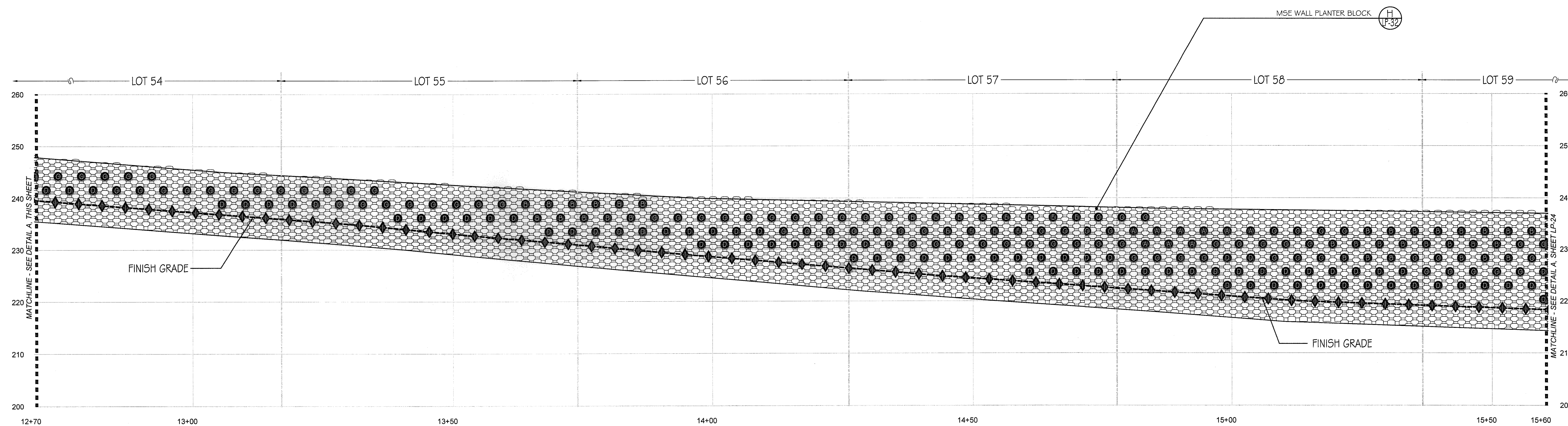
CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Plans Originally Approved:	5-15-17	CITY OF CHULA VISTA	Drawing No.
Contractor	16026-01 - 16026-93	HUNSAKER & ASSOC.	ADJ. PLANTING AT MONUMENT WALL	01/29/19	[Signature]	1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (TYP) 1500 PER P.L.S. 14841) ELEV=629.31' (MWD'98)	Horizontal 1" = 10' Vertical N/A	Field	Plans Prepared Under Supervision Of Thomas A. Picard	[Signature]	[Signature]	Approved: [Signature] Kelly Broughton Director of Development Services or designee.	Date: 10-30-19	LANDSCAPE RANCH ENTRY ENLARGMENT PLANTING PLAN FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02	16050 - 77
Inspector															Sheet 77 of 88
Date Completed														REPLACEMENT SHEET	



(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"

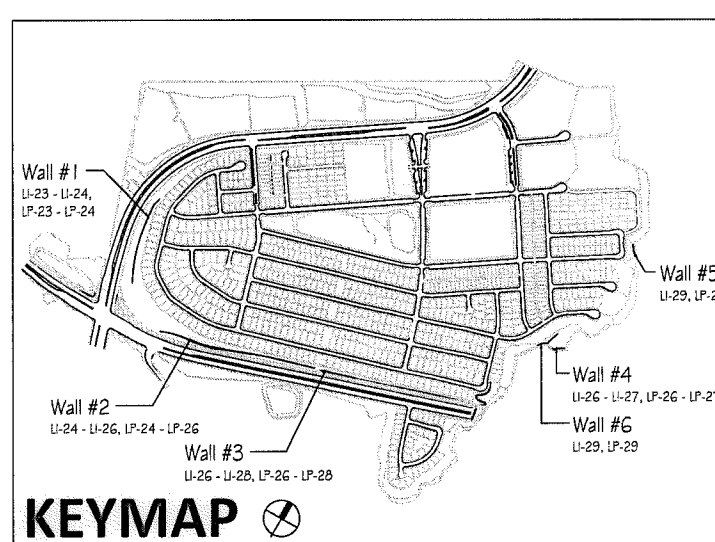


(B) WALL #1 PROFILE - PLANTING (SEGMENT 2)

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. _____

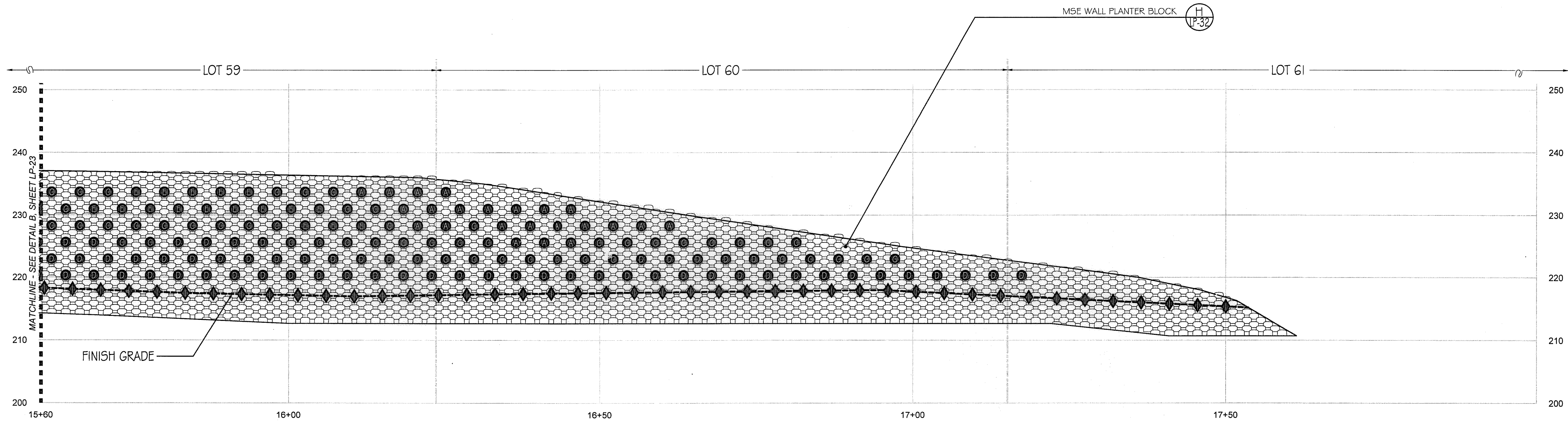


Tributary LA, Inc.

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

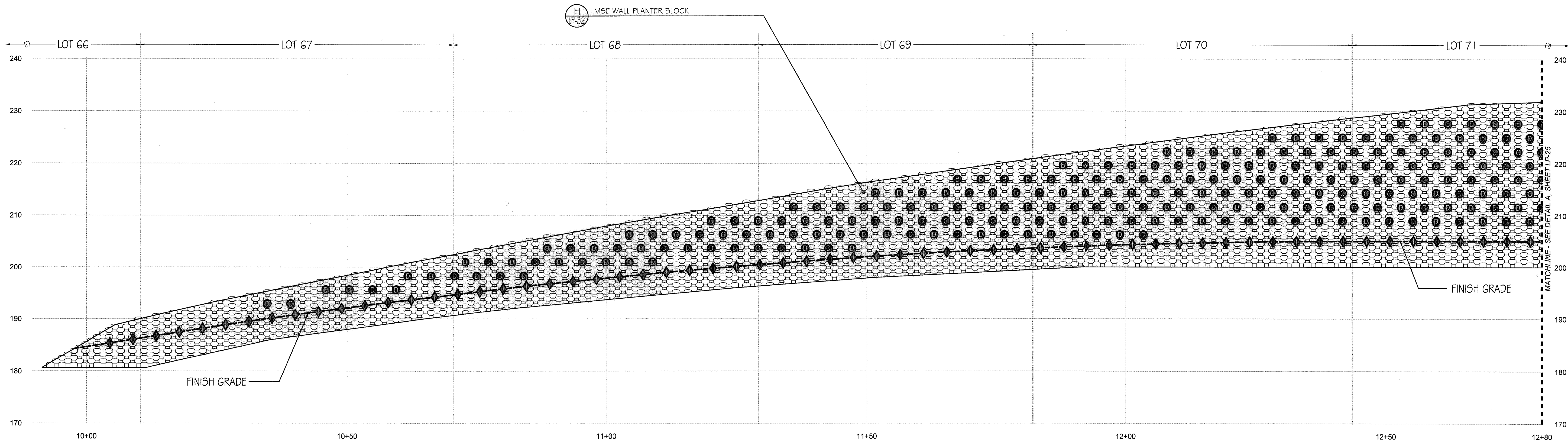
CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	CITY OF CHULA VISTA		Drawing No.	
		07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" FOR PIPE LOCATION: 1.3 MILES EAST OF INTX OF MAIN ST. & HERITAGE 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			Approved: <i>Mary Walker</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 - 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"



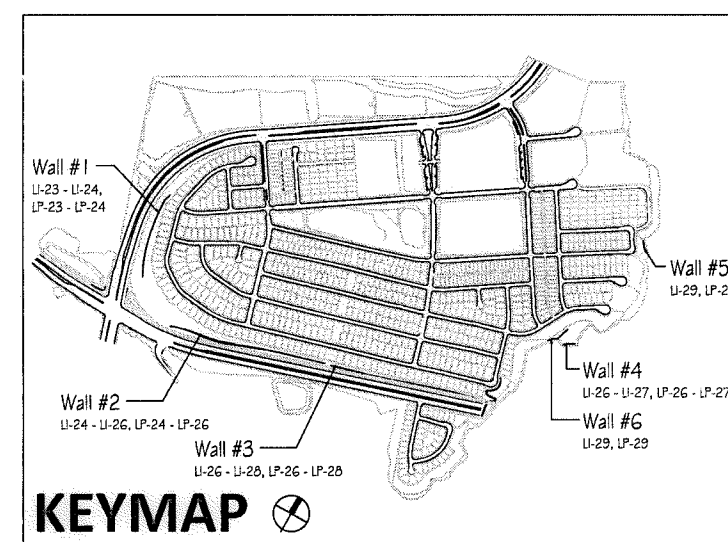
(B) WALL #2 PROFILE - PLANTING (SEGMENT 1)

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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1-800-227-2600

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

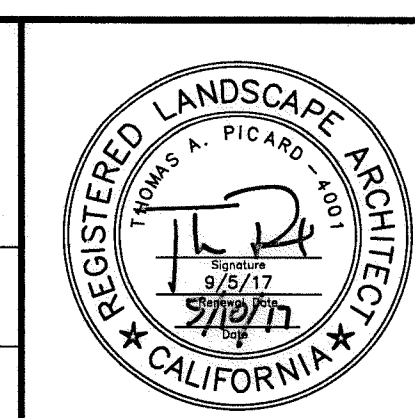
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"AS-BUILT"

SIGNED: _____ DATE: _____

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

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

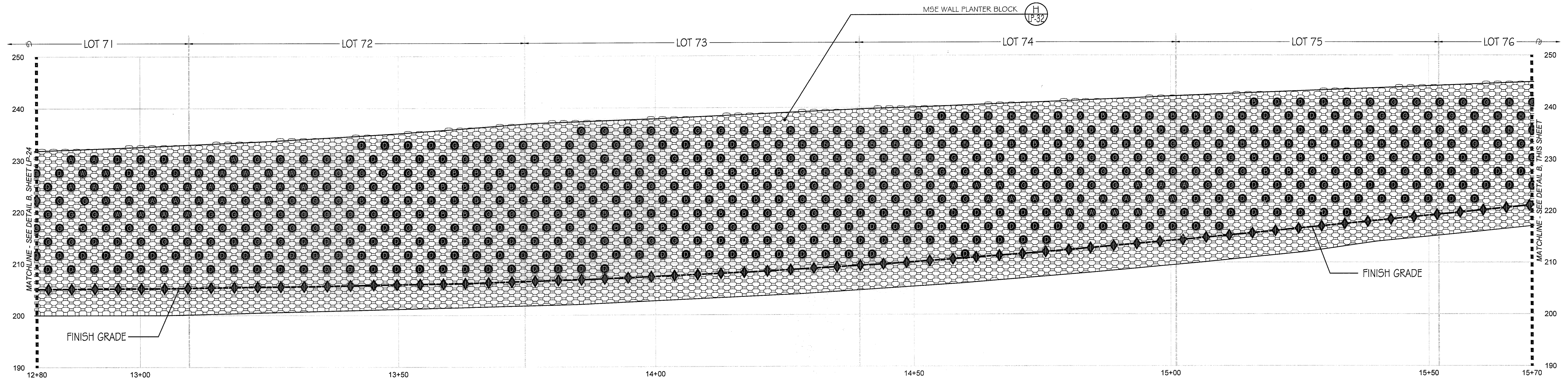


Tributary LA, Inc.

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

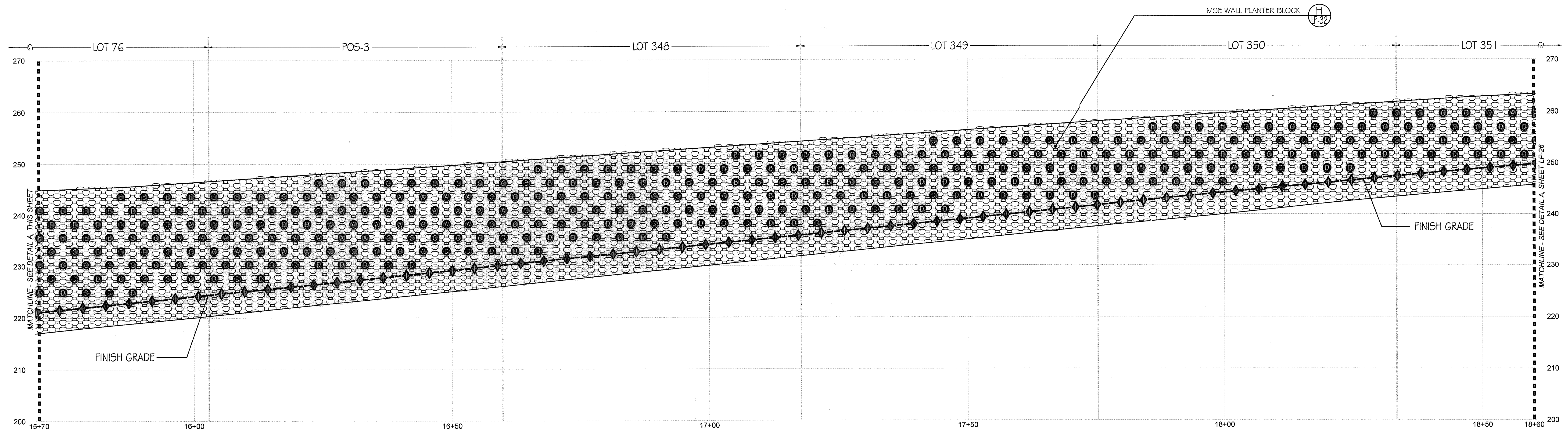
CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved:	CITY OF CHULA VISTA	Drawing No.	
Contractor _____	07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE LOCATION: 1.5 MILES EAST 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	Kelly Broughton	_____	_____	Approved: <i>Mary Radley</i> 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



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"

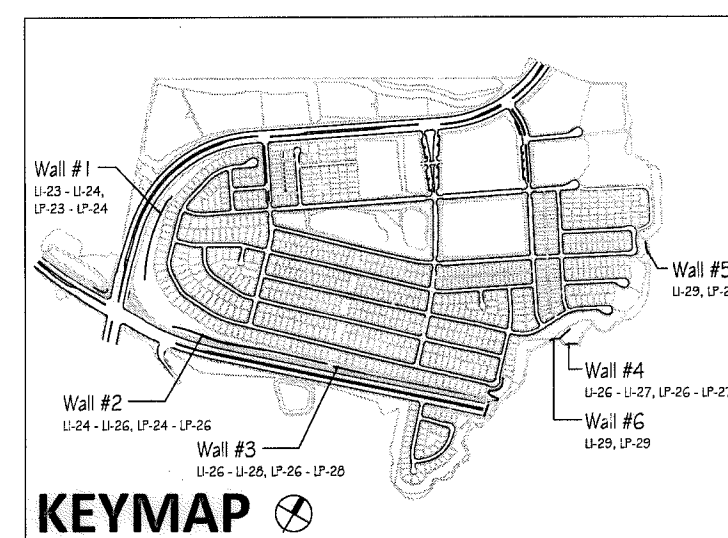


B WALL #2 PROFILE - PLANTING (SEGMENT 3)

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



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

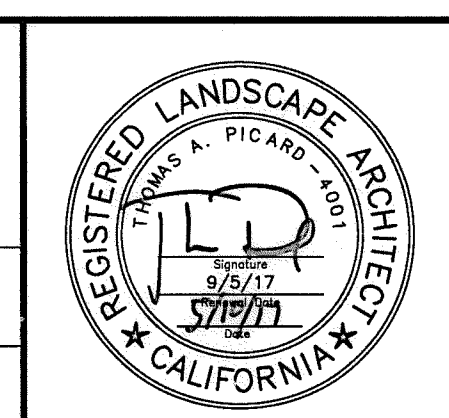
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"AS-BUILT"

SIGNED: _____ DATE: _____

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

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____

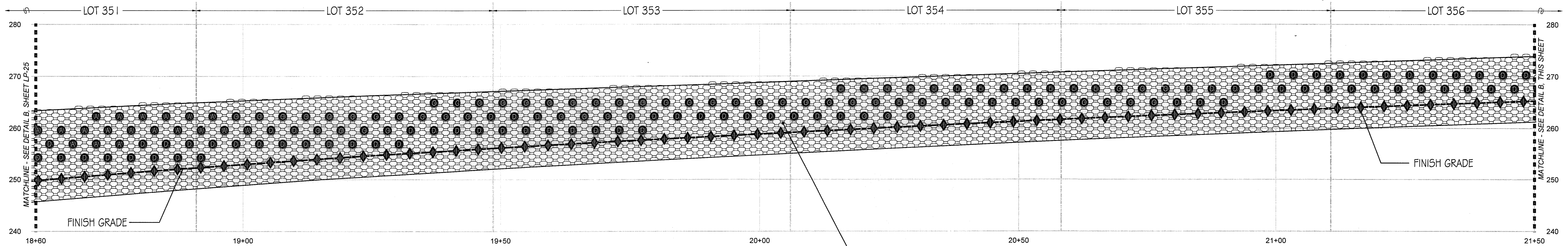


Tributary LA, Inc.

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

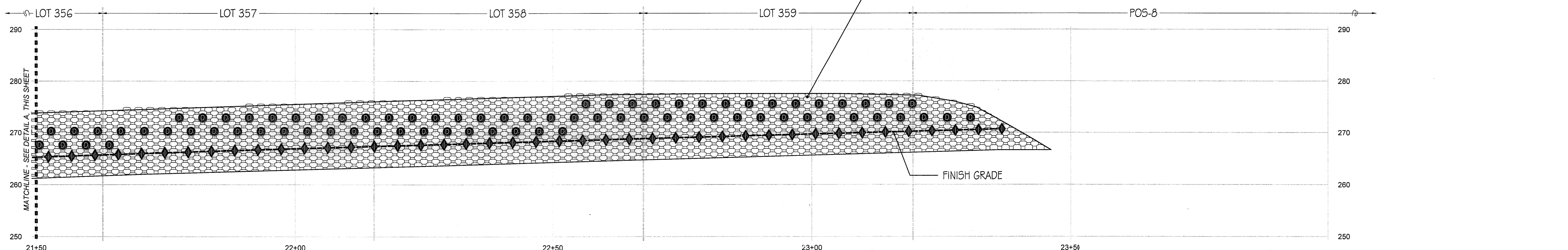
CONSTRUCTION RECORD		REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	CITY OF CHULA VISTA		Drawing No.	
Contractor		07039-01 - 07039-26	HUNSAKER & ASSOC.				BRSS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE 1.5 MILES EAST OF INTX OF MAIN ST. & HERITAGE RD ON ROCK MOUNTAIN 100' 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
Inspector								Vertical	Field						Sheet 80 of 88	
Date Completed								N/A	Traffic						LP-26	



(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.)

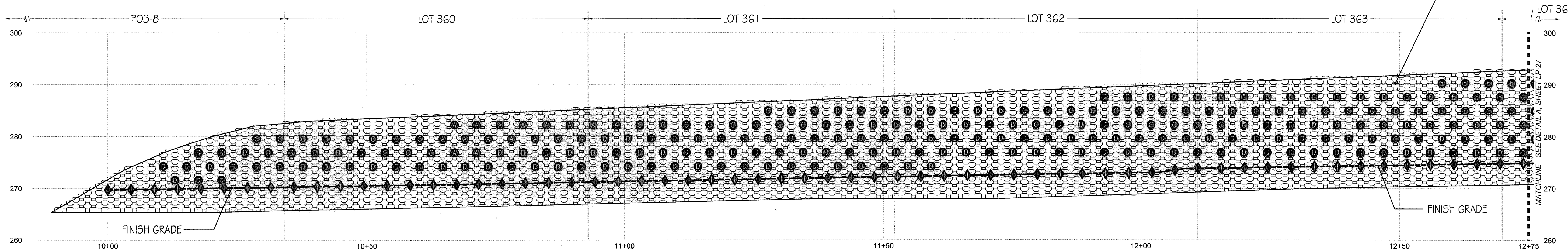
SCALE: 1" = 10'-0"



(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.)

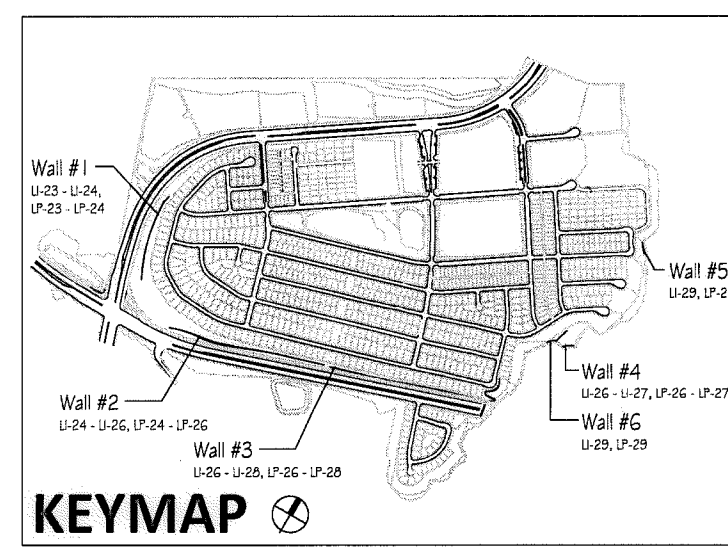
SCALE: 1" = 10'-0"



(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"



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

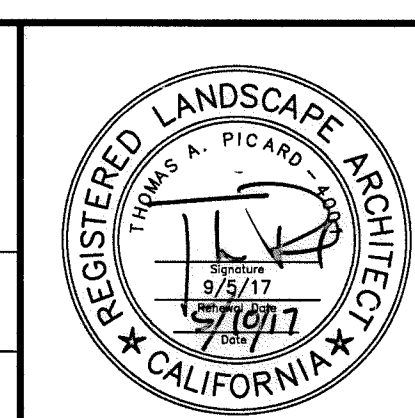
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

"AS-BUILT"

SIGNED: _____ DATE: _____

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

DISCIPLINE: LANDSCAPE ARCHITECT REGIST. EXP. _____



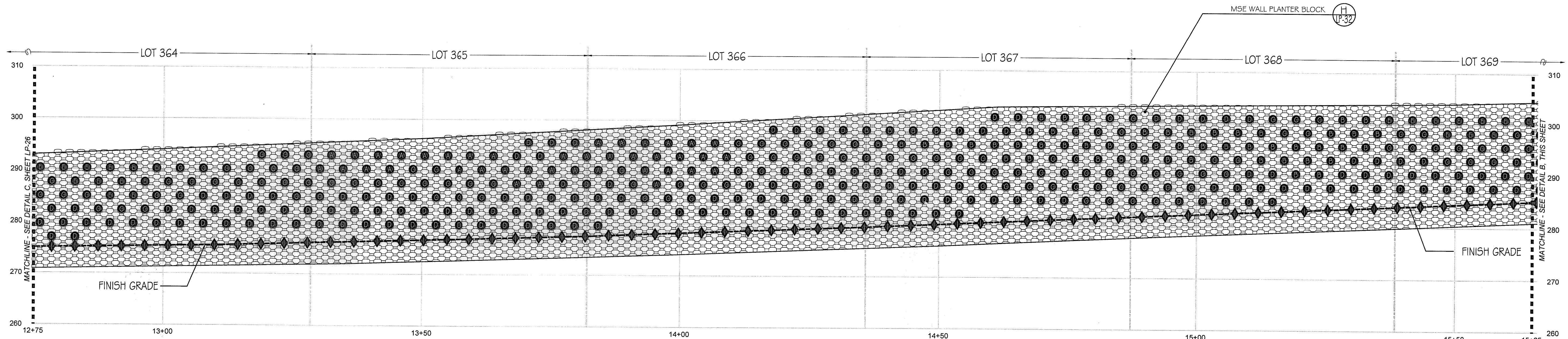
Tributary LA, Inc.

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

- 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

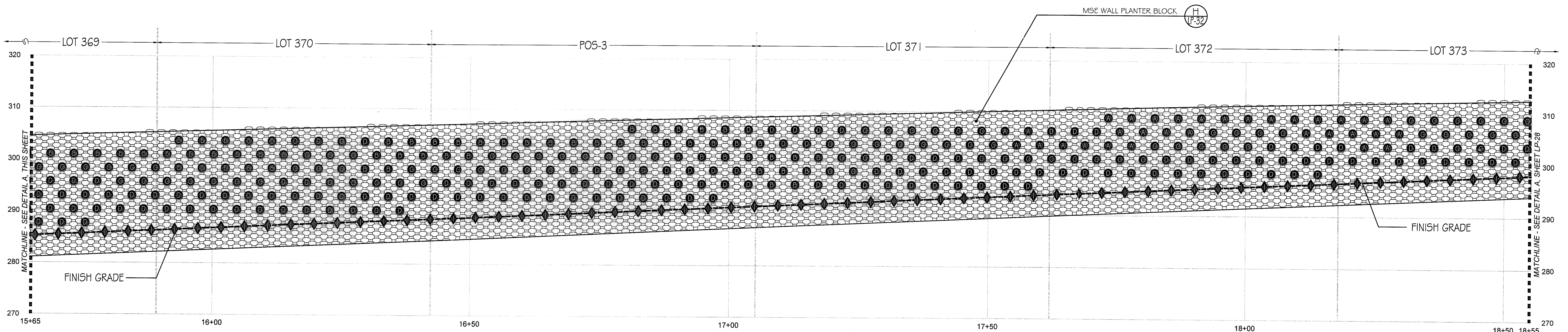
CONSTRUCTION RECORD	REFERENCES	BY	REVISIONS	Date	App'd	BENCH MARK	SCALE	Office	Designed By	Drawn By	Checked By	Approved:	Date:	CITY OF CHULA VISTA	Drawing No.	
Contractor _____	07039-01 - 07039-26	HUNSAKER & ASSOC.				DESCRIPTION: BRGS. DISK MARKED "SD CITY ENGR." IN 3/4" RCH PIPE LOCATION: 1.5 MILES 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=652.319' (MWD 50)	Horizontal	Field _____	THOMAS A. PICARD	Plans Prepared Under Supervision Of _____	_____	_____	Mary Kadley	5-15-17	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"

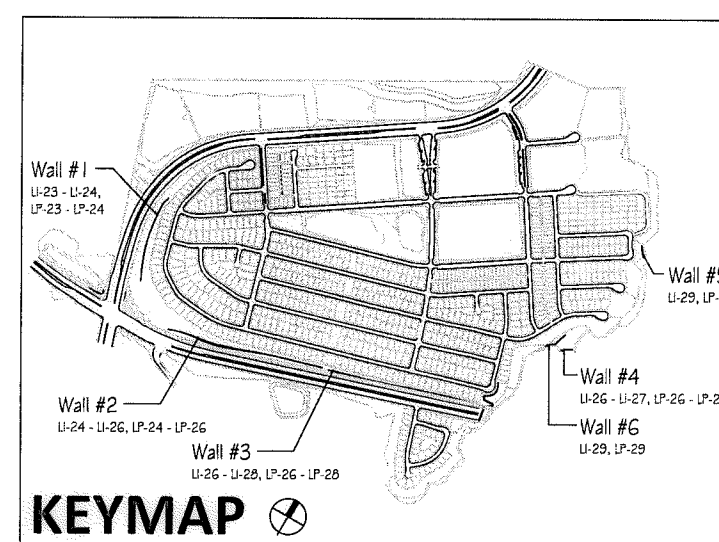


B WALL #3 PROFILE - PLANTING (SEGMENT 3)

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.



IT'S THE LAW! 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" = 10'

JOB NO. 15024

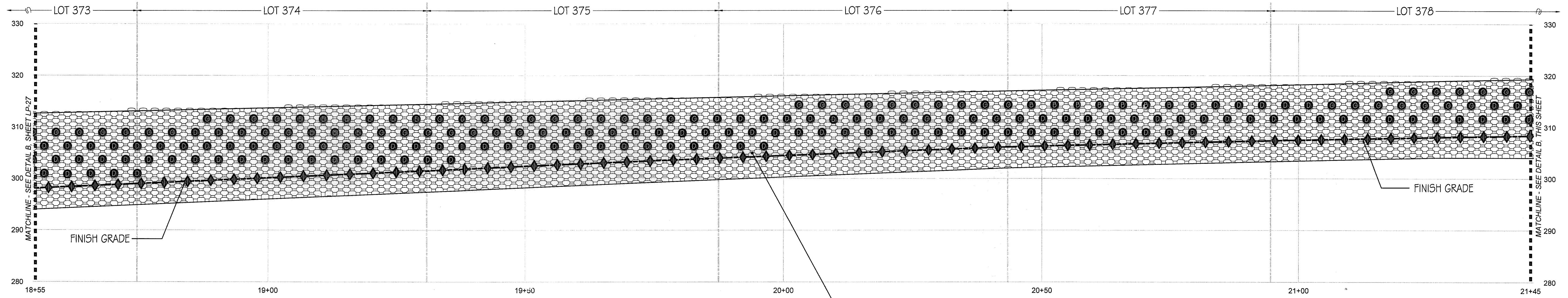
DRAWN BY: T.P. / T.G.

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.	
		07039-01 - 07039-26	HUNSAKER & ASSOC.				BRASS DISK MARKED "SO CITY ENGR." IN 3/4" DIA. P.P.C. 1.5 MILES EAST OF INDIAN MAIN ST. & HERITAGE RD. IN ROCK MOUNTAIN 110' EA. PERLY 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	Plans Prepared Under Supervision Of			MSE WALL PLANTING PLANS FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02		16050 - 82
Contractor								Vertical	Traffic	Approved: <i>Mary Bradley</i> Date: 5-15-17	Kelly Broughton				Sheet 82 of 88	
Inspector								N/A		R.L.A. No. 4001		Director of Development Services or designee.		LP-28		
Date Completed																

Print Date: 10 APR '17

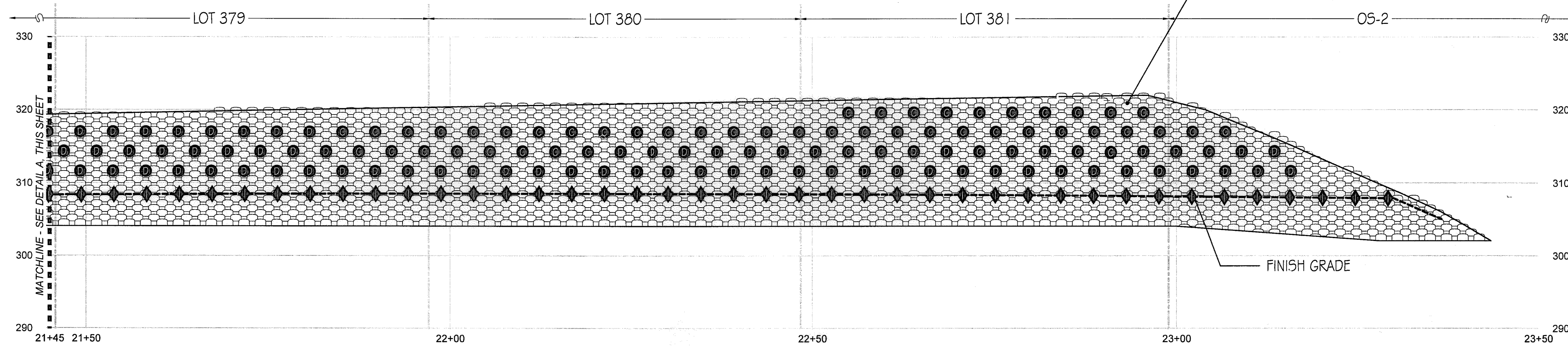
Otay Ranch, Village 3 - Slope & Erosion Control



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.)

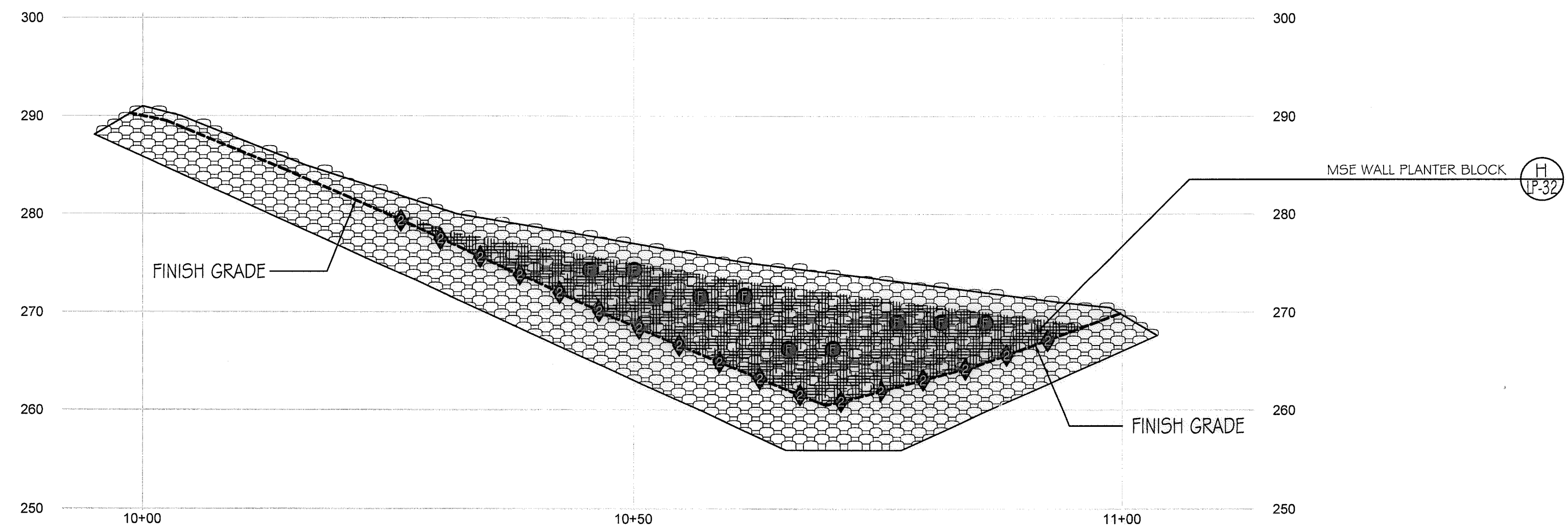
SCALE: 1" = 10'-0"



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"

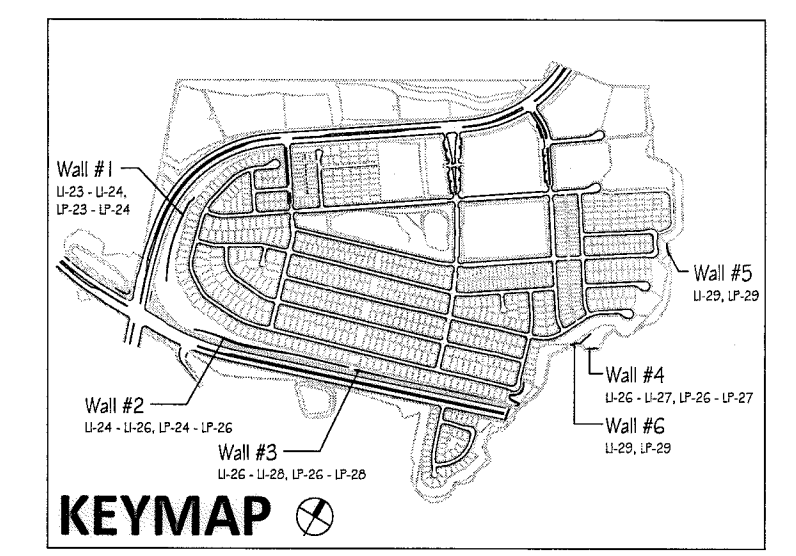


C WALL #4 PROFILE - PLANTING (SEGMENT 1)

STA. 10+00 to 10+98.72 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)

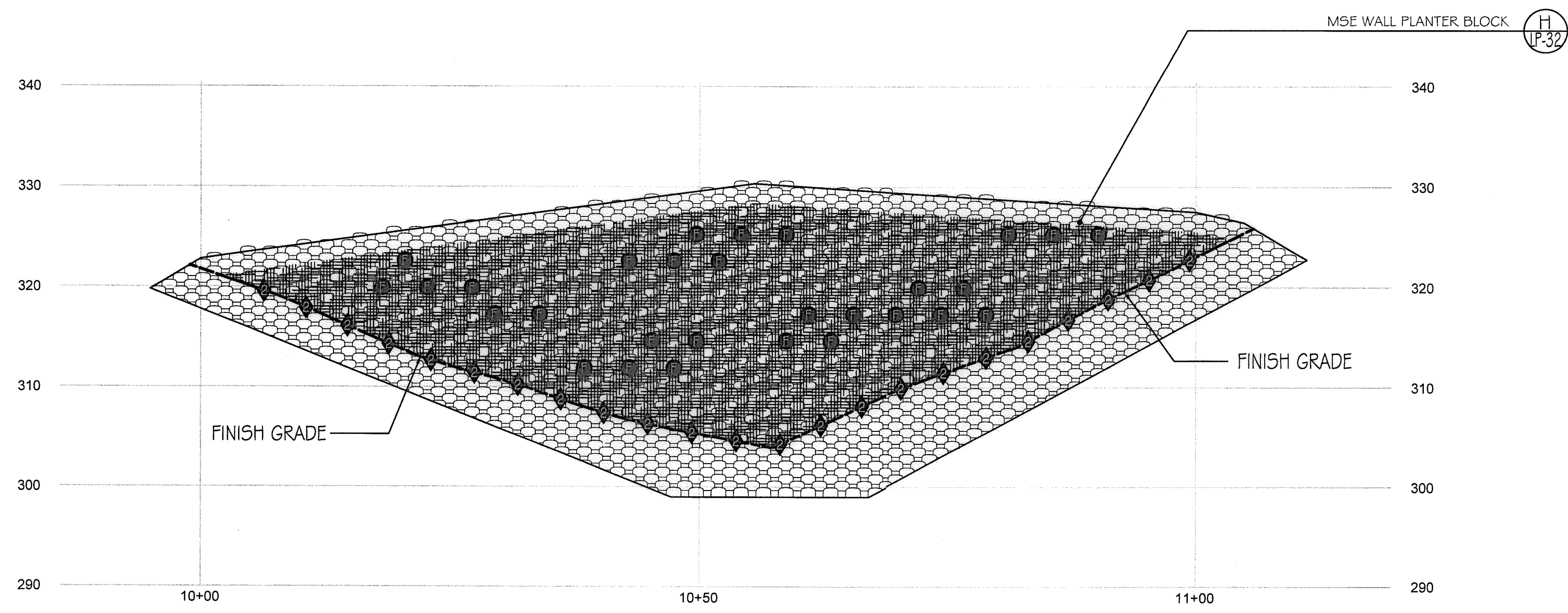
SCALE: 1" = 10'-0"

- 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

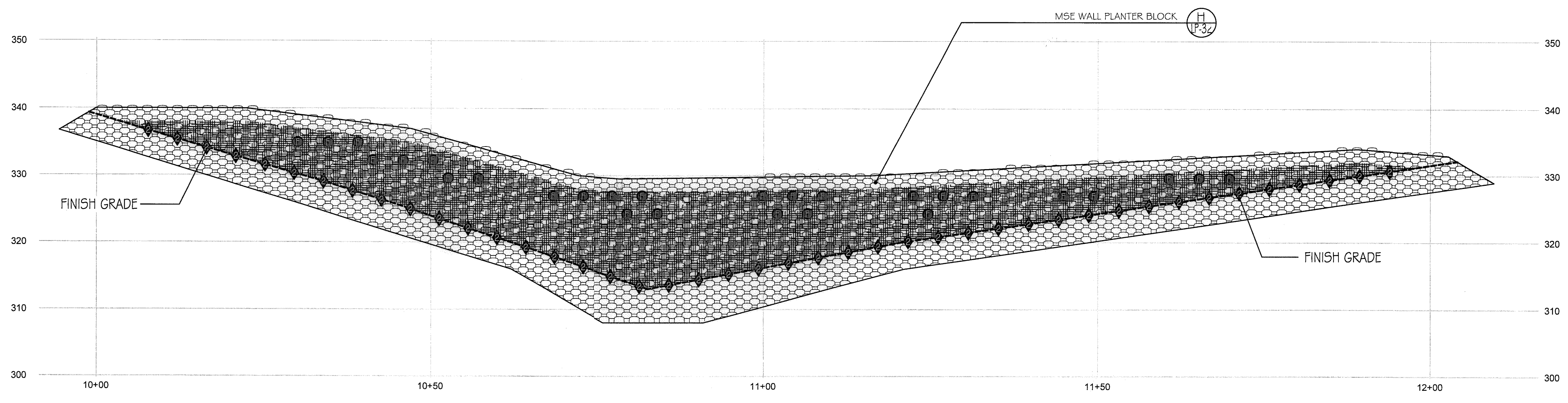


<p>IT'S THE LAW! DIAL BEFORE YOU DIG!</p> <p>CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING</p> <p>1-800-227-2600</p> <p>UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p> <p>BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE 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>CITY OF CHULA VISTA</p> <p>MSE WALL PLANTING PLANS FOR:</p> <p>OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL</p> <p>CHULA VISTA TENTATIVE TRACT MAP NO. 13-02</p>	<p>DATE: 10 APR '17</p>
			<p>DATE: _____</p>

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" 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. (PI# 1358 PER R.O.S. 148-1) ELEV=829.319' (NAVD 88)	Horizontal	Field	THOMAS A. PICARD	Plans Prepared Under Supervision Of _____	Kelly Broughton	Director of Development Services or designee.	REGISTERED LANDSCAPE ARCHITECT THOMAS A. PICARD ARCHITECT CALIFORNIA 57571	16050 - 83
Inspector _____							Vertical	Traffic	Date				2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax	Sheet 83 of 88
Date Completed _____							N/A		R.L.A. No.	4001			W.O. NO. OR-3001G	LP-29

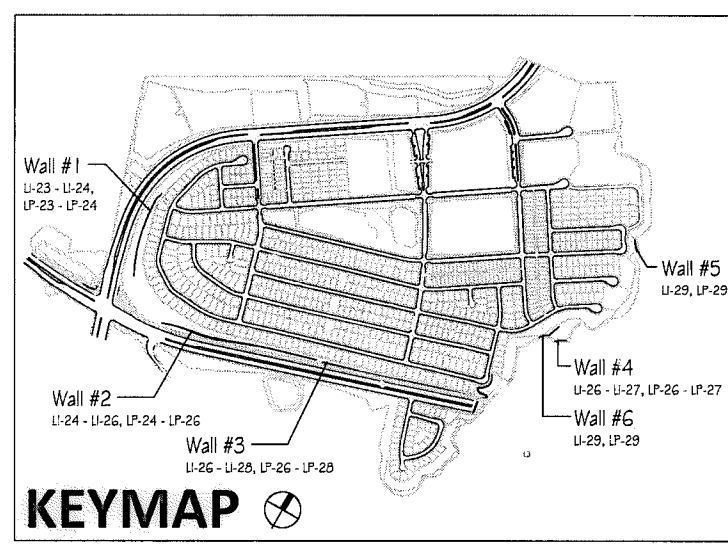


A WALL #5 PROFILE - PLANTING (SEGMENT 1)
 STA. 10+00 to 11+04.86 (Station points refer to those represented on Verdura® Retaining Wall Plans Soil Retention Designs, Inc.)
 SCALE: 1" = 10'-0"



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
Inspector								Vertical	Traffic							
Date Completed								N/A							LP-30	

PLANTING LEGEND

Trees

Table with columns: Symbol, Qty, Size, Botanical Name, Common Name, Water Use, Comments. Lists various tree species like Arbutus unedo, Cercis occidentalis, Jacaranda mimosifolia, etc.

Shrubs

Table with columns: Symbol, Qty, Size, Botanical Name, Common Name, Water Use, Comments. Lists various shrub species like Achillea millefolium, Agave americana, Agave attenuata, etc.

Groundcovers

Table with columns: Symbol, Qty, Size, Botanical Name, Common Name, Water Use, Comments. Lists groundcover species like Acacia redolens, Baccharis pilularis, etc.

Ornamental Grasses

Table with columns: Symbol, Qty, Size, Botanical Name, Common Name, Water Use, Comments. Lists ornamental grass species like Carex pansa, Nassella tenuissima.

MSE Walls

Shrubs

Table with columns: Symbol, Qty, Size, Botanical Name, Common Name, Water Use, Comments. Lists shrubs for MSE walls like Antigonon leptopus, Bougainvillea 'La Jolla', etc.

HYDROSEED MIXES (Not for use in Wolf Canyon)

Hydroseed Mix 'A' - CFD Maintained Perimeter Slopes (Brush Management Zone #1)

Table with columns: Symbol, Min. Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Lists plants for Hydroseed Mix 'A' like Camissonia cheiranthifolia, Eschscholzia maritima, etc.

Hydroseed Mix 'B' - CFD Maintained Perimeter Slopes (Brush Management Zones #2 & #3)

Table with columns: Symbol, Min. Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Lists plants for Hydroseed Mix 'B' like Camissonia cheiranthifolia, Eschscholzia maritima, etc.

HYDROSEED MIXES - Wolf Canyon Slopes

Hydroseed Mix 'C' - CFD Maintained Wolf Canyon Slopes (Brush Management Zone #1)

Table with columns: Symbol, Min. Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Lists plants for Hydroseed Mix 'C' like Dichelostemma capitatum, Distichlis spicata, etc.

Hydroseed Mix 'D' - CFD Maintained Wolf Canyon Slopes (Brush Management Zones #2 & #3)

Table with columns: Symbol, Min. Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Lists plants for Hydroseed Mix 'D' like Achillea millefolium, Chaenactis glabruscula, etc.

Hydroseed Mix - MSE Walls

Table with columns: Symbol, Min. Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Lists plants for Hydroseed Mix on MSE walls like Achillea millefolium, Ambrosia psilostachya, etc.

HYDROSEED MIXES - Bio-Basins

Hydroseed Mix 'E1' - CFD Maintained Bio-basin Slopes

Table with columns: Symbol, Min. Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Lists plants for Hydroseed Mix 'E1' like Achillea millefolium, Agrostis pallens, etc.

Hydroseed Mix 'E2' - CFD Maintained Bio-basin Floor

Table with columns: Symbol, Min. Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Lists plants for Hydroseed Mix 'E2' like Achillea millefolium, Acempon glaber, etc.

HYDROSEED MIXES - Private and HOA Slopes

Hydroseed Mix 'F' - HOA & Privately Maintained Internal Slopes

Table with columns: Symbol, Min. Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Lists plants for Hydroseed Mix 'F' like Baileya multiradiata, Eschscholzia californica, etc.

Hydroseed Mix 'G' - Privately Maintained Temporary Retention Basin Slopes

Table with columns: Symbol, Min. Punty/Germination, Botanical Name, Common Name, Lbs. per Acre. Lists plants for Hydroseed Mix 'G' like Artemisia douglasiana, Lasthenia californica, etc.

Hydroseed application requires the following materials:

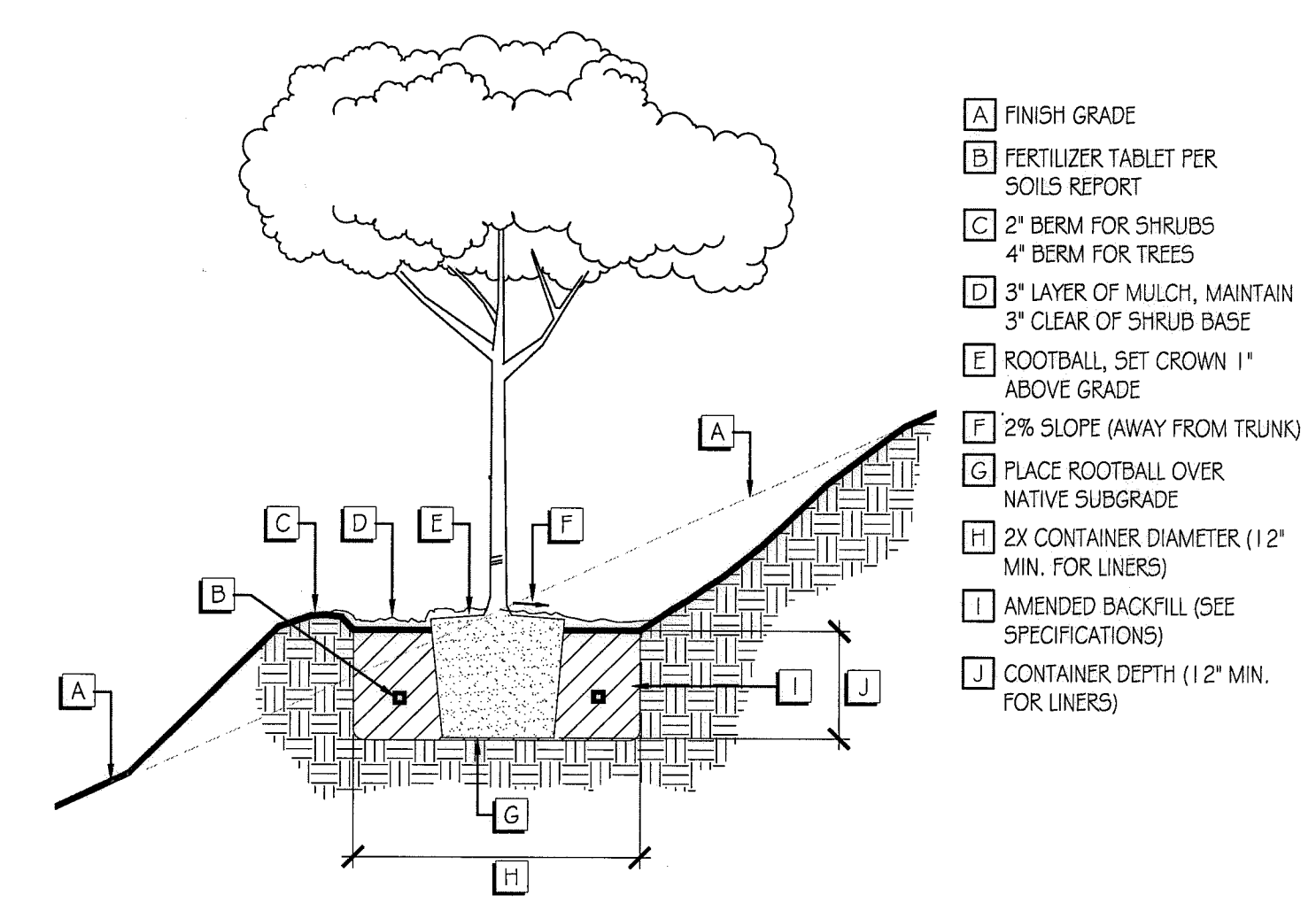
Table with columns: Product, Application Rate, Note. Lists materials like Promatrix BFM, Hydropost Premium Compost, Biosol Forte 7-2-1 Organic fertilizer, etc.

Legal notice: IT'S THE LAW! DIAL BEFORE YOU DIG! CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING. 1-800-227-2600

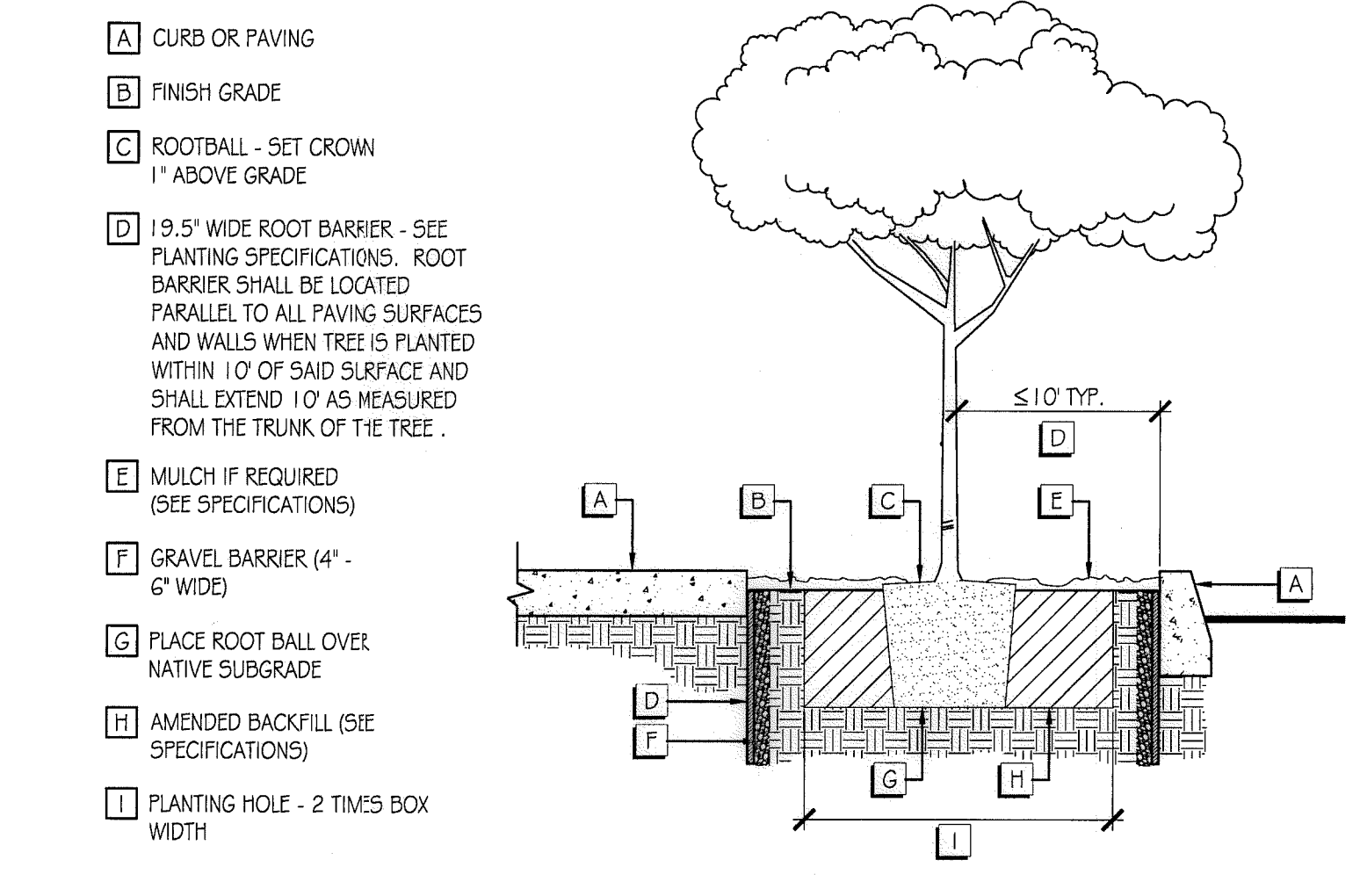
REGISTERED LANDSCAPE ARCHITECT THOMAS A. PICARD, ARCH. No. 62724, CALIFORNIA

Tributary LA, Inc. 2725 Jefferson Street, Suite 14, Carlsbad, CA 92008. DATE: 27 AUG '19, SCALE: N/A, JOB NO: 15024, DRAWN BY: T.P. / T.G., W.O. NO. OR-3001G

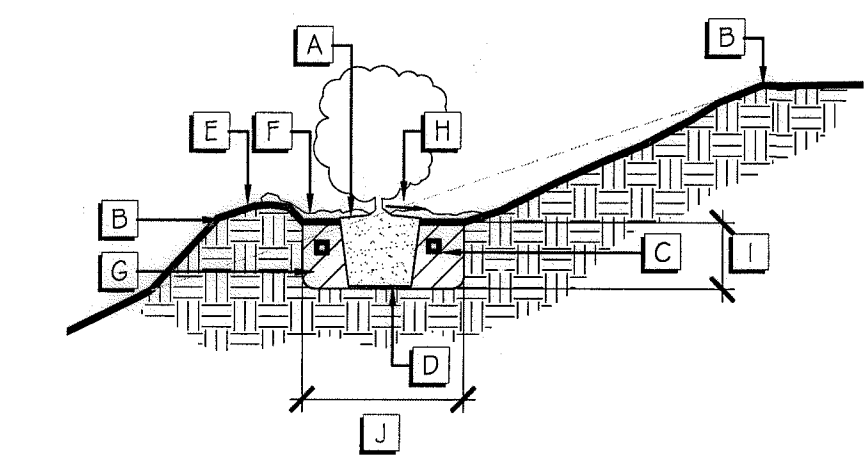
CONSTRUCTION RECORD, REFERENCES, REVISIONS, BENCH MARK, SCALE, Office, Designed By, Drawn By, Checked By, Plans Originally Approved, CITY OF CHULA VISTA, LANDSCAPE PLANTING LEGEND FOR OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL, CHULA VISTA TENTATIVE TRACT MAP NO. 13-02, SHEET 85 OF 88



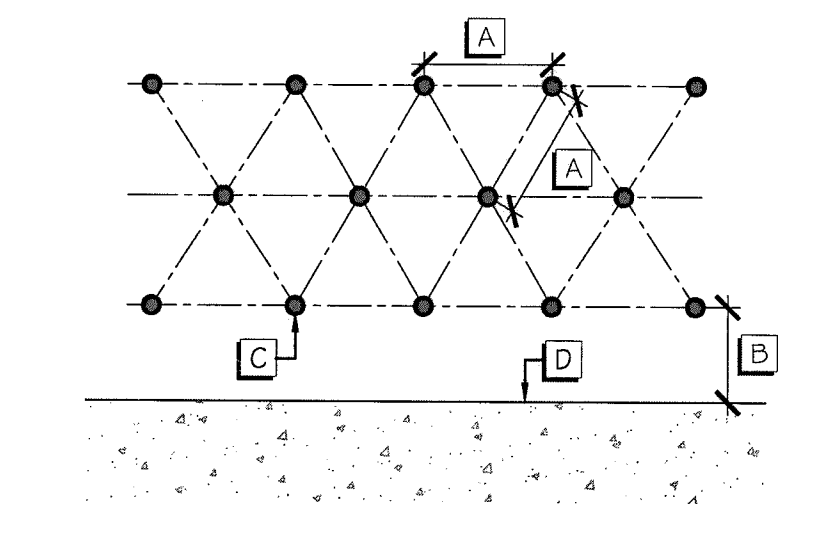
- A FINISH GRADE
- B FERTILIZER TABLET PER SOILS REPORT
- C 2" BERM FOR SHRUBS 4" BERM FOR TREES
- D 3" LAYER OF MULCH, MAINTAIN 3" CLEAR OF SHRUB BASE
- E ROOTBALL, SET CROWN 1" ABOVE GRADE
- F 2% SLOPE (AWAY FROM TRUNK)
- G PLACE ROOTBALL OVER NATIVE SUBGRADE
- H 2X CONTAINER DIAMETER (12" MIN. FOR 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)



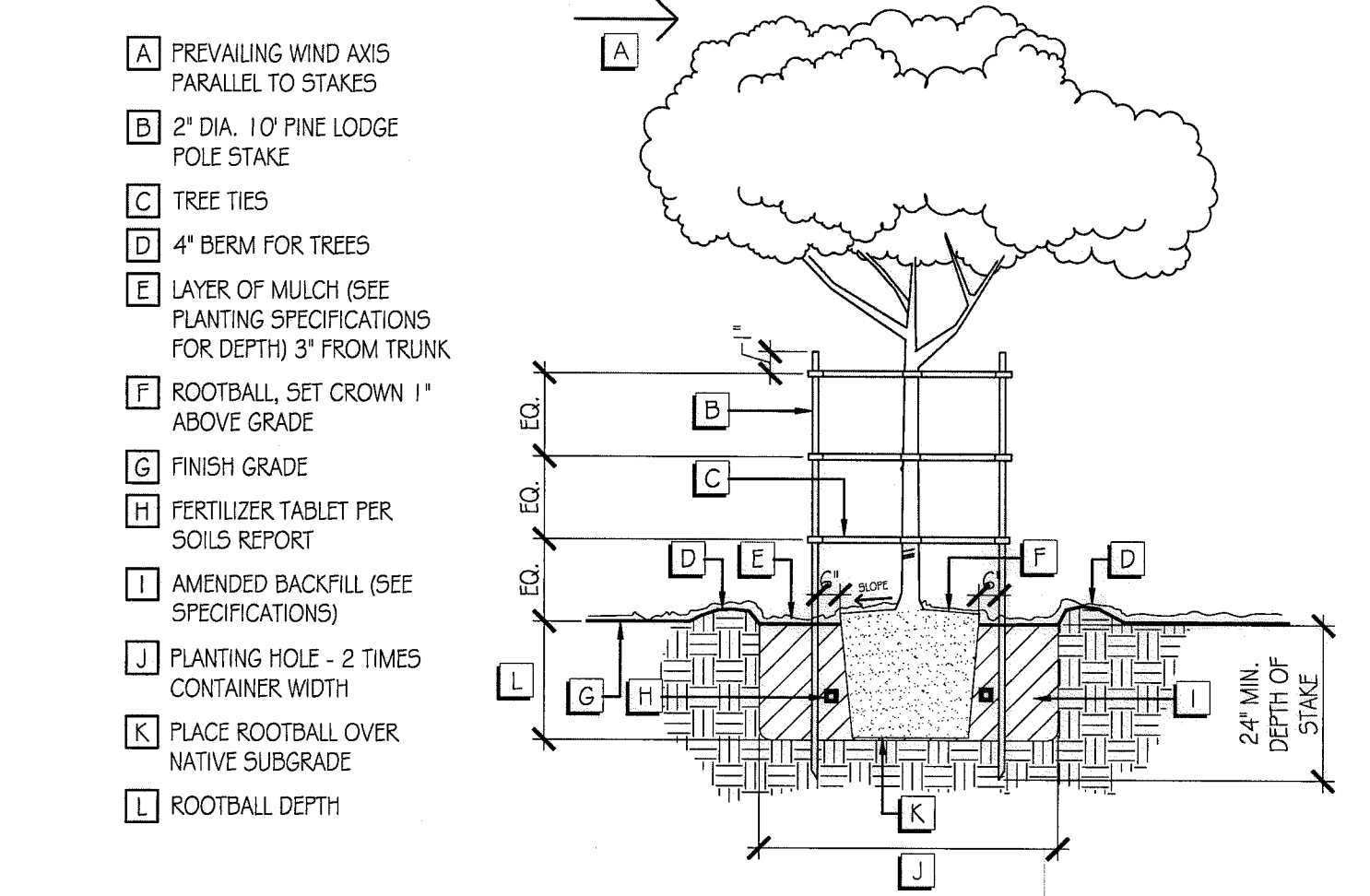
- A VARIES, SEE PLANS FOR SPECIFIED ON-CENTER SPACING
- B VARIES, SHALL BE ONE-HALF THE SPECIFIED ON-CENTER SPACING
- C CENTER OF SHRUB
- D HEADER, CURB, PAVED SURFACE, ETC.

A SLOPE TREE PLANTING N.T.S.

B ROOT BARRIER N.T.S.

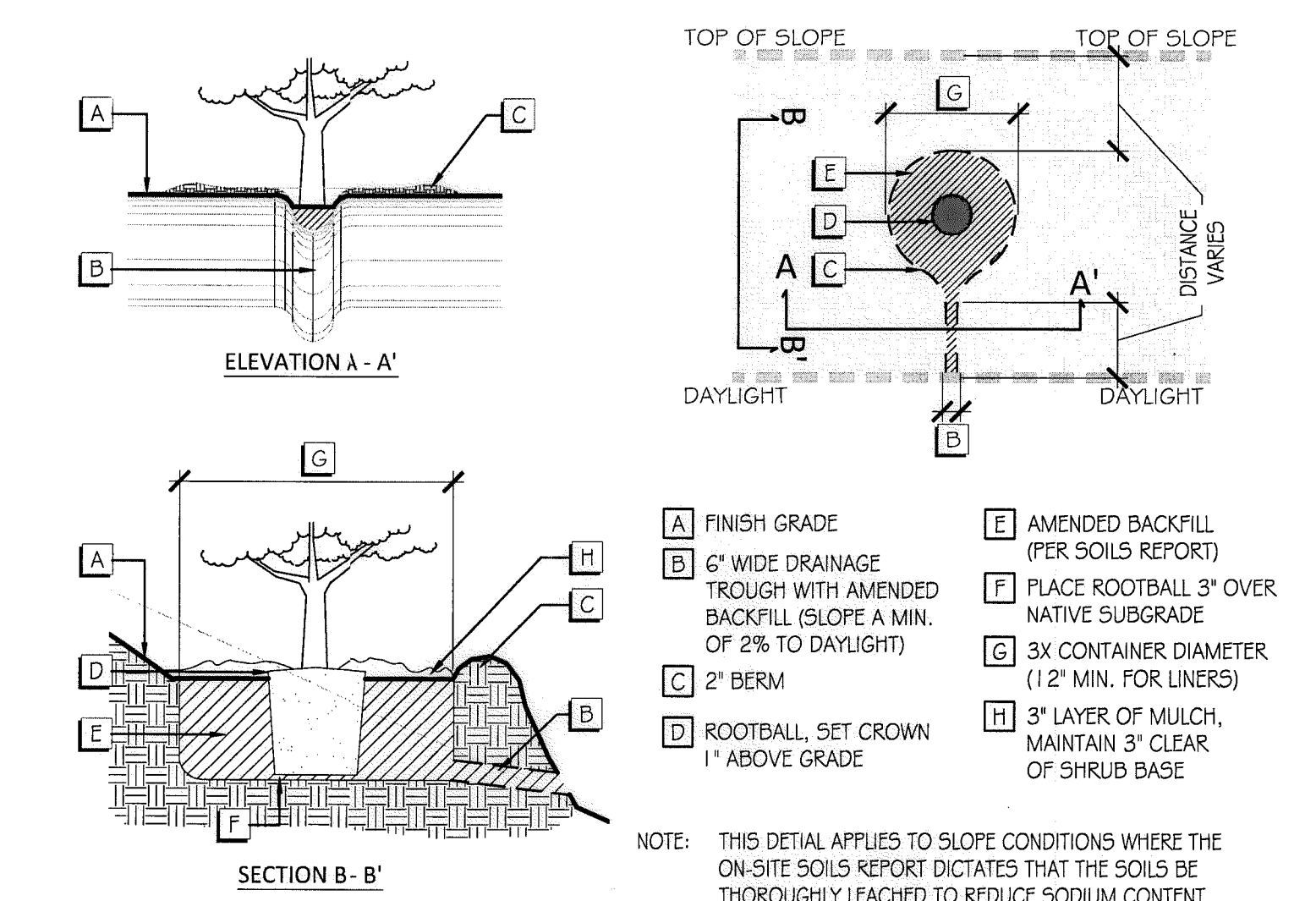
C SLOPE SHRUB PLANTING N.T.S.

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

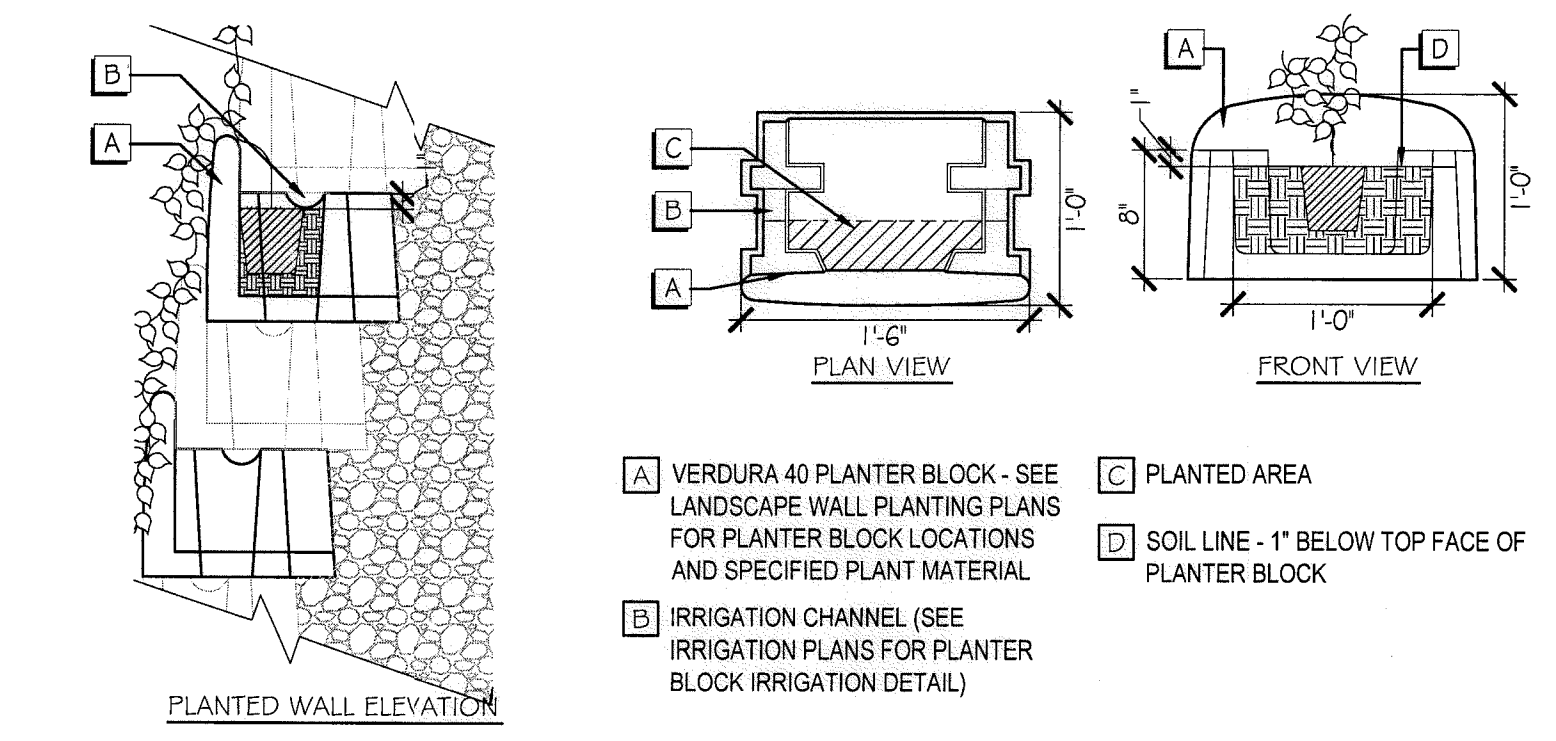
E TREE PLANTING AND STAKING N.T.S.



- 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>	"AS-BUILT"			DATE: 10 APR '17
	SIGNED: _____	DATE: _____		SCALE: N/A
<p>BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600</p>	PRINT NAME: _____	R.L.A. # _____	<p>Tributary LA, Inc.</p> <p>2725 Jefferson Street, Suite 14 Carlsbad, CA 92008 760.434.9300 office 760.434.9303 fax</p>	JOB NO. 15024
DISCIPLINE: LANDSCAPE ARCHITECT	REGIST. EXP. _____	DATE: 5-12-17		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 INTER. OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (TYP. 1350' PER R.O.S. 1481) ELEV=629.319' (NAVD85)	Horizontal N/A Vertical N/A	Field Traffic	Plans Prepared Under Supervision Of THOMAS A. PICARD	_____	_____	_____	<p>LANDSCAPE PLANTING DETAILS & BRUSH MANAGEMENT CRITERIA FOR: OTAY RANCH VILLAGE 3 SLOPE & EROSION CONTROL CHULA VISTA TENTATIVE TRACT MAP NO. 13-02</p>	16050 - 86
Inspector _____												Director of Development Services or designee.		Sheet 86 of 88
Date Completed _____														LP-32

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.

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.

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.

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.

C. WEED CONTROL:

- 1. MANUALLY REMOVE ALL EXISTING WEEDS AND GRASSES FROM SITE.

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.

E. DELIVERY & STORAGE:

- 1. DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING THE WEIGHT, ANALYSIS AND NAME OF THE MANUFACTURER.

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.

G. FINISH GRADING:

- 1. FINISH GRADES SHALL BE AS INDICATED ON THE CIVIL ENGINEER'S DRAWINGS AND/OR LANDSCAPE IMPROVEMENT PLANS.

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.

I. PLANTING GROUNDCOVER:

- 1. PLANTING GROUNDCOVER SHALL EXTEND UNDERNEATH ALL TREES AND SHRUBS.

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.

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.

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.

M. CLEAN-UP & PROTECTION:

- 1. DURING LANDSCAPE CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN ALL PAVING SURFACES IN A CLEAN AND ORDERLY CONDITION.

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.

Table with columns: 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.

Professional stamps and signatures for Thomas A. Picard, Registered Landscape Architect, and Tributary LA, Inc.