

SAN DIEGO COUNTY

1505 YORK DRIVE

LANDSCAPE CONSTRUCTION DOCUMENTS

SHEET INDEX:

SHEET #:	DESCRIPTION:	ALIAS #:
1	LANDSCAPE TITLE SHEET & GENERAL NOTES	L-1
2	LANDSCAPE IRRIGATION PLAN	L-2
3	LANDSCAPE IRRIGATION LEGEND & NOTES	L-3
4	LANDSCAPE IRRIGATION DETAILS	L-4
5	LANDSCAPE PLANTING PLAN	L-5
6	LANDSCAPE PLANTING LEGEND AND NOTES	L-6
7	LANDSCAPE PLANTING DETAILS	L-7
8	HYDROZONE DIAGRAM & CALCULATIONS	L-8



LANDSCAPE ARCHITECT CERTIFICATION

I, ANTHONY D. LAWSON, CERTIFY THAT THE LANDSCAPE & IRRIGATION PLANS AS SHOWN HEREON PER THIS GRADING PLAN PDS2004-2700-14724 SATISFY THE GRADING ORDINANCE REQUIREMENTS AS STATED PER SECTION 87.417 (PLANTING) AND SECTION 87.418 (IRRIGATION).

" I AM FAMILIAR WITH THE REQUIREMENTS FOR GRADING DESIGN PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

[Signature]
SIGNATURE

12-5-18
DATE

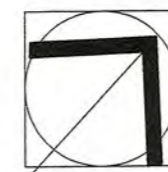
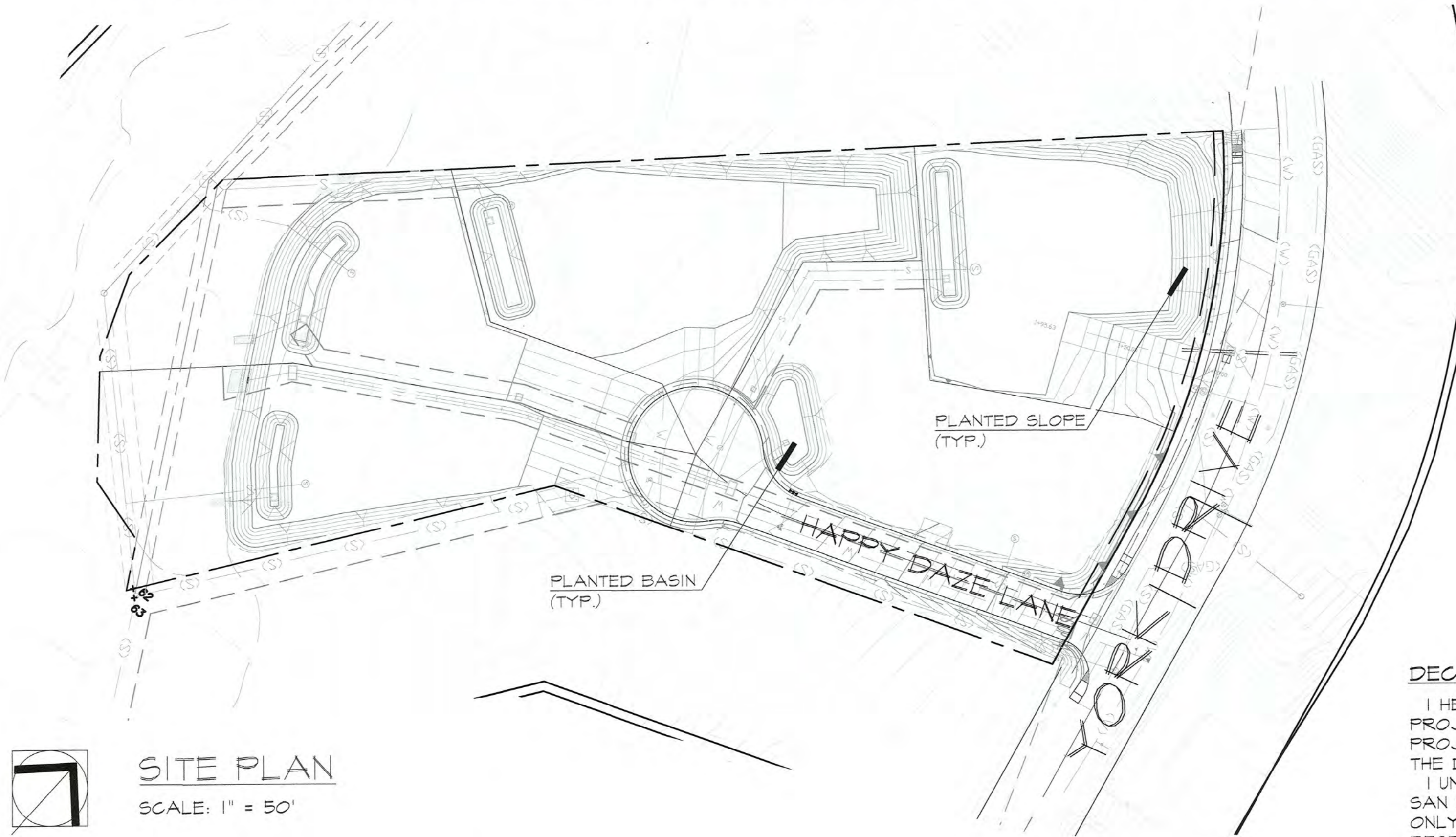
Permit No. **PD9 217-LOGRM-50160**
Application No. **PD9 2018-12-109**

LANDSCAPE PLAN

APPROVED BY THE SAN DIEGO COUNTY
DIRECTOR OF PLANNING AND DEVELOPMENT
SERVICES

ON **JANUARY 15, 2019**
By *[Signature]*

SHEETS **8**



SITE PLAN

SCALE: 1" = 50'

OWNER:

GARY OTTO VAN EIK, TRUSTEE
841 QUAILS TRAIL ROAD
VISTA, CA 92081
(858) 453-1331

LANDSCAPE ARCHITECT:

ADL PLANNING ASSOCIATES, INC.
2979 STATE STREET
SUITE C
CARLSBAD, CA 92008
(760) 729-8637
tony@adlplanning.com

CIVIL ENGINEER:

BHA, INC.
5115 AVENIDA ENCINAS
SUITE L
CARLSBAD, CA 92008
(760) 931-8700

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE SAN DIEGO COUNTY DEPARTMENT OF HEALTH SERVICES IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS LANDSCAPE ARCHITECT OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7, OF THE SAN DIEGO COUNTY CODE REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

ADL PLANNING ASSOCIATES
FIRM
2979 STATE STREET, SUITE C
CARLSBAD, CA 92008
ADDRESS
760-729-8637
PHONE

ANTHONY D. LAWSON
LANDSCAPE ARCHITECT
2348
LICENSE NO.
[Signature]
SIGNATURE
12-5-18
DATE

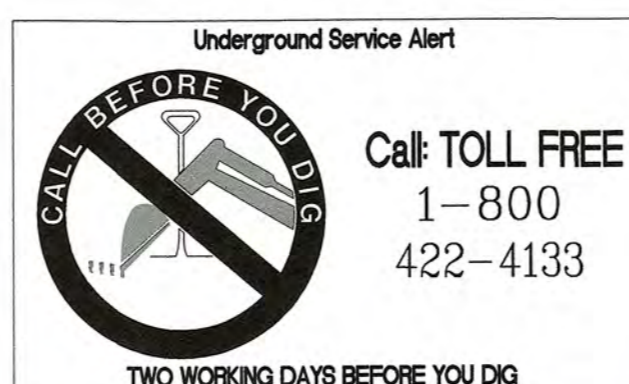
REVISIONS MUST BE APPROVED BY PUBLIC HEALTH ENGINEER, PLANNING DIRECTOR & DISTRICT ENGINEER PRIOR TO IMPLEMENTATION IN FIELD.

NOTES:

- CONTRACTOR SHALL VERIFY THAT PLANS ARE CURRENT AND APPROVED.
- WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING AGENCY.
- THESE PLANS ARE BASED ON GRADING AND IMPROVEMENT PLANS BY BHA, INC.
- THE OWNER SHALL PROVIDE A COPY OF AN APPROVED SOILS REPORT TO THE CONTRACTOR, WHO SHALL BECOME FAMILIAR WITH THE REPORTS RECOMMENDATIONS PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL COMPLY WITH THE REPORTS RECOMMENDATIONS AS THEY RELATE TO HIS WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
- THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE OF CALIFORNIA 10. PRIOR TO INITIATING ANY PHASE OF THE IRRIGATION INSTALLATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF ALL RELATED UTILITY SERVICES AND METERS AND NOTIFY OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS.
- THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF WORK, TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT, PRIOR TO BEGINNING THE PROJECT. ALL WORK SHALL BE IN ACCORDANCE WITH SAID SCHEDULE.
- THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO BEGINNING THE WORK AND SHALL BE RESPONSIBLE FOR COORDINATING WITH LANDSCAPE ARCHITECT, GOVERNING AGENCIES AND OTHER TRADES.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK. IMMEDIATE NOTIFICATION WILL BE GIVEN TO THE LANDSCAPE ARCHITECT SHOULD SUCH A CONDITION BE DISCOVERED.
- ALL MATERIAL SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL, IMMEDIATELY UPON BEING AWARDED THE CONTRACT, MAKE ANY ARRANGEMENTS NECESSARY TO INSURE THAT ALL MATERIALS, CONNECTIONS, AND SUPPLIES WILL BE AVAILABLE WHEN NEEDED FOR THIS PROJECT.
- ADDITIONS AND/OR DELETIONS OF MATERIAL AND/OR LABOR SHALL BE MADE AT UNIT PRICES ESTABLISHED WITH THE OWNER PRIOR TO BEGINNING THE WORK.

- NO ALTERATIONS WILL BE CONSIDERED FOR ITEMS SPECIFICALLY CALLED FOR ON THESE PLANS.
- DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT AND /OR OWNER.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS.
- SITE OBSERVATIONS AND MEETINGS MAY INCLUDE:
 - PRE-CONSTRUCTION
 - IRRIGATION PRESSURE AND COVERAGE TEST
 - PLANTING AND/OR HYDROSEEDING
 - PRE-MAINTENANCE
- SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DOES NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
- CONTRACTOR SHALL BE BACK CHARGED FOR LANDSCAPE ARCHITECTS TIME WHEN OBSERVATIONS ARE CALLED FOR AND IT IS FOUND THAT THE WORK IS NOT SIGNIFICANTLY READY UPON OBSERVATION OR APPOINTMENT IS NOT KEPT. TIME WILL BE CHARGED ON AN HOURLY BASIS, PLUS TRANSPORTATION COSTS, IF ANY, AT THE THEN EXISTING HOURLY RATE FOR PERSONNEL PROVIDING THE OBSERVATIONS.
- THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTORS OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF PERSONNEL OTHER THAN OUR OWN ON THE SITE. THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.
- SPECIFIC NOTES RELATING TO IRRIGATION AND PLANTING LOCATED ON SHEETS L-6 & L-13.
- "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.

HOLD HARMLESS AND INDEMNIFICATION CLAUSE
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, THE CITY/COUNTY OF LOCAL JURISDICTION, AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.



"AS-BUILT"		COUNTY APPROVED CHANGES		BENCH MARK	
NO.	DESCRIPTION:	APPROVED BY:	DATE:	DESCRIPTION:	DATE:
EXP.	DATE			DESCRIPTION: COUNTY OF SAN DIEGO MONUMENT "ES 0263", A BRASS DISK IN CONCRETE MONUMENT	
REVIEWED BY:				LOCATION: NORTHEAST OF THE INTERSECTION OF SOUTH SANTA FE AVE. AND BUENA CREEK ROAD	
INSPECTOR	DATE			RECORD FROM: COUNTY OF SAN DIEGO	
				ELEVATION: 445.398 DATUM: NGVD 29	

ADL PLANNING ASSOCIATES
LANDSCAPE ARCHITECTURE
2979 STATE STREET SUITE "C"
CARLSBAD, CA 92008
(760) 729-8637 FAX: (760) 729-8324
DATE: 12/6/2018
JOB NO.: 21817
SCALE: NO SCALE
DRAWN BY: EC



ALL DRAWINGS AND MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF ADL PLANNING ASSOCIATES, INC. ALL RIGHTS RESERVED BY ADL PLANNING ASSOCIATES, INC.

PRIVATE CONTRACT

SHEET 1	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	8 SHEETS
---------	---	----------

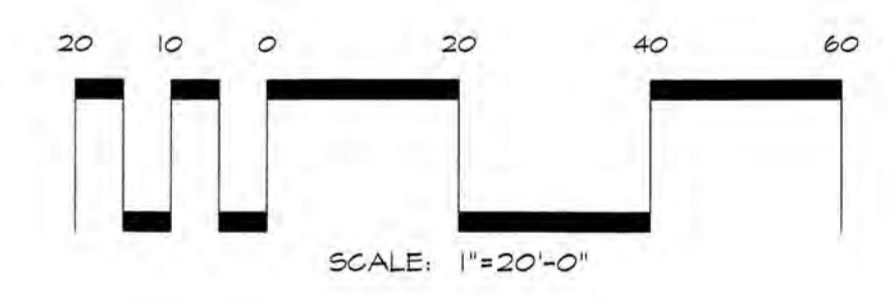
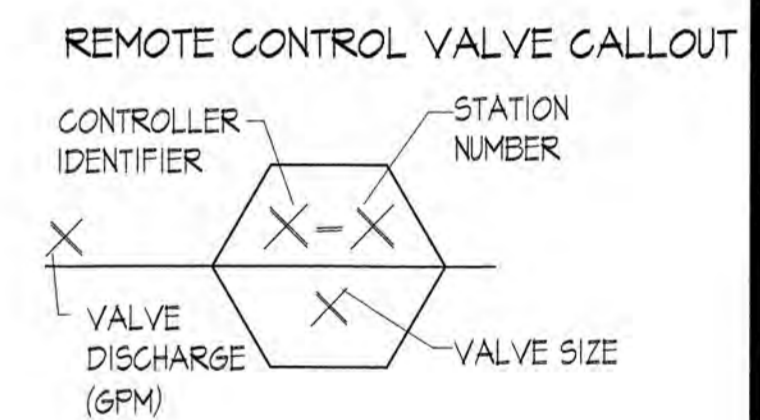
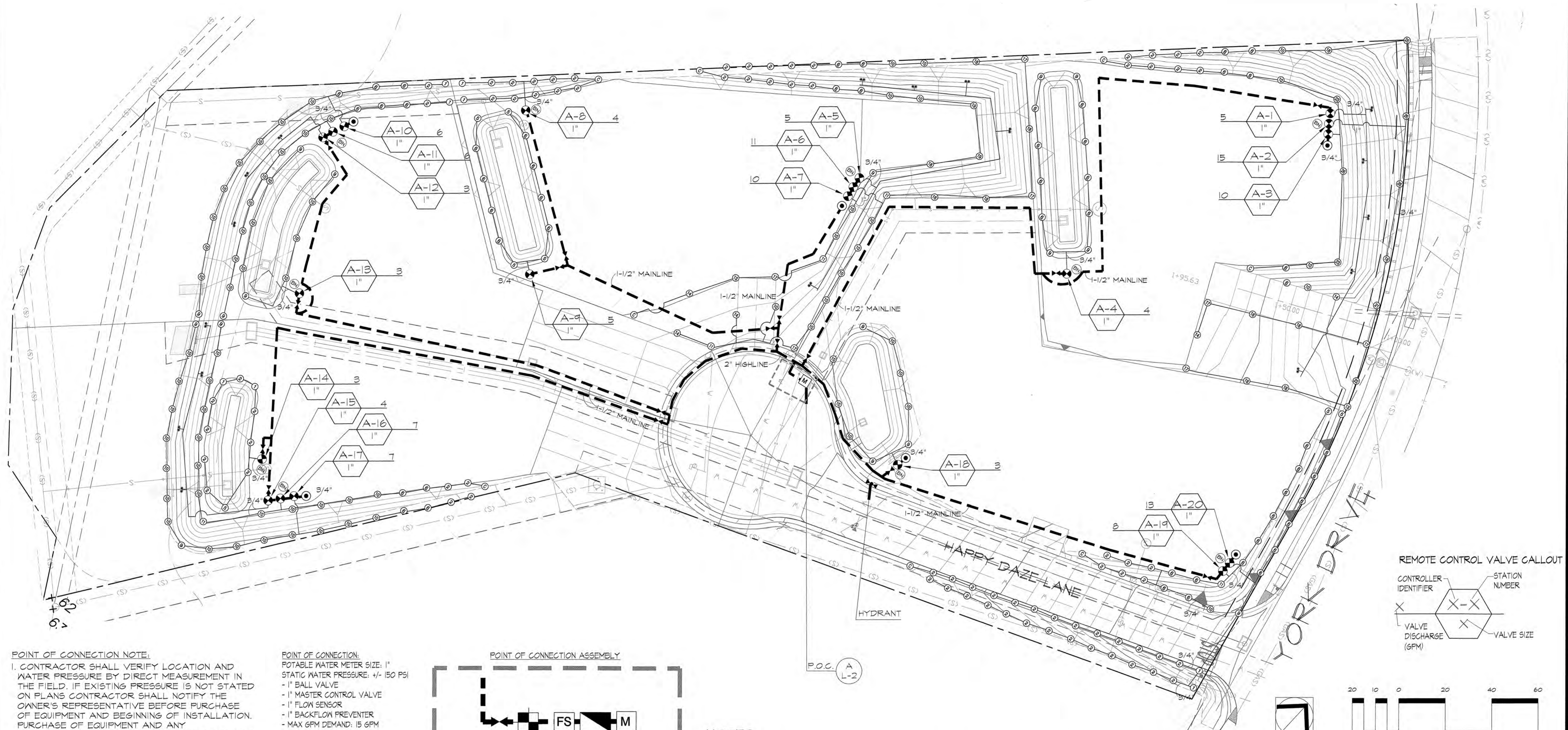
LANDSCAPE TITLE SHEET & NOTES FOR:
TM 5443 RPL3

CALIFORNIA COORDINATE INDEX 370-1701

APPROVED FOR WILLIAM P. MORGAN
COUNTY ENGINEER
BY: _____ DATE: _____

ENGINEER OF WORK
RONALD L. HOLLOWAY R.C.E. 29271
DATE: _____

PDS2017-LDGRM-30120
GRADING PERMIT NO. _____



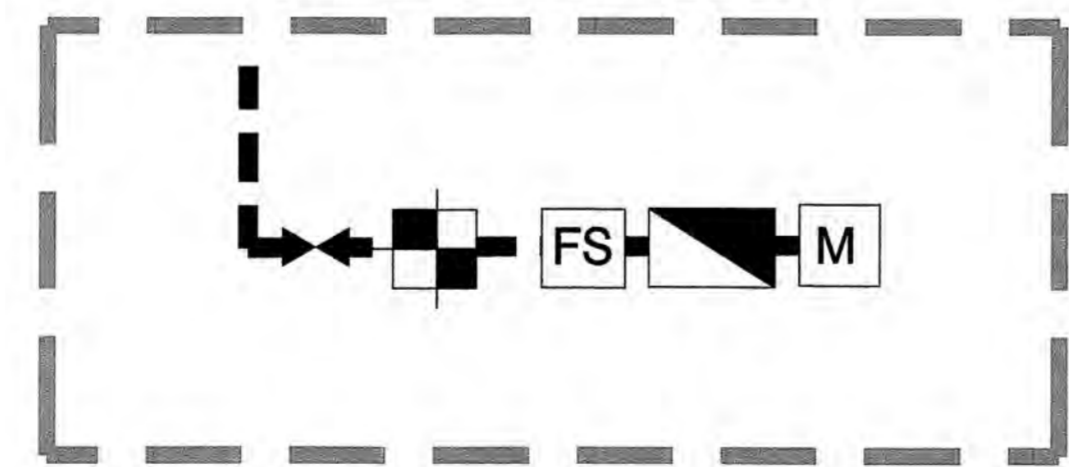
POINT OF CONNECTION NOTE:

1. CONTRACTOR SHALL VERIFY LOCATION AND WATER PRESSURE BY DIRECT MEASUREMENT IN THE FIELD. IF EXISTING PRESSURE IS NOT STATED ON PLANS CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE BEFORE PURCHASE OF EQUIPMENT AND BEGINNING OF INSTALLATION. PURCHASE OF EQUIPMENT AND ANY INSTALLATIONS WHEN EXISTING STATIC PRESSURE IS BELOW THAT STATED ABOVE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

POINT OF CONNECTION:

POTABLE WATER METER SIZE: 1" STATIC WATER PRESSURE: +/- 150 PSI
 - 1" BALL VALVE
 - 1" MASTER CONTROL VALVE
 - 1" FLOW SENSOR
 - 1" BACKFLOW PREVENTER
 - MAX GPM DEMAND: 15 GPM

POINT OF CONNECTION ASSEMBLY



NOTES:

- PERMANENT WATER/IRRIGATION SOURCES FOR EACH RESIDENTIAL LOT IS NOT ANTICIPATED AT TIME OF INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND GENERAL CONTRACTOR THE INSTALLATION AND ROUTING OF A TEMPORARY WATER SERVICE, (P.O.C.), TO SERVE ALL LOTS VIA AN ON-GRADE, TEMPORARY MAINLINE/HIGHLINE. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS TO PROTECT ALL ON-GRADE IRRIGATION COMPONENTS AND PIPING, ESPECIALLY AT DELIVERY OR INTENDED CONSTRUCTION TRAFFIC LOCATIONS.
- ALL REMOTE CONTROL VALVES TO BE INSTALLED WITH A BATTERY MODULE FOR PROGRAMMING AND SCHEDULING.
- PER THE PROJECT CIVIL ENGINEER, RECYCLED WATER IS NOT AVAILABLE, NOR PLANNED FOR THIS LOCATION.

POINT OF CONNECTION

A
L-2

LANDSCAPE ARCHITECT CERTIFICATION
 I, ANTHONY D. LAWSON, CERTIFY THAT THE LANDSCAPE & IRRIGATION PLANS AS SHOWN HEREON PER THIS GRADING PLAN PDS2004-2700-14724 SATISFY THE GRADING ORDINANCE REQUIREMENTS AS STATED PER SECTION 87.417 (PLANTING) AND SECTION 87.418 (IRRIGATION).

"I AM FAMILIAR WITH THE REQUIREMENTS FOR GRADING DESIGN PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

Anthony D. Lawson
 SIGNATURE
 12-5-18
 DATE

SEE SHEET L-2 FOR IRRIGATION PLANS
 SEE SHEET L-3 FOR IRRIGATION NOTES & LEGEND
 SEE SHEET L-4 FOR IRRIGATION DETAILS
 SEE SHEET L-5 FOR PLANTING PLANS
 SEE SHEET L-6 FOR PLANTING NOTES & LEGEND
 SEE SHEET L-7 FOR PLANTING DETAILS
 SEE SHEET L-8 FOR HYDROZONE DIAGRAM

"AS-BUILT"		COUNTY APPROVED CHANGES		BENCH MARK	
NO.	DESCRIPTION:	APPROVED BY:	DATE:	DESCRIPTION:	DATE:
				DESCRIPTION: COUNTY OF SAN DIEGO MONUMENT "ES 0263", A BRASS DISK IN CONCRETE MONUMENT	
				LOCATION: NORTHEAST OF THE INTERSECTION OF SOUTH SANTA FE AVE. AND BUENA CREEK ROAD	
				RECORD FROM: COUNTY OF SAN DIEGO	
				ELEVATION: 445.398	DATUM: NGVD 29

ADL
 PLANNING
 ASSOCIATES
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 2879 STATE STREET SUITE "C"
 CARLSBAD, CA. 92008
 (760) 729-8837 FAX: (760) 729-8324
 DATE: 12/6/2018
 JOB NO.: 21017
 SCALE: 1:20
 DRAWN BY: EC



PRIVATE CONTRACT

SHEET 2 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEETS

LANDSCAPE IRRIGATION PLANS FOR:
 TM 5443 RPL3

CALIFORNIA COORDINATE INDEX 370-1701

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER BY: *Ronald L. Holloway* DATE: 12/27/18 R.C.E. 29271

ENGINEER OF WORK: *Ronald L. Holloway* DATE: 12/27/18 R.C.E. 29271

BY: _____ DATE: _____

PDS2017-LDGRM-30120 GRADING PERMIT NO.

IRRIGATION EQUIPMENT LEGEND

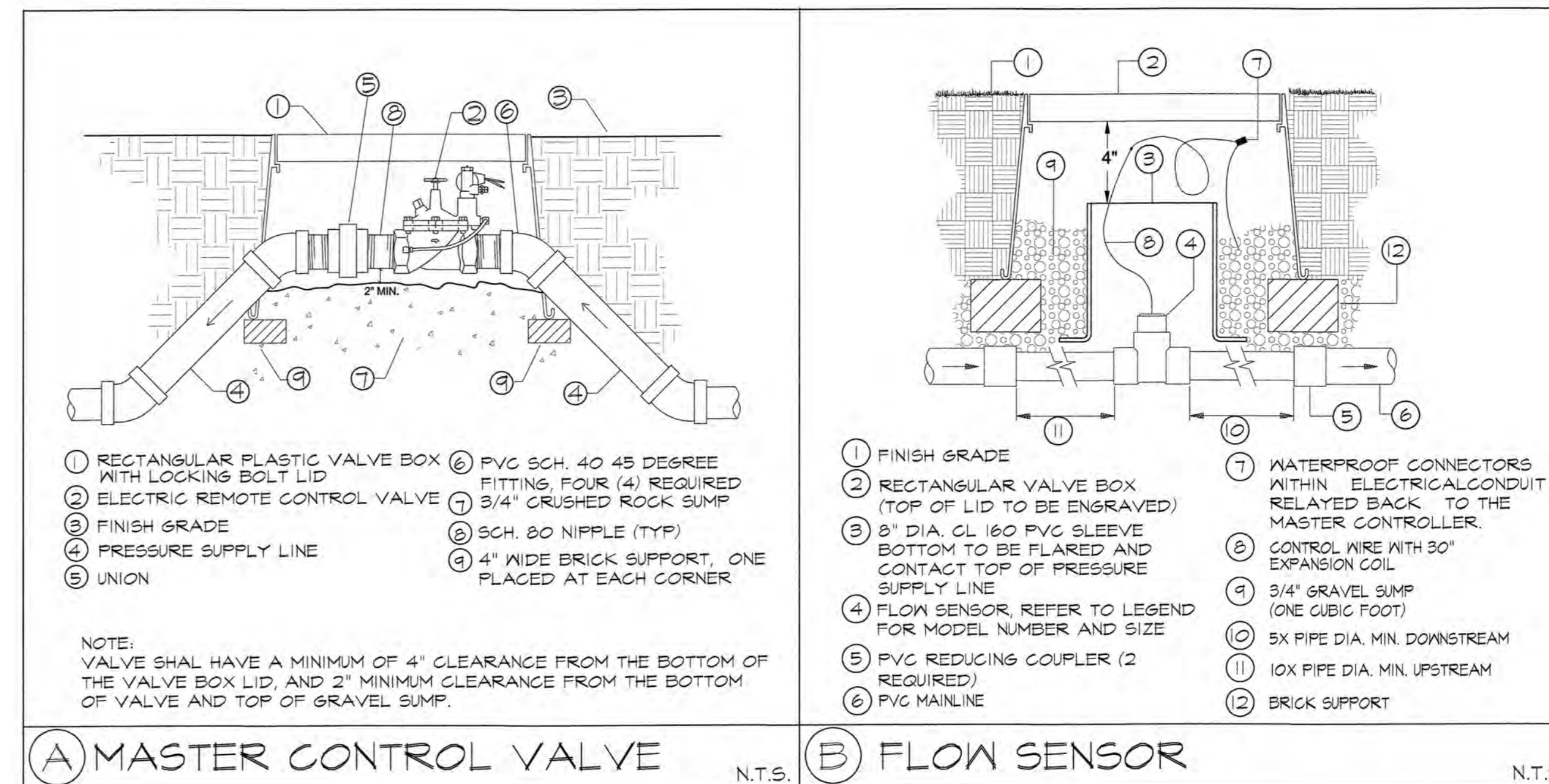
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER/ NOTES	NOTES
M	TEMPORARY WATER METER (BY OTHERS)	--	--	--
[Symbol]	BACKFLOW PREVENTER ASSEMBLY W/ MODEL YBP NYE STRAINER	MILKINS	975XLSEU SIZE PER PLAN	DETAIL F, SHEET L-4
[Symbol]	BALL VALVE, LINE SIZE	SPEARS MFG.	8722	DETAIL H, SHEET L-4
[Symbol]	QUICK COUPLER VALVE, INSTALLED IN 6" ROUND VALVE BOX	HUNTER	H244-LRC	DETAIL I, SHEET L-4
[Symbol]	REMOTE CONTROL VALVE - SIZE PER PLANS W/ BATTERY OPERATED NODE	HUNTER	ICV-XXXX-F5 NODE-400	DETAIL G, SHEET L-4
BN	BATTERY OPERATED NODE, INSTALLED IN VALVE BOX	HUNTER	NODE-400	DETAIL K, SHEET L-4
[FS]	PVC FLOW SENSOR, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	GRISWOLD	2030 SIZE PER PLAN	DETAIL B, SHEET L-3
[Symbol]	BRASS MASTER CONTROL VALVE	HUNTER	IBV-1016-F5-R	DETAIL A, SHEET L-3
---	PVC LATERAL PIPE	PACIFIC PLASTICS	PVC CLASS 315 (2" & GREATER) SCH. 40 (1-1/2" & SMALLER)	--
---	PVC WATER MAINLINES	PACIFIC PLASTICS	PVC CLASS 315 (2" & GREATER) SCH. 40 (1-1/2" & SMALLER)	--
NO SYMBOL	VALVE BOXES	RAIBIRD	1" ROUND VB - VBTRND STD VB - VBSTDH JUMBO VB - VBUMBH	--

IRRIGATION HEAD LEGEND

SYM	DESCRIPTION	MAKE / MODEL	ARC	PSI	RAD.	DISCHARGE (GPM)	SPACING	DETAIL
① ② ③ ④	MP ROTATOR	HUNTER / FROS-12-FRS30-CV-MP8000-(90, 180, 270, 360)	VARIES	30	6'-8"	17, 33, 5, 66	8'	DETAIL C, D, E SHEET L-4
⑤ ⑥ ⑦ ⑧	MP ROTATOR	HUNTER / FROS-12-FRS40-CV-MP8000-(90, 180, 270, 360)	VARIES	40	8'-12"	23, 42, 57, 78	10'	DETAIL C, D, E SHEET L-4
⑨ ⑩ ⑪ ⑫	MP ROTATOR	HUNTER / FROS-12-FRS40-CV-MP1000-(90, 180, 270, 360)	VARIES	40	10'-15"	19, 37, 51, 75	12'	DETAIL C, D, E SHEET L-4
⑬ ⑭ ⑮ ⑯	MP ROTATOR	HUNTER / FROS-12-FRS30-CV-MP2000-(90, 180, 270, 360)	VARIES	30	15'-21"	31, 58, 87, 116	15'	DETAIL C, D, E SHEET L-4
⑰ ⑱ ⑲ ⑳	MP ROTATOR	HUNTER / FROS-12-FRS40-CV-MP2000-(90, 180, 270, 360)	VARIES	40	15'-21"	4, 74, 110, 147	20'	DETAIL C, D, E SHEET L-4
㉑ ㉒ ㉓ ㉔	MP ROTATOR	HUNTER / FROS-12-FRS30-CV-MP3000-(90, 180, 270, 360)	VARIES	30	22'-30"	64, 144, 219, 288	25'	DETAIL C, D, E SHEET L-4
㉕ ㉖ ㉗ ㉘	MP ROTATOR	HUNTER / FROS-12-FRS40-CV-MP3000-(90, 180, 270, 360)	VARIES	40	22'-30"	86, 182, 273, 364	30'	DETAIL C, D, E SHEET L-4
㉙ ㉚ ㉛ ㉜	MP ROTATOR	HUNTER / FROS-12-FRS40-CV-MP3500-(90, 180, 270, 360)	VARIES	40	31'-35"	128, 286, 329	35'	DETAIL C, D, E SHEET L-4
Ⓒ	MP ROTATOR CORNER	HUNTER / FROS-12-FRS40-CV-MPCORNER	VARIES	40	8'-15"	0.45	12'	DETAIL C, D, E SHEET L-4
•••	TREE BUBBLER	HUNTER / SCH 80 NIPPLE WITH PC2-50 PRESSURE COMPENSATING TRICKLE PATTERN BUBBLER	TRICKLE	40	2'-4"	0.5 (1.0)	2'-4"	DETAIL J SHEET L-4

GENERAL IRRIGATION NOTES

- ALL IRRIGATION SYSTEM COMPONENTS SHALL BE INSTALLED AS PER LOCAL CODE. CONTRACTORS SHALL SECURE ALL NECESSARY PERMITS.
- CHECK AND VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING. IF DURING CONSTRUCTION IT IS FOUND THAT THE SITE VARIES FROM THE DRAWINGS, NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- WHERE TREES, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION TO SPRAYS, THEN PIPING AND SPRINKLER HEADS SHALL BE ADJUSTED AND/OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITHOUT EXCESSIVE OVERTHROW. DO NOT EXCEED SPACING AS PER MANUFACTURER RECOMMENDATIONS.
- PLANS ARE DIAGRAMMATIC AND APPROXIMATE. ALL PIPING SHALL BE INSTALLED IN PLANTING AREAS EXCEPT WHERE IT IS INFEASIBLE.
- CONTRACTOR SHALL FLUSH ALL MAINLINES PRIOR TO INSTALLATION OF VALVES AND ALL LATERAL LINES PRIOR TO INSTALLATION OF HEADS.
- SPRINKLER HEADS ARE AVAILABLE IN VARYING DEGREES OF ARCS. CONTRACTOR SHALL PROVIDE, AT EACH HEAD, THE ARC MOST SUITED TO PROVIDE ADEQUATE COVERAGE AND PREVENT OVER SPRAY ON WALKS, ROADS, BUILDINGS, ETC.
- WHERE POSSIBLE, ALL PIPING, PVC ELECTRICAL SLEEVES, ETC., UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS, OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. ALL SLEEVES SHALL BE TWO TIMES THE DIAMETER OF THE PIPE.
- COORDINATE IRRIGATION WORK WITH PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT FITS.
- IRRIGATION SHALL BE APPLIED AT A RATE NOT EXCEEDING THE INFILTRATION RATE OF THE SOIL (MINIMIZING EROSION AND WATER WASTE) BUT SUFFICIENTLY TO ALLOW FOR HEALTHY PLANT GROWTH.
- POP-UPS SHALL BE USED IN THE RIGHT-OF-WAY AND WHEREVER WITHIN 10' OF ANY HARDSCAPE, TURF OR OTHER AREA WHERE PEDESTRIAN TRAFFIC MAY OCCUR.
- INSTALL CHECK VALVES AS NEEDED TO PREVENT LOW HEAD DRAINAGE
- WATER COMPANY: VISTA IRRIGATION DISTRICT (760) 597-3100



PRESSURE CALCULATIONS

Remote Control Valve	A-2	Max. Demand (GPM):	15
POC/Water Meter	1"	Pressure Available:	150
MAINLINE/VALVES:			
1" Water Meter		GPM	LOSS
1" Backflow Device		15	= 1.20
1" Filter		15	= 12.00
1" Master Valve		15	= 2.00
1" Flow Meter		15	= 3.00
1" Pressure Reducer		15	= 1.24
1" Gate/Ball Valve		15	= 2.10
L.F. of 2 1/2" Mainline			=
L.F. of 2" Mainline	15		= 0.61
L.F. of 1-1/2" Mainline	380		= 1.29
Control Valve	3		= 0.00
Drip Valve			=
Subtotal Mainline/Valve PSI Loss: _____			
LATERAL LINES:			
L.F. of 2" Lateral @			=
L.F. of 1 1/2" Lateral @			=
L.F. of 1 1/4" Lateral @			=
L.F. of 1" Lateral @	60		= 3.8
L.F. of 3/4" Lateral @	170		= 36.5
L.F. of 1/2" Lateral @			=
Loss Thru Fittings (10%) = 3.93			
Subtotal Lateral Line PSI Loss: 43.23			
Loss or Gain Thru 9 Total Elev. Change = 3.90			
Subtotal System PSI loss: 47.13			
TOTAL PRESSURE AVAILABLE: 150.0			
SUBTOTAL SYSTEM LOSS: 47.13			
PRESSURE REQUIRED AT HEAD: 30.00			
TOTAL PRESSURE LOSSES: 77.13			
RESIDUAL WATER PRESSURE: 72.87			

LANDSCAPE ARCHITECT CERTIFICATION

I, ANTHONY D. LAWSON, CERTIFY THAT THE LANDSCAPE & IRRIGATION PLANS AS SHOWN HEREON PER THIS GRADING PLAN PDS2004-2700-14724 SATISFY THE GRADING ORDINANCE REQUIREMENTS AS STATED PER SECTION 87.417 (PLANTING) AND SECTION 87.418 (IRRIGATION).

"I AM FAMILIAR WITH THE REQUIREMENTS FOR GRADING DESIGN PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

Anthony D. Lawson
SIGNATURE

12-5-18
DATE

ADL
PLANNING
ASSOCIATES
LAND PLANNING
LANDSCAPE ARCHITECTURE
2979 STATE STREET SUITE "C"
CARLSBAD, CA. 92008
TEL: 760 729-8837 FAX: 760 729-8324
DATE: 12/6/2018
JOB NO.: 21817
SCALE: NO SCALE
DRAWN BY: EC

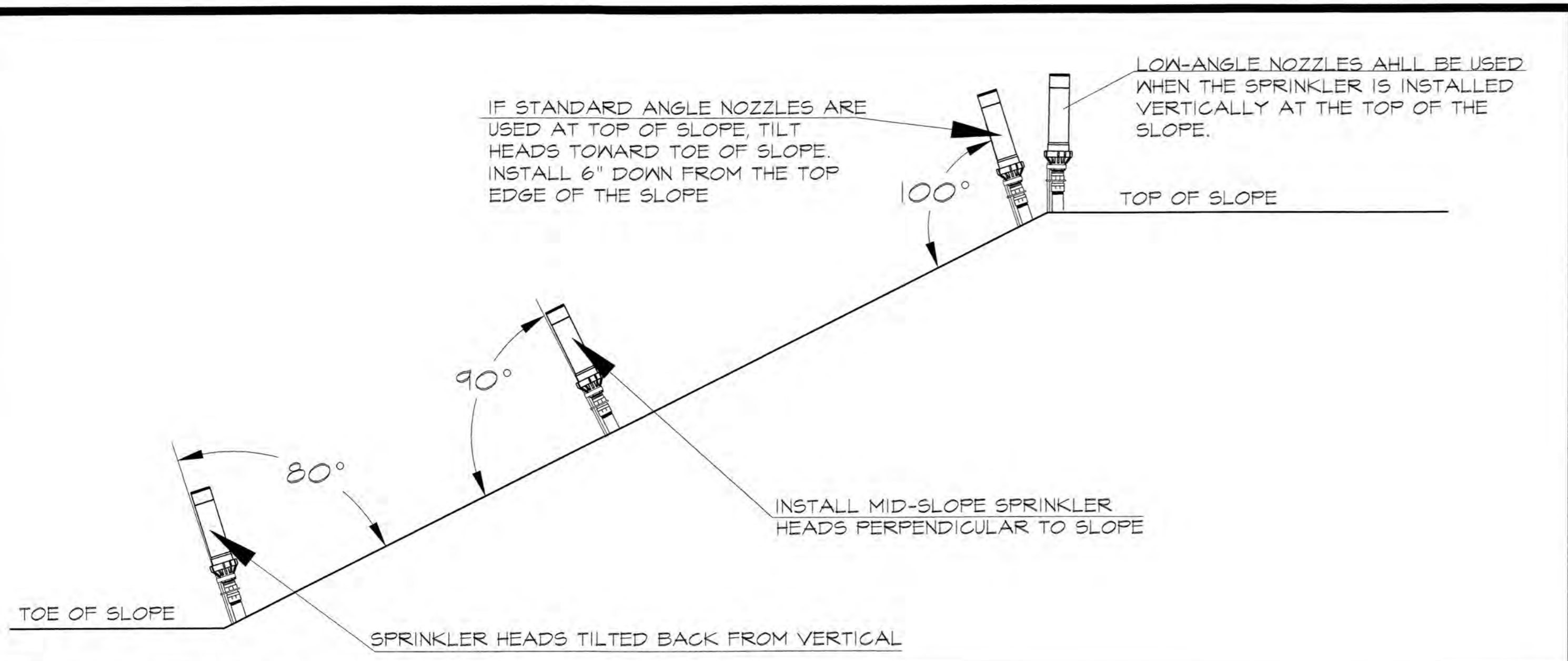


SEE SHEET L-2 FOR IRRIGATION PLANS
SEE SHEET L-3 FOR IRRIGATION NOTES & LEGEND
SEE SHEET L-4 FOR IRRIGATION DETAILS
SEE SHEET L-5 FOR PLANTING PLANS
SEE SHEET L-6 FOR PLANTING NOTES & LEGEND
SEE SHEET L-7 FOR PLANTING DETAILS
SEE SHEET L-8 FOR HYDROZONE DIAGRAM

"AS-BUILT"		COUNTY APPROVED CHANGES		BENCH MARK	
NO.	DESCRIPTION:	APPROVED BY:	DATE:	DESCRIPTION: COUNTY OF SAN DIEGO MONUMENT "ES 0263", A BRASS DISK IN CONCRETE MONUMENT	
	EXP. DATE			LOCATION: NORTHEAST OF THE INTERSECTION OF SOUTH SANTA FE AVE. AND BUENA CREEK ROAD	
REVIEWED BY:				RECORD FROM: COUNTY OF SAN DIEGO	
INSPECTOR	DATE			ELEVATION: 445.398 DATUM: NGVD 29	

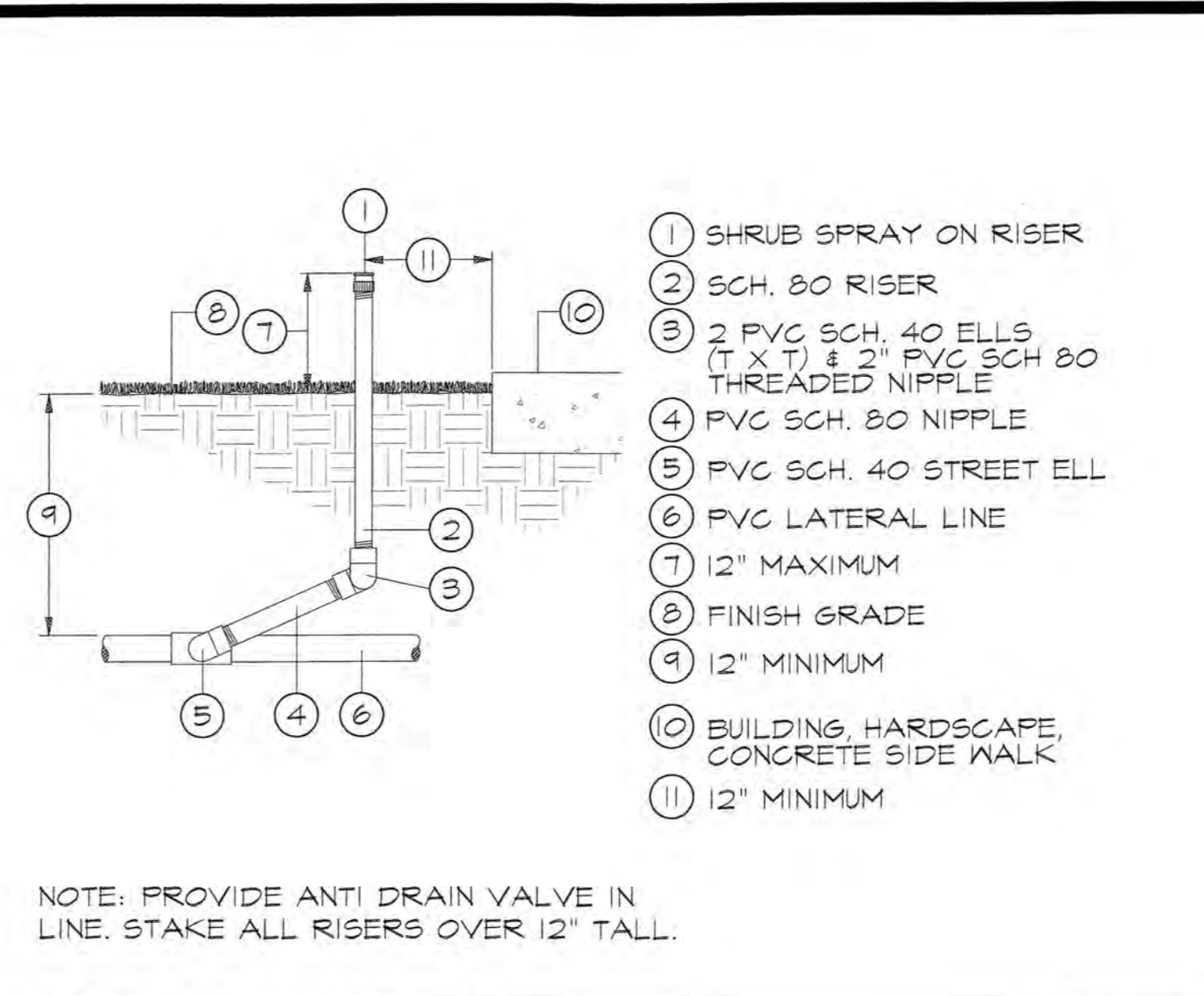
PRIVATE CONTRACT

SHEET 3	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	8 SHEETS
LANDSCAPE IRRIGATION NOTES & LEGEND FOR: TM 5443 RPL3		
CALIFORNIA COORDINATE INDEX 370-1701		
APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER	ENGINEER OF WORK RONALD L. HOLLOWAY R.C.E. 29271	DATE
BY:	PDS2017-LDGRMJ-30120 GRADING PERMIT NO:	



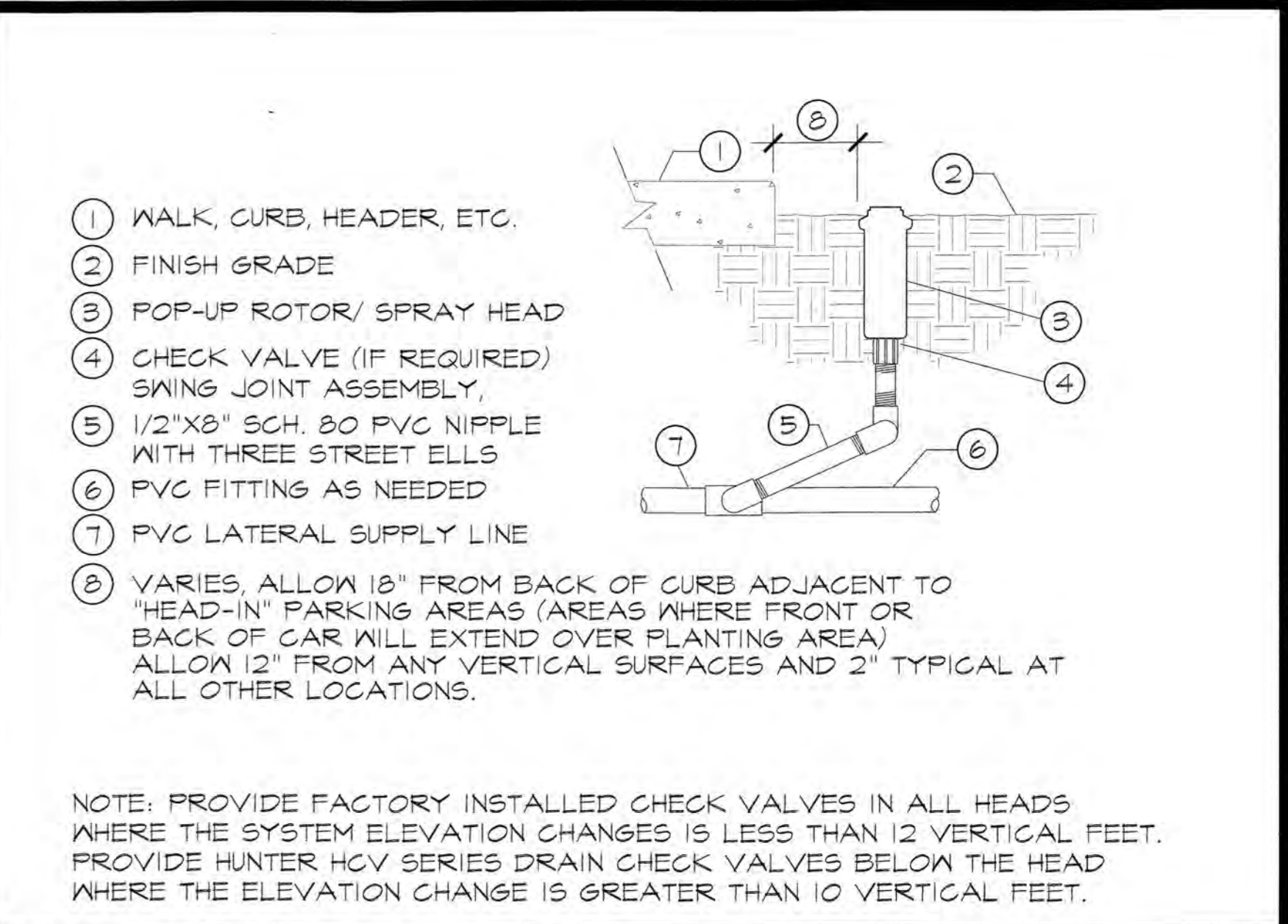
© SPRAY HEADS ON SLOPE

N.T.S.



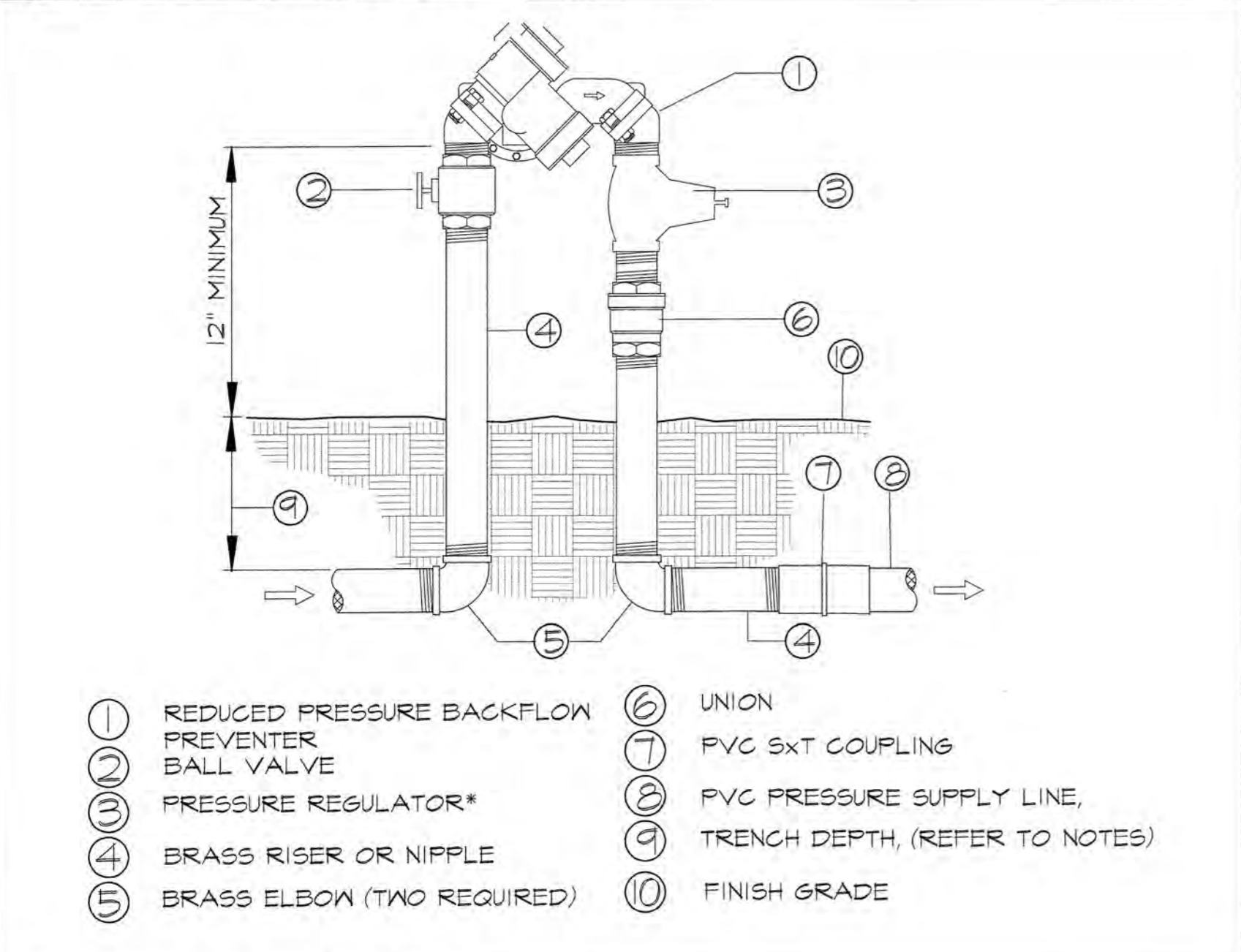
① SPRAY HEAD ON RISER

N.T.S.



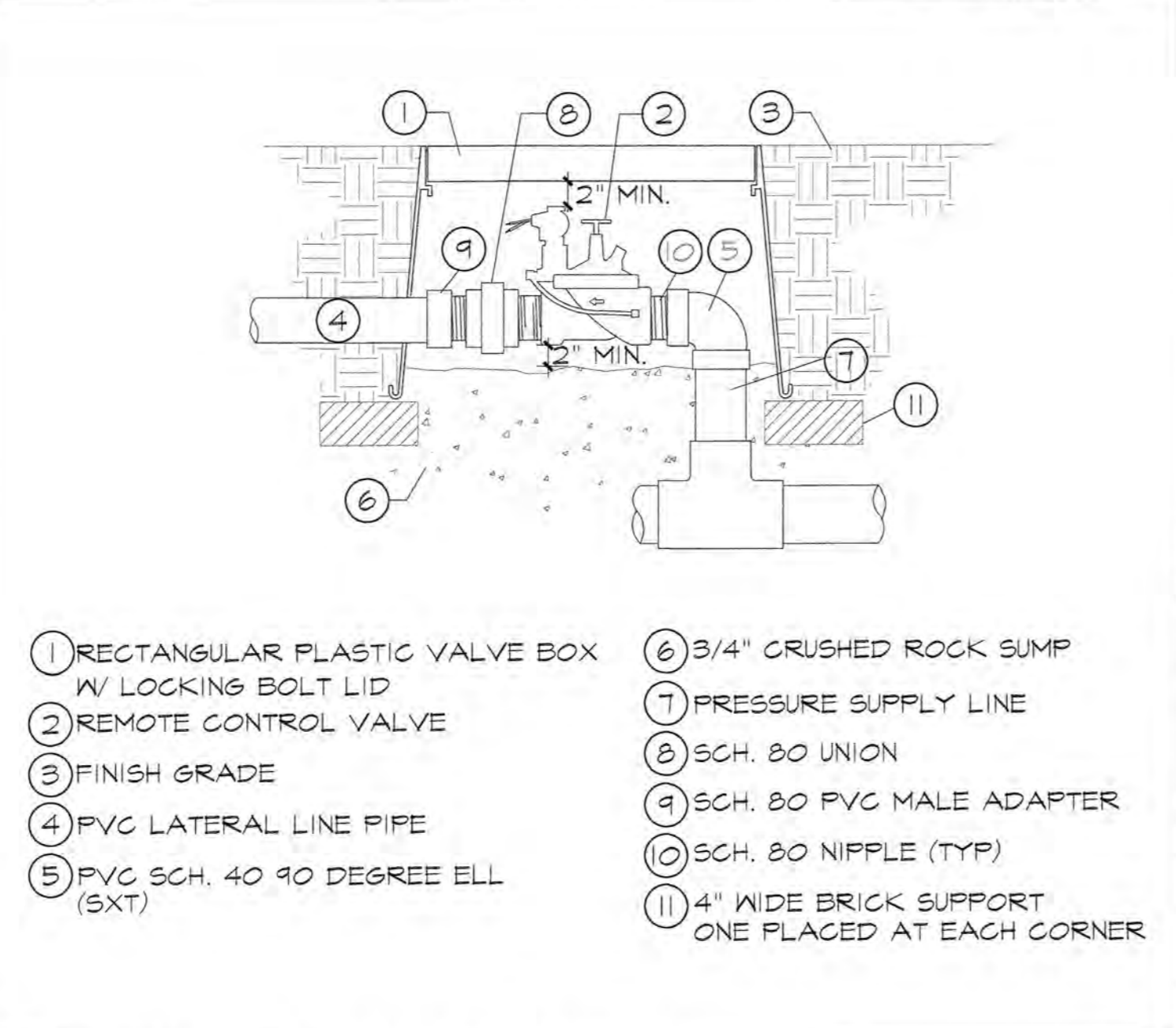
① SPRAY HEAD (POP-UP)

N.T.S.



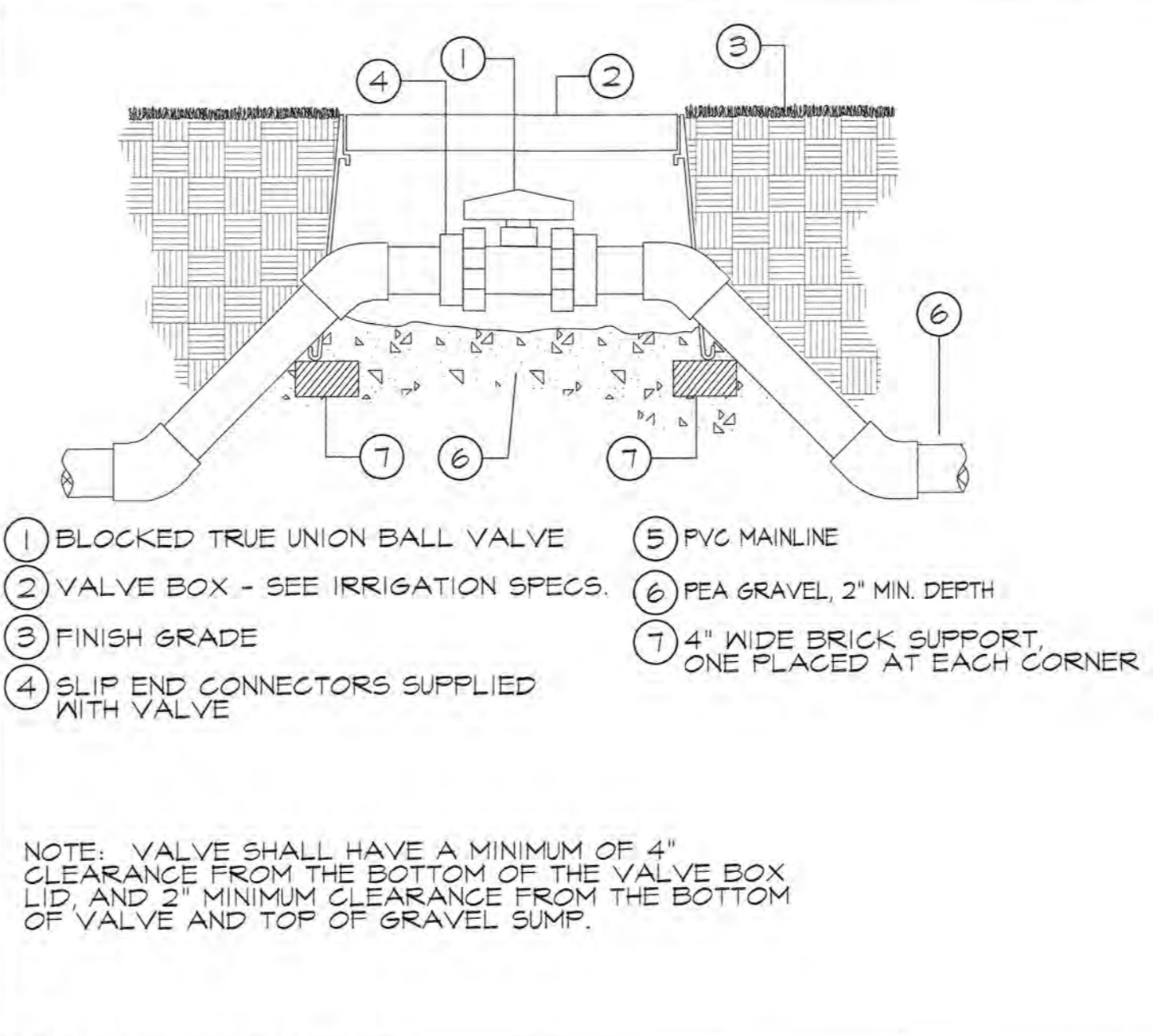
① BACK FLOW PREVENTOR

N.T.S.



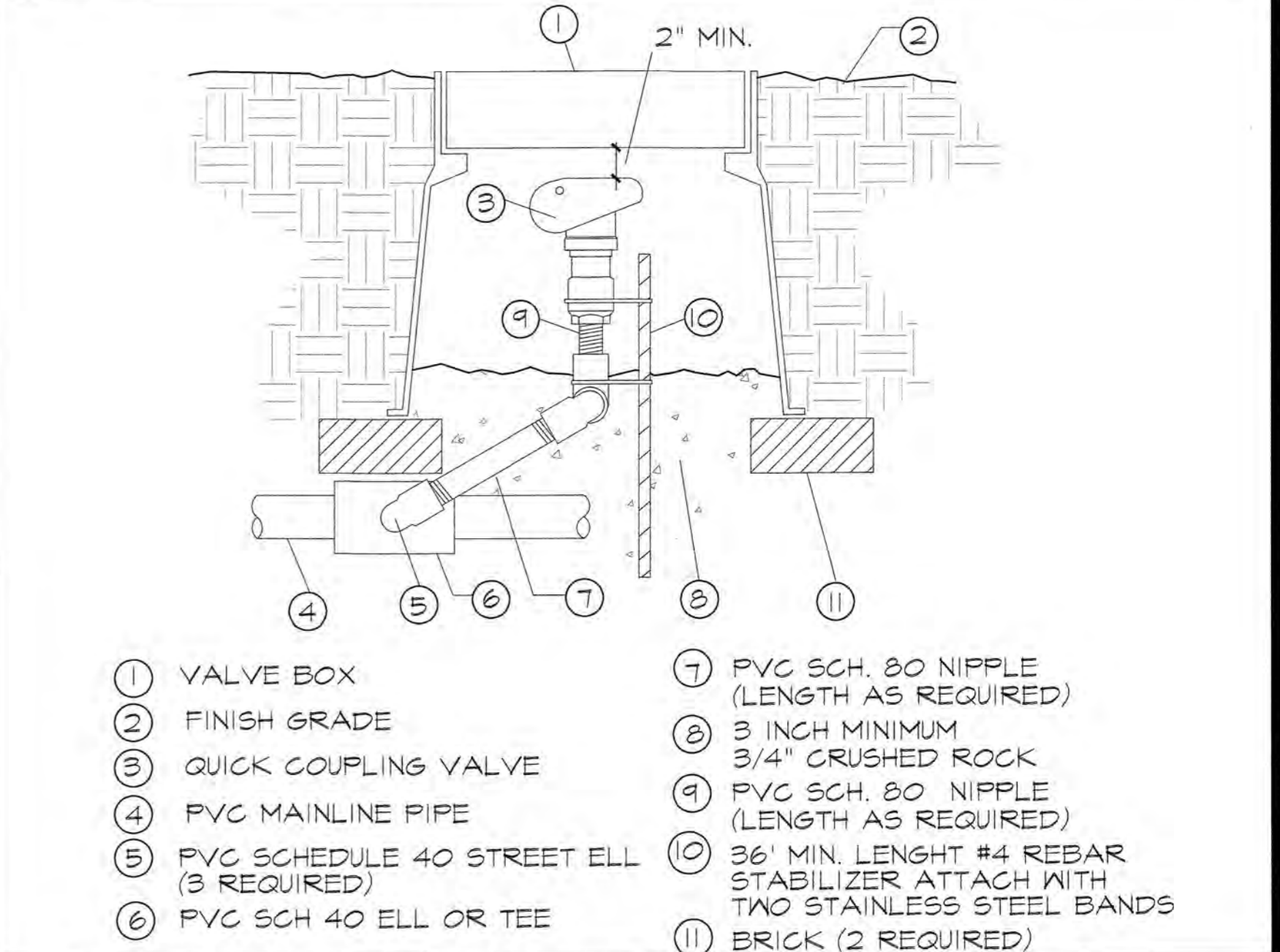
① REMOTE CONTROL VALVE

N.T.S.



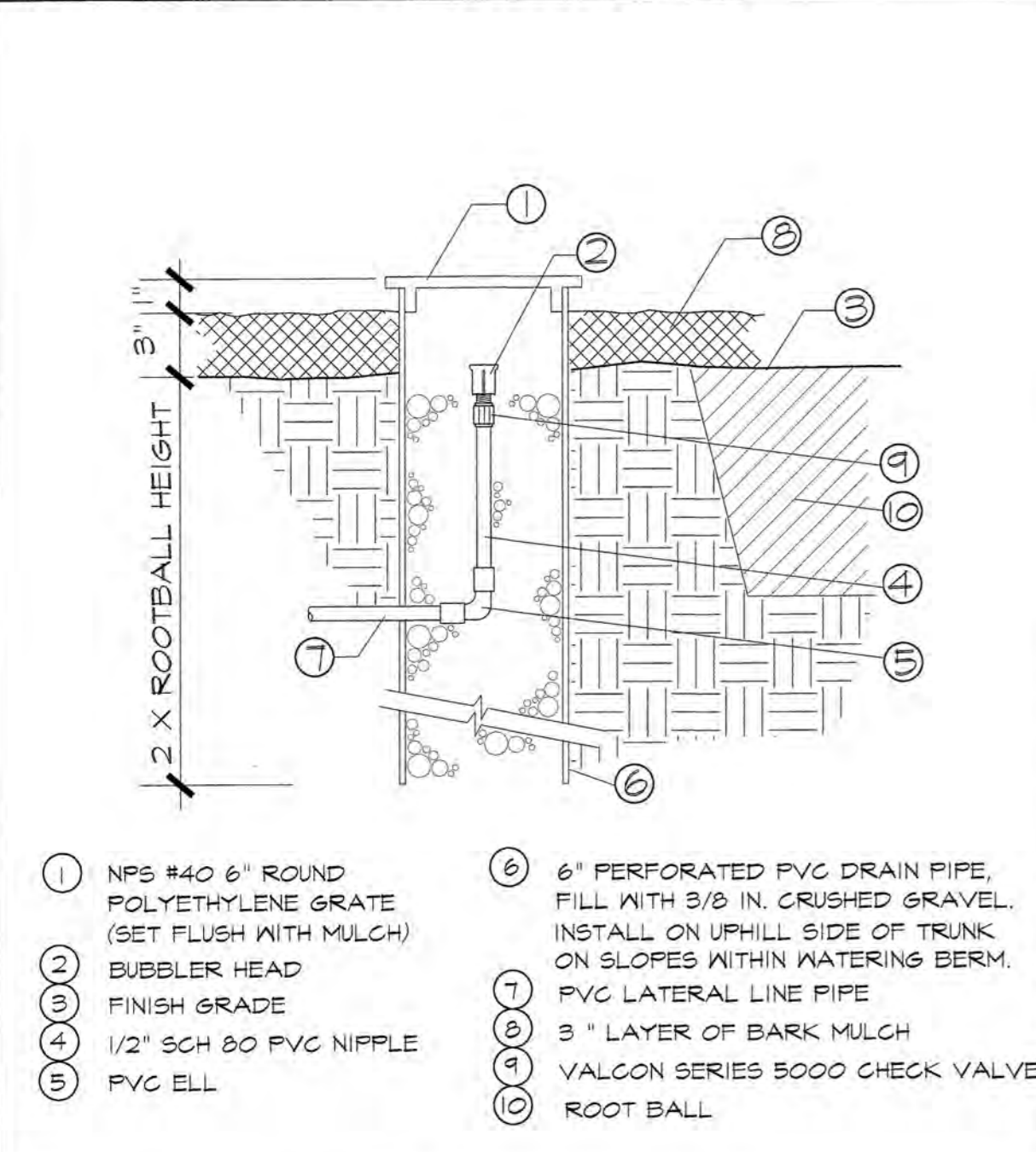
① BALL VALVE

N.T.S.



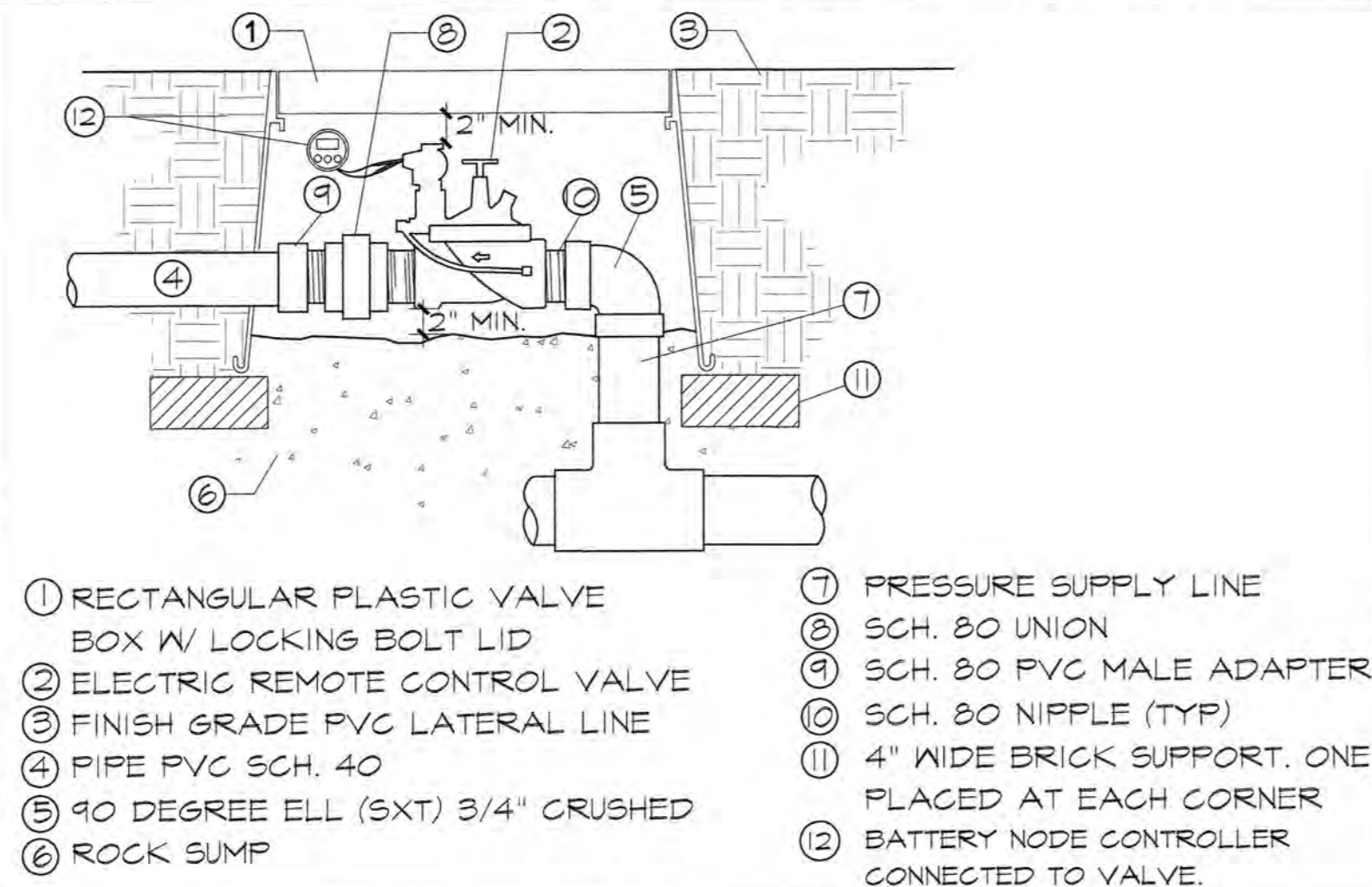
① QUICK COUPLING VALVE

N.T.S.



① SUBSURFACE BUBLER

N.T.S.



① CONTROL VALVE W/ BATTERY CONTROLLER

N.T.S.

LANDSCAPE ARCHITECT CERTIFICATION

I, ANTHONY D. LAWSON, CERTIFY THAT THE LANDSCAPE & IRRIGATION PLANS AS SHOWN HEREON PER THIS GRADING PLAN PDS2004-2700-14724 SATISFY THE GRADING ORDINANCE REQUIREMENTS AS STATED PER SECTION 87.417 (PLANTING) AND SECTION 87.418 (IRRIGATION).

" I AM FAMILIAR WITH THE REQUIREMENTS FOR GRADING DESIGN PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

Anthony D. Lawson
 SIGNATURE

12-5-18
 DATE



ADL
 PLANNING
 ASSOCIATES

LAND PLANNING
 LANDSCAPE ARCHITECTURE
 2979 STATE STREET SUITE "C"
 CARLSBAD, CA. 92008
 (760) 729-8837 FAX: (760) 729-8324
 DATE: 12/6/2018
 JOB NO.: 21817
 SCALE: NO SCALE
 DRAWN BY: EC

"AS-BUILT"		COUNTY APPROVED CHANGES		BENCH MARK	
NO.	DESCRIPTION:	APPROVED BY:	DATE:	DESCRIPTION:	DATE:

DESCRIPTION: COUNTY OF SAN DIEGO MONUMENT "ES 0263", A BRASS DISK IN CONCRETE MONUMENT
 LOCATION: NORTHEAST OF THE INTERSECTION OF SOUTH SANTA FE AVE. AND BUENA CREEK ROAD
 RECORD FROM: COUNTY OF SAN DIEGO
 ELEVATION: 445.398 DATUM: NGVD 29

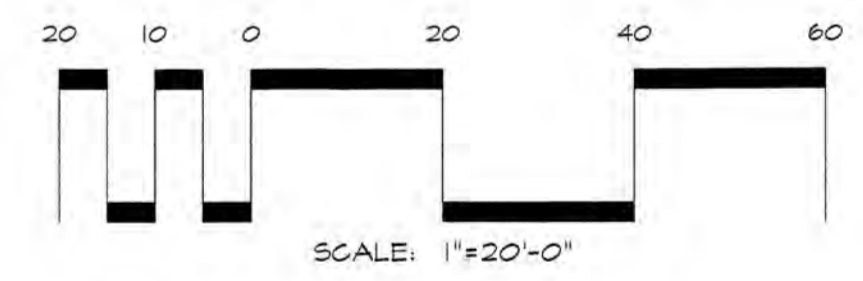
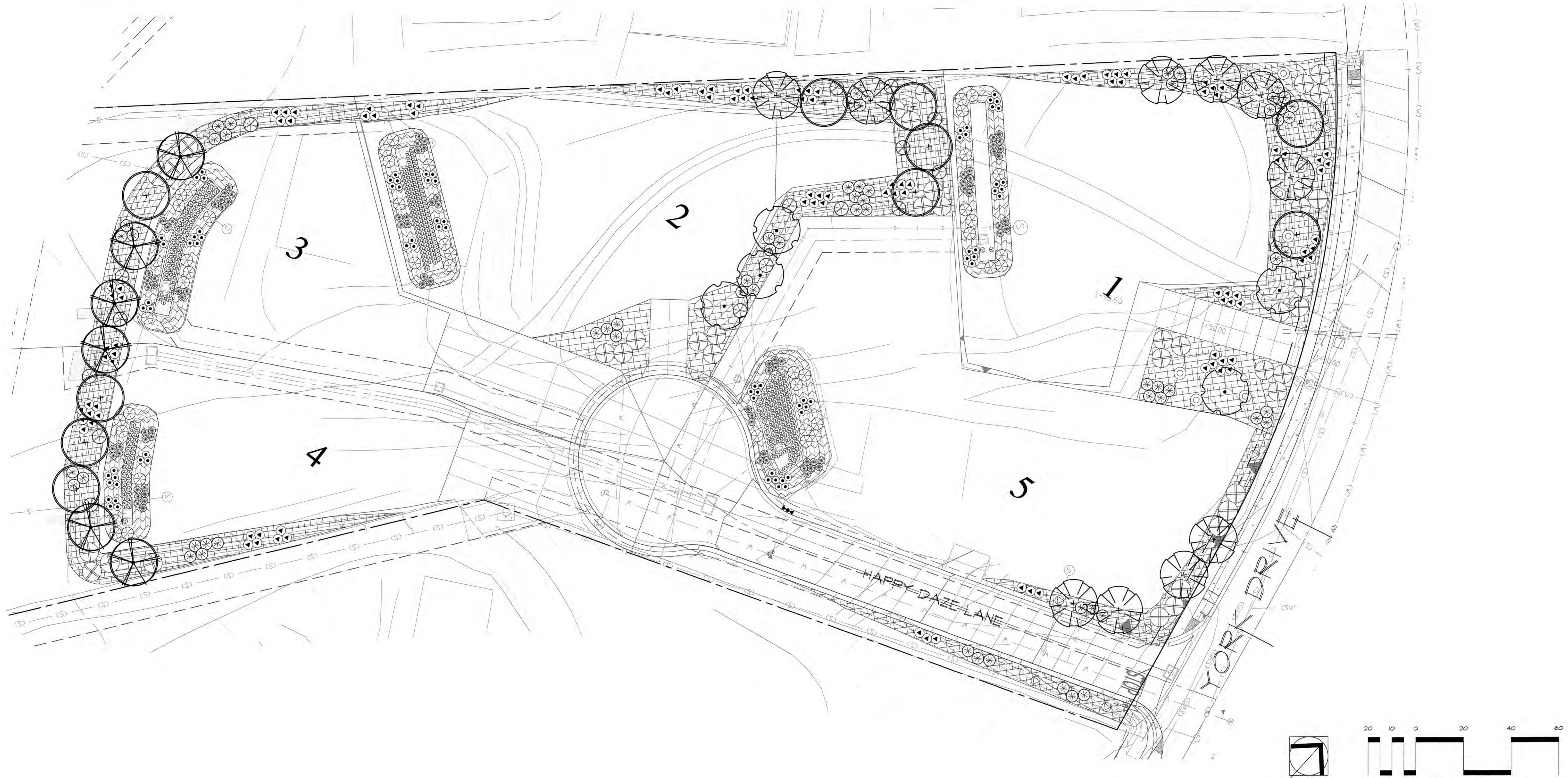
PRIVATE CONTRACT

SHEET 4 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 8 SHEETS

LANDSCAPE IRRIGATION DETAILS FOR:
 TM 5443 RPL3

CALIFORNIA COORDINATE INDEX 370-1701

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER BY: _____ DATE: _____
 ENGINEER OF WORK RONALD L. HOLLOWAY R.C.E. 28271 DATE: _____
 PDS2017-LDGRMJ-30120 GRADING PERMIT NO. _____



LANDSCAPE ARCHITECT CERTIFICATION
 I, ANTHONY D. LAWSON, CERTIFY THAT THE LANDSCAPE & IRRIGATION PLANS AS SHOWN HEREON PER THIS GRADING PLAN PDS2004-2100-14124 SATISFY THE GRADING ORDINANCE REQUIREMENTS AS STATED PER SECTION 87.417 (PLANTING) AND SECTION 87.418 (IRRIGATION).

" I AM FAMILIAR WITH THE REQUIREMENTS FOR GRADING DESIGN PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

[Signature] 12-5-18
 SIGNATURE DATE

SEE SHEET L-2 FOR IRRIGATION PLANS
 SEE SHEET L-3 FOR IRRIGATION NOTES & LEGEND
 SEE SHEET L-4 FOR IRRIGATION DETAILS
 SEE SHEET L-5 FOR PLANTING PLANS
 SEE SHEET L-6 FOR PLANTING NOTES & LEGEND
 SEE SHEET L-7 FOR PLANTING DETAILS
 SEE SHEET L-8 FOR HYDROZONE DIAGRAM

"AS-BUILT"		COUNTY APPROVED CHANGES				BENCH MARK	
NO.	DESCRIPTION:	APPROVED BY:	DATE:				
	EXP. DATE						
	REVIEWED BY:						
	INSPECTOR						



ADL
 PLANNING
 ASSOCIATES

LAND PLANNING
 LANDSCAPE ARCHITECTURE
 2979 STATE STREET SUITE 202
 CARLSBAD, CA. 92008
 (760) 729-8637 FAX: (760) 729-8324

DATE: 12/6/2018
 JOB NO.: 21817
 SCALE: 1:20
 DRAWN BY: EC

PRIVATE CONTRACT

SHEET 5 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 8 SHEETS

LANDSCAPE PLANTING PLANS FOR:
 TM 5443 RPL3

CALIFORNIA COORDINATE INDEX 370-1701

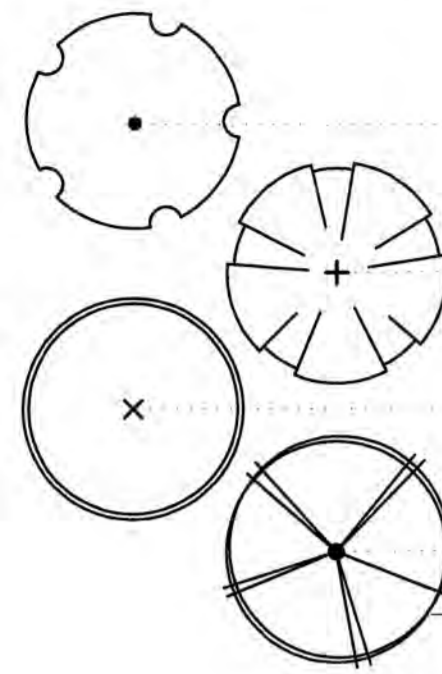
APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER BY: [Signature]

ENGINEER OF WORK DATE
 RONALD L. HOLLOWAY R.C.E. 29271
 PDS2017-LDGRMJ-30120
 GRADING PERMIT NO.:

DESCRIPTION: COUNTY OF SAN DIEGO MONUMENT "ES 0263", A BRASS DISK IN CONCRETE MONUMENT
 LOCATION: NORTHEAST OF THE INTERSECTION OF SOUTH SANTA FE AVE. AND BUENA CREEK ROAD
 RECORD FROM: COUNTY OF SAN DIEGO
 ELEVATION: 445.398 DATUM: NGVD 29

PLANTING LEGEND - TREES

SYM #:	BOTANICAL NAME:	COMMON NAME:	SIZE:	QTY:	H x W:	WUCOLS
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL.	5	80' X 40'	MODERATE
	JACARANDA MIMOSIFOLIA	JACARANDA	15 GAL.	10	40' X 25'	MODERATE
	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	15 GAL.	10	50' X 40'	LOW
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL.	6	60' X 30'	VERY LOW



SHRUBS & GROUNDCOVER: WATER QUALITY BASIN

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	H x W	WUCOLS
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	84	3' x 3'	LOW
	JUNCAS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH	1 GAL.	332	2' x 2'	LOW
	MAHONIA NEVINII	NEVIN'S BARBERRY	1 GAL.	78	6' x 3'	VERY LOW
	RIBES SPECIOSUM	FUSHIA FLOWERING GOOSE	1 GAL.	44	5' x 5'	VERY LOW
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL.	61,096 SF	1' x 1'	LOW

SHRUBS & GROUNDCOVER: SLOPE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	H x W	WUCOLS
	ISOMERIS ARBOREA	CALIFORNIA GLEOME	1 GAL.	107	3' x 3'	VERY LOW
	ROMNEYA COULTERI	MATILUJA POPPY	1 GAL.	66	4' x 7'	VERY LOW
	CEANOTHUS 'JOYCE COULTER'	DWARF WESTERN LILAC	5 GAL.	38	3' x 10'	LOW
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	16	10' x 10'	VERY LOW
	RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL.	9	8' x 8'	VERY LOW
	ECHIUM CANDICANS	PRIDE OF MADEIRA	1 GAL.	7	6' x 8'	LOW
	MYOPORUM 'PACIFICUM'	MYOPORUM	FLATS	156,814 SF	2' x 12'	LOW
	HYDROSEED MIX	HYDROSEED MIX	-	-	PER HYDROSEED NOTE BELOW	-

HYDROSEED MIX NOTE

ALL IRRIGATED SLOPES SHALL RECEIVE HYDROSEED APPLICATION UNLESS OTHERWISE NOTED ON THE PLANS

IRRIGATED HYDROSEED MIX PER S&S SEEDS INC

BOTANICAL NAME	COMMON NAME	PURE LIVE SEED LBS./KGS/HEC	ACRE
AGROSTIS FALLENS	BENT GRASS	4.00	3.60
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	0.20	0.20
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN-YARROW	1.00	0.90
LASTHENIA CALIFORNICA	GOLDFIELDS	0.50	0.50
LAYIA PLATYGLOSSA	TIDY TIPS	0.50	0.50
LOTUS SCOPARIUS	DEERWEED	3.00	2.70
LUPINUS TRUNCATUS	WOOD LUPINE	1.50	1.30
MIMULUS AURANTIACUS PUNICEUS	RED MONKEY FLOWER	0.20	0.20
NASELLA PULCHRA	BARKWORTH	6.00	5.40
NEMOPHILA MENZIESII	BABY-BLUE-EYES	2.00	1.80
SISYRINCHIUM BELLUM	CALIFORNIA BLUE-EYED-GRASS	2.00	1.80
VERBENA LASIOSTACHYS	VERBENA	0.50	0.50
VULPIA MICROSTACHYS	VULPIA	4.00	3.60
	TOTAL LBS./ACRE		23.00
	WOOD FIBER MULCH		2500 LBS/ ACRE
	10-10-10 FERTILIZER		300 LBS/ ACRE
	ORGANIC SOIL BINDER (BIO BINDER)		130 LBS/ ACRE
	SARVON SOIL PENETRANT		6 GAL./ACRE

PLANTING NOTES:

- THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR SETTING OUT PLANTS. PRIOR TO PLANTING, THE LANDSCAPE ARCHITECT SHALL BE CONTACTED TO APPROVE ALL PLANT LOCATIONS AND DIRECT ADJUSTMENTS.
- PLANT MATERIALS SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH. ALL PLANTS ARE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT IN SUBSTANDARD IN SIZE, QUALITY, OR HEALTH.
- PROVIDE WATERPROOF SPECIES IDENTIFICATION TAGS ON ONE PLANT PER SPECIES PER GROUPING.
- PLANT COUNTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON THE PLAN.
- IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS THOROUGHLY SOAKED PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR SHALL REMOVE EXISTING VEGETATION, TRASH, CLIPPINGS, ROCK AND OTHER DEBRIS IN PLANTING AREAS. RAKE AND FINE GRADE ALL PLANTING AREAS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- PLANTING PITS SHALL BE TWICE THE CONTAINER WIDTH AND OF EQUAL DEPTH.
- PLANTING PITS AND PLANTERS SHALL BE BACKFILLED WITH EXISTING SITE SOIL AND 1/4 (BY VOLUME) NITRIFIED TOP SOIL MIX. FERNS, AZALEAS AND ACID PLANTS SHALL RECEIVE AN ADDITIONAL 1/3 (BY VOLUME) PEAT IN BACKFILL MIX.
- TREES AND SHRUBS SHALL BE FERTILIZED AT THE TIME OF PLANTING WITH 21-GRAM AGRIFORM TABLETS AT THE FOLLOWING RATES: GROUNDCOVER-(5 GRAM 20-10-5 TABLET) 1 GAL. SIZE-1 TABLET, 15 GAL. -5 TABLETS, 36" BOX-10 TABLETS, 5 GAL. SIZE-3 TABLETS, 24" BOX-8 TABLETS, 48" BOX-12 TABLETS
- STAKE 5 GALLON AND DOUBLE STAKE 15 GALLON AND 24" BOX TREES. GUYING OF LARGER TREES SHALL BE DONE AT THE LANDSCAPE ARCHITECTS DISCRETION. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE STABILITY DURING LENGTH OF THE GUARANTEE PERIOD.
- VERIFY TREE PIT DRAINAGE WITH 24 HOUR WATER FILL TEST PRIOR TO PLANTING. ALL BOXED TREES NOT DRAINING ARE TO HAVE A 4" DIAMETER AUGER HOLE DRILLED THROUGH ANY HARDPAN OR COMPACTED EARTH AS REQUIRED TO PROVIDE DRAINAGE IN A 24 HOUR PERIOD.
- ALL PLANTING AREAS EXCEPT SLOPES SHALL BE PREPARED BY APPLYING THE FOLLOWING AMENDMENTS TO THE SOIL AND TILLING INTO THE TOP 6" OF SOIL:
 4 CU. YD./1000 S.F. NITRIFIED WOOD SHAVINGS
 100LBS./1000 S.F. AGRICULTURAL GYPSUM
 25 LBS./1000 S.F. 12-12-12 FERTILIZER
 NOTE: SUBJECT TO CHANGE PER SOIL TEST RECOMMENDATIONS.

- LANDSCAPE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO PLANTS, BERMS, WALLS (DECORATIVE OR RETAINING), SIGNS, AND STRUCTURES HAVE BEEN SELECTED AND POSITIONED SO AS TO AVOID OBSTRUCTING VIEWS OF MOTORIST NEAR INTERSECTIONS AISLES, DRIVES, AND PEDESTRIAN WALKWAYS. TREES HAVE BEEN SELECTED (AND SHALL BE MAINTAINED) SUCH THAT, AT MATURE SIZE, SCAFFOLD BRANCHES WILL BE A MINIMUM OF 60 INCHES ABOVE THE FINISHED GRADE.
- AFTER ROUGH GRADING, CONTRACTOR SHALL TAKE SOIL SAMPLES FROM ENOUGH LOCATIONS ON THE SITE TO REPRESENT AN ADEQUATE CROSS SECTION OF CONDITIONS. SOIL TEST SHALL BE PERFORMED BY A SOIL TESTING LABORATORY AS PART OF A SOIL MANAGEMENT REPORT. THE TEST SHALL INDICATE BUT NOT BE LIMITED TO THE FOLLOWING:
 A. ORGANIC MATTER CONTENT
 B. N.P.K.
 C. PH
 D. SOIL TEXTURE (SILT, CLAY, SAND)
 E. RECOMMENDATIONS FOR AMENDMENTS, LEACHING, AND MAINTENANCE.
- THE RESULTS AND RECOMMENDATIONS OF THE SOIL TESTING LABORATORY SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. THE APPROVED RECOMMENDATIONS FOR AMENDMENTS AND BACKFILL SHALL BE INCORPORATED INTO THE LANDSCAPE PLANS BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION AND SHALL BECOME PART OF THE APPROVED PLANS.
- POST PLANTING FERTILIZATION SHALL BE PERFORMED BY CONTRACTOR AT 30, 60, AND 90 DAYS AFTER PLANTING.
- PLANTS SHALL NOT BE PLACED WITHIN 12" OF SPRINKLER HEADS.
- SHRUBS AND TREES SHALL BE UNDERPLANTED WITH GROUNDCOVER AS SHOWN BY ADJACENT SYMBOL.
- GROUNDCOVER SHALL BE PLANTED USING TRIANGULAR SPACING AS NOTED IN LEGEND.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED-FREE. ALL DEAD OR DYING PLANTS SHALL BE REPLACED DURING THE MAINTENANCE PERIOD.
- CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY AS FOLLOWS: TREES-ONE YEAR, SHRUBS & GROUNDCOVER-SIX MONTHS.
- DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMANCE IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
- TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, DRIVE WAYS OR ELECTRICAL CONDUIT.
- ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND FIVE FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 10 FEET.

LANDSCAPE ARCHITECT CERTIFICATION
 I, ANTHONY D. LAWSON, CERTIFY THAT THE LANDSCAPE & IRRIGATION PLANS AS SHOWN HEREON PER THIS GRADING PLAN PDS2004-2700-14724 SATISFY THE GRADING ORDINANCE REQUIREMENTS AS STATED PER SECTION 87.417 (PLANTING) AND SECTION 87.418 (IRRIGATION).
 " I AM FAMILIAR WITH THE REQUIREMENTS FOR GRADING DESIGN PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."
 SIGNATURE: *Anthony D. Lawson* DATE: 12-5-18



ADL
 PLANNING ASSOCIATES
 LAND PLANNING LANDSCAPE ARCHITECTURE
 2979 STATE STREET SUITE "C"
 CARLSBAD, CA. 92008
 (760) 729-8837 FAX: (760) 729-8374
 DATE: 12/6/2018
 JOB NO.: 21817
 SCALE: NO SCALE
 DRAWN BY: EC

Underground Service Alert

 Call: TOLL FREE 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

SEE SHEET L-2 FOR IRRIGATION PLANS
 SEE SHEET L-3 FOR IRRIGATION NOTES & LEGEND
 SEE SHEET L-4 FOR IRRIGATION DETAILS
 SEE SHEET L-5 FOR PLANTING PLANS
 SEE SHEET L-6 FOR PLANTING NOTES & LEGEND
 SEE SHEET L-7 FOR PLANTING DETAILS
 SEE SHEET L-8 FOR HYDROZONE DIAGRAM

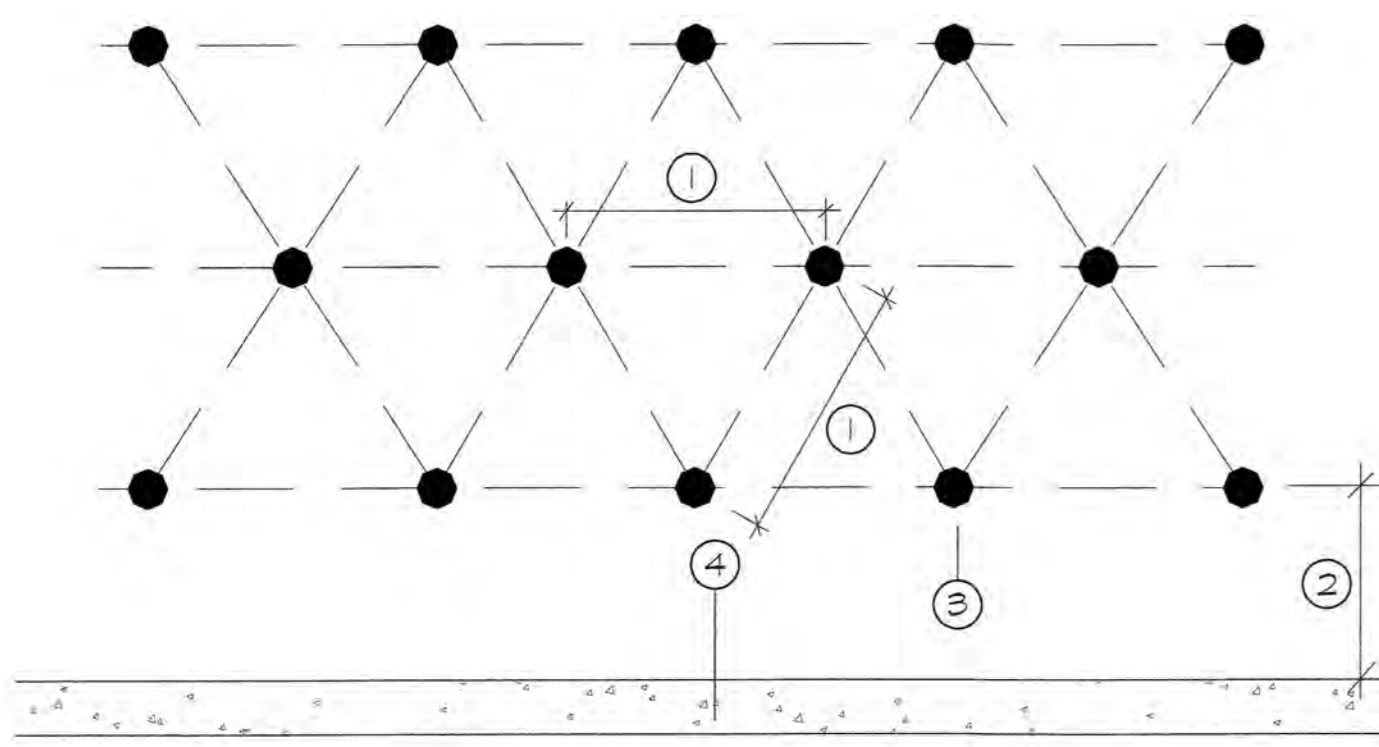
"AS-BUILT"	COUNTY APPROVED CHANGES	BENCH MARK
NO. _____ DATE _____ EXP. _____ DATE _____ REVIEWED BY: _____ INSPECTOR _____ DATE _____	NO. _____ DESCRIPTION: _____ APPROVED BY: _____ DATE: _____	DESCRIPTION: COUNTY OF SAN DIEGO MONUMENT "ES 0263", A BRASS DISK IN CONCRETE MONUMENT LOCATION: NORTHEAST OF THE INTERSECTION OF SOUTH SANTA FE AVE. AND BUENA CREEK ROAD RECORD FROM: COUNTY OF SAN DIEGO ELEVATION: 445.398 DATUM: NGVD 29

PRIVATE CONTRACT

SHEET 6	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	8 SHEETS
---------	--	----------

LANDSCAPE PLANTING NOTES & LEGEND FOR:
 TM 5443 RPL3
 CALIFORNIA COORDINATE INDEX 370-1701

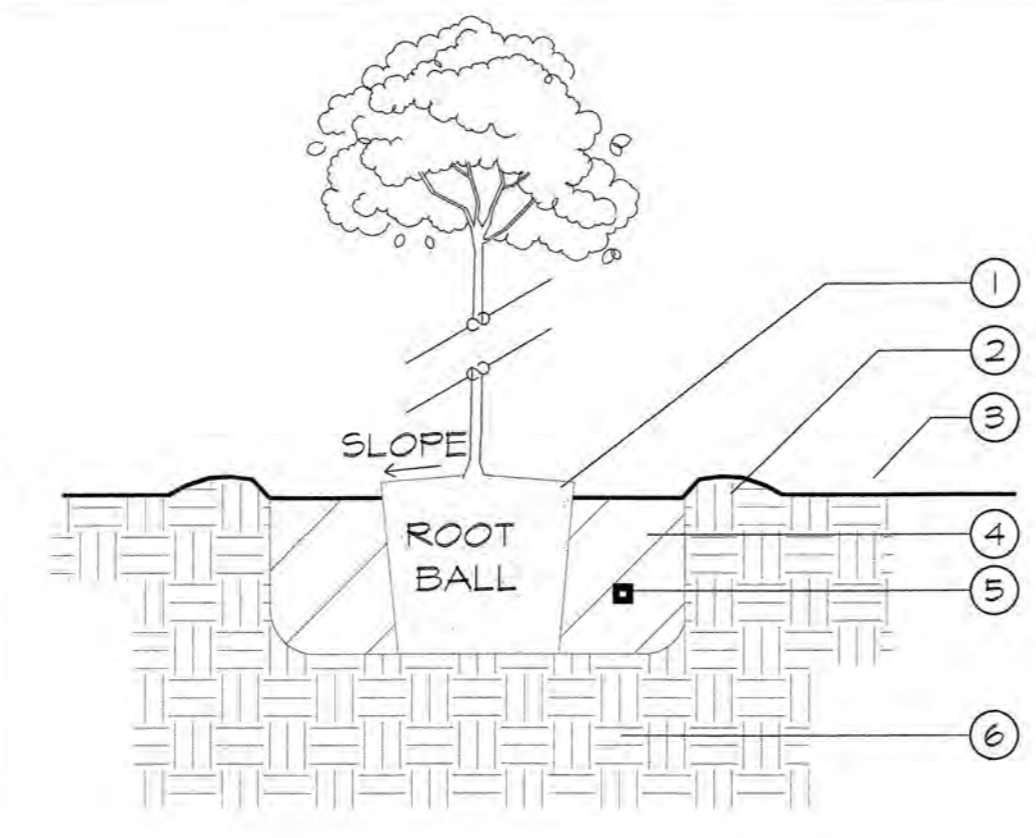
APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER	ENGINEER OF WORK RONALD L. HOLLOWAY DATE R.C.E. 29271
BY: _____ DATE _____	PDS2017-LDGMJ-30120 GRADING PERMIT NO:



- ① VARIES, SEE PLANS FOR SPECIFIED ON CENTER SPACING
- ② VARIES, SHALL BE ONE HALF THE SPECIFIED ON CENTER SPACING
- ③ CENTER OF SHRUB
- ④ HEADER, CURB, PAVED SURFACE, ETC...

NOTE: KEEP ALL MULCH 2" FROM TRUNK OF TREE/SHRUB.

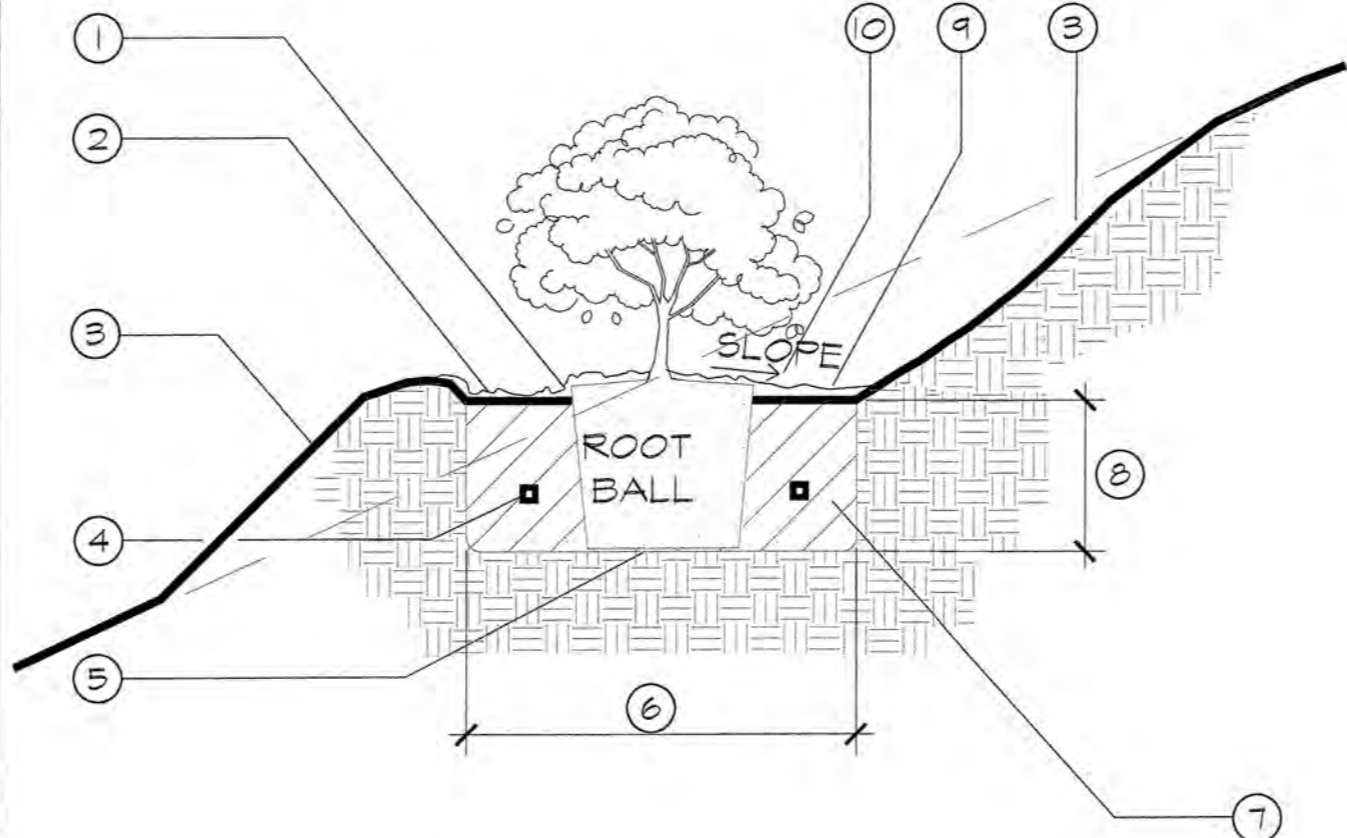
(A) SHRUB AND GROUNDCOVER SPACING



- ① ROOTBALL - SET CROWN 2" ABOVE GRADE
- ② 2" BASIN BERM
- ③ FINISH GRADE
- ④ PLANTING HOLE - 2 TIMES BOX WIDTH
- ⑤ FERTILIZER TABLET
- ⑥ NATIVE SOIL BACKFILL

NOTE: KEEP ALL MULCH 2" FROM TRUNK OF TREE/SHRUB.

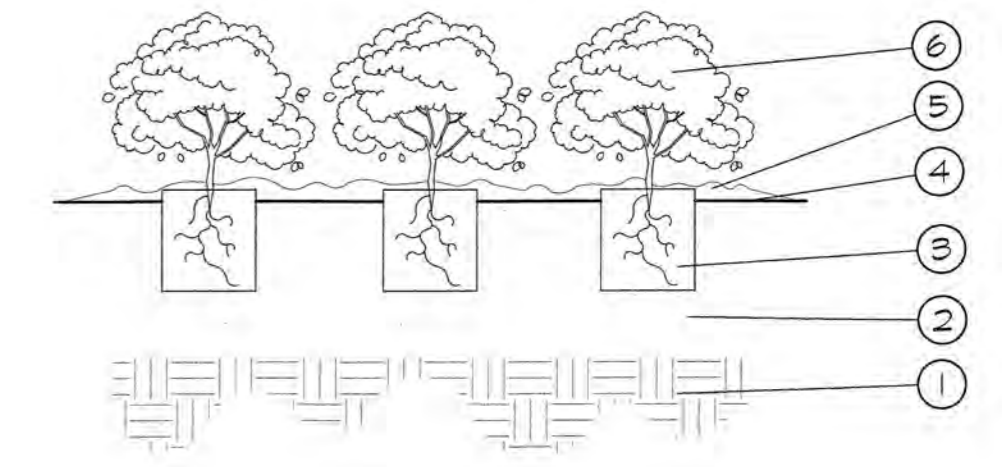
(B) TREE & SHRUB PLANTING



- ① ROOTBALL, SET CROWN 1" ABOVE GRADE
- ② 2" BASIN BERM FOR SHRUBS
4" BASIN BERM FOR TREES
- ③ FINISH GRADE
- ④ FERTILIZER TABLET PER SOILS REPORT
- ⑤ PLACE ROOTBALL OVER NATIVE SUBGRADE
- ⑥ 2X CONTAINER DIA. (12" MIN. FOR LINERS)
- ⑦ NATIVE SOIL BACKFILL
- ⑧ CONTAINER DEPTH (12" MIN. FOR LINERS)
- ⑨ 4" LAYER OF MULCH, MAINTAIN 2" CLEAR OF SHRUB BASE
- ⑩ 2% SLOPE (AWAY FROM TRUNK)

NOTE: KEEP ALL MULCH 2" FROM TRUNK OF TREE/SHRUB.

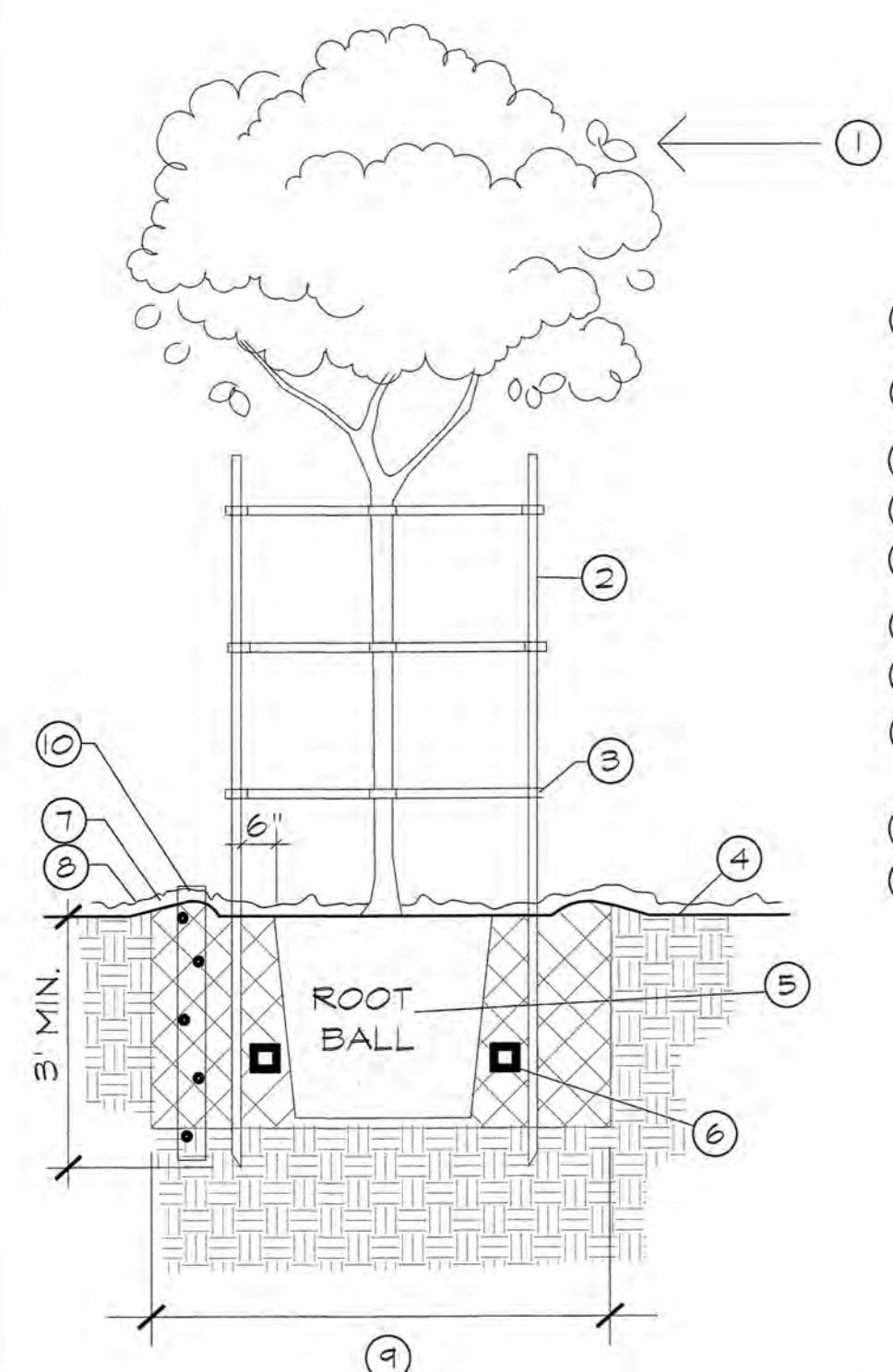
(C) TREE & SHRUB PLANTING ON SLOPE



- ① EXSITING SUBGRADE
- ② NATIVE SOIL BACKFILL
- ③ ROOTBALL SLIGHTLY HIGHER THAN FINISHED GRADE.
- ④ FINISHED GRADE
- ⑤ 4" MULCH LAYER INSTALLED BEFORE PLANTING.
- ⑥ PLANT TYPE AND SPACING AS SPECIFIED ON PLANS.

NOTE: KEEP ALL MULCH 2" FROM TRUNK OF TREE/SHRUB.

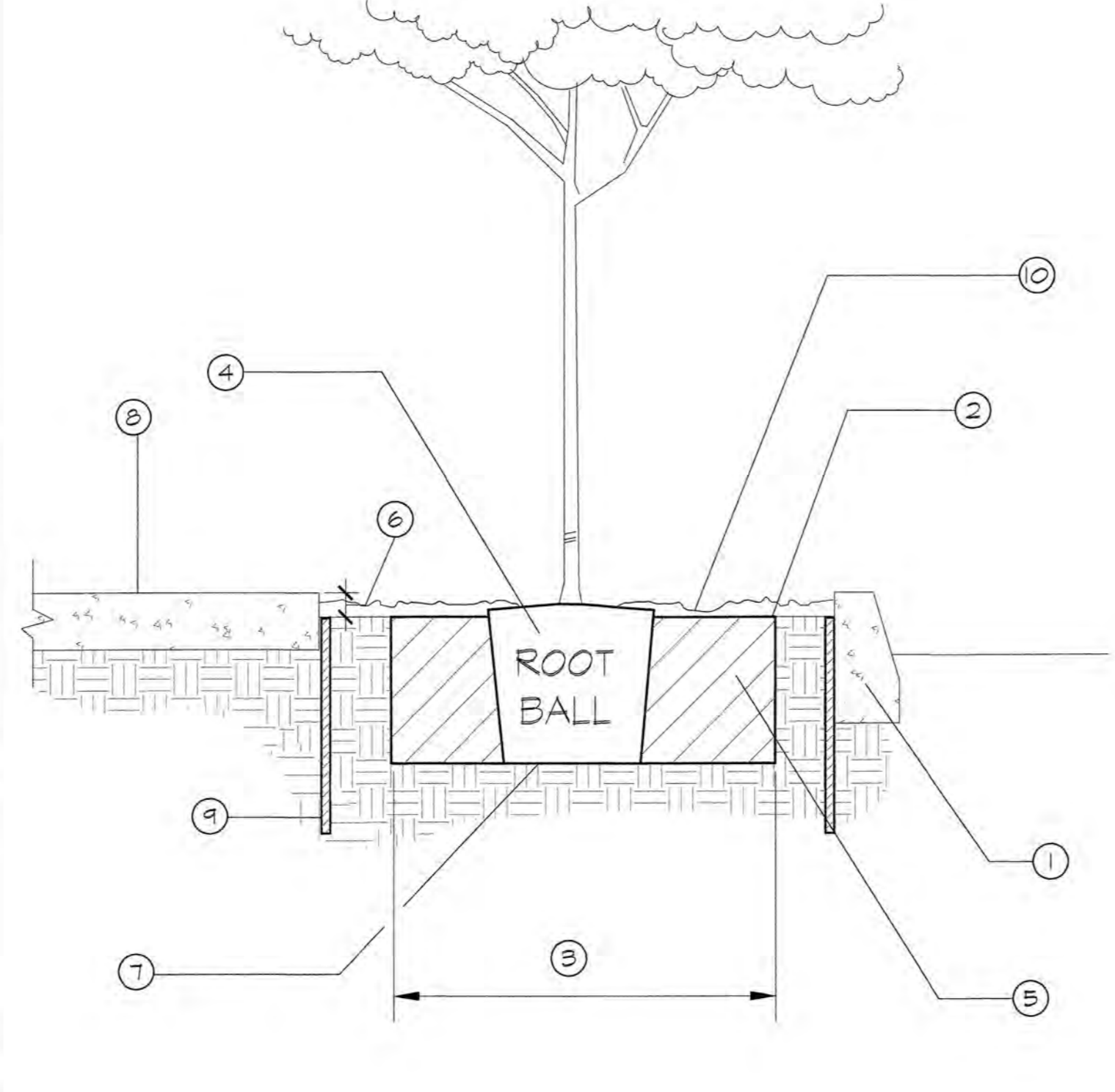
(D) GROUNDCOVER PLANTING



- ① PREVAILING WIND AXIS PARALLEL TO STAKES
- ② 2" DIA 10' PINE LODGE POLE STAKE
- ③ TREE TIES (3)
- ④ FINISH GRADE
- ⑤ ROOTBALL (SEE PLAN FOR SIZE, SET CROWN 2" ABOVE GRADE)
- ⑥ FERTILIZER TABLET
- ⑦ 6" WATER BASIN
- ⑧ 4" LAYER OF MULCH OR 2" OF D.G. MAINTAIN 2" CLEAR OF TRUNK
- ⑨ 2X CONTAINER SIZE
- ⑩ AERATION TUBE - 4" PERF. PVC PIPE W/ GRATE CAP, WRAP PIPE W/ FILTER FABRIC:
-1 PER 15 GAL
-2 PER 24" BOX AND LARGER

NOTE: 1. KEEP ALL MULCH 2" FROM TRUNK OF TREE/SHRUB.
2. TREE STAKES SHALL BE USED FOR TREES 24" BOX OR SMALLER

(E) TREE STAKING



- ① CONCRETE CURB
- ② FINISH GRADE
- ③ PLANTING HOLE - 2 TIMES BOX WIDTH
- ④ ROOTBALL - SET CROWN 2" ABOVE GRADE
- ⑤ BACKFILL
- ⑥ FINISH GRADE 2" MINIMUM BELOW CONCRETE
- ⑦ PLACE ROOTBALL OVER NATIVE SUBGRADE
- ⑧ CURB OR PAVING
- ⑨ ROOT BARRIER-48" DEPTH MIN. W/48" MIN. DIMENSION ACROSS TOP. BIOBARRIER OR EQUAL. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT SAMPLE TO INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION
- ⑩ MULCH

NOTE: KEEP ALL MULCH 2" FROM TRUNK OF TREE/SHRUB.

(F) ROOT BARRIER

LANDSCAPE ARCHITECT CERTIFICATION
 I, ANTHONY D. LAWSON, CERTIFY THAT THE LANDSCAPE & IRRIGATION PLANS AS SHOWN HEREON PER THIS GRADING PLAN PDS2004-2100-14124 SATISFY THE GRADING ORDINANCE REQUIREMENTS AS STATED PER SECTION 87.417 (PLANTING) AND SECTION 87.418 (IRRIGATION).
 " I AM FAMILIAR WITH THE REQUIREMENTS FOR GRADING DESIGN PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."
 Signature: *Anthony D. Lawson* DATE: 12-5-18

SEE SHEET L-2 FOR IRRIGATION PLANS
 SEE SHEET L-3 FOR IRRIGATION NOTES & LEGEND
 SEE SHEET L-4 FOR IRRIGATION DETAILS
 SEE SHEET L-5 FOR PLANTING PLANS
 SEE SHEET L-6 FOR PLANTING NOTES & LEGEND
 SEE SHEET L-7 FOR PLANTING DETAILS
 SEE SHEET L-8 FOR HYDROZONE DIAGRAM

"AS-BUILT"		COUNTY APPROVED CHANGES		BENCH MARK	
NO.	DESCRIPTION:	APPROVED BY:	DATE:	DESCRIPTION:	DATE:
				DESCRIPTION: COUNTY OF SAN DIEGO MONUMENT "ES 0263", A BRASS DISK IN CONCRETE MONUMENT	
				LOCATION: NORTHEAST OF THE INTERSECTION OF SOUTH SANTA FE AVE. AND BUENA CREEK ROAD	
				RECORD FROM: COUNTY OF SAN DIEGO	
				ELEVATION: 445.398 DATUM: NGVD 29	

ADL PLANNING ASSOCIATES
 LAND PLANNING LANDSCAPE ARCHITECTURE
 2979 STATE STREET SUITE "C"
 CARLSBAD, CA. 92008
 (760) 729-8837 FAX: (760) 729-8324
 DATE: 12/6/2018
 JOB NO.: 21817
 SCALE: NO SCALE
 DRAWN BY: EC

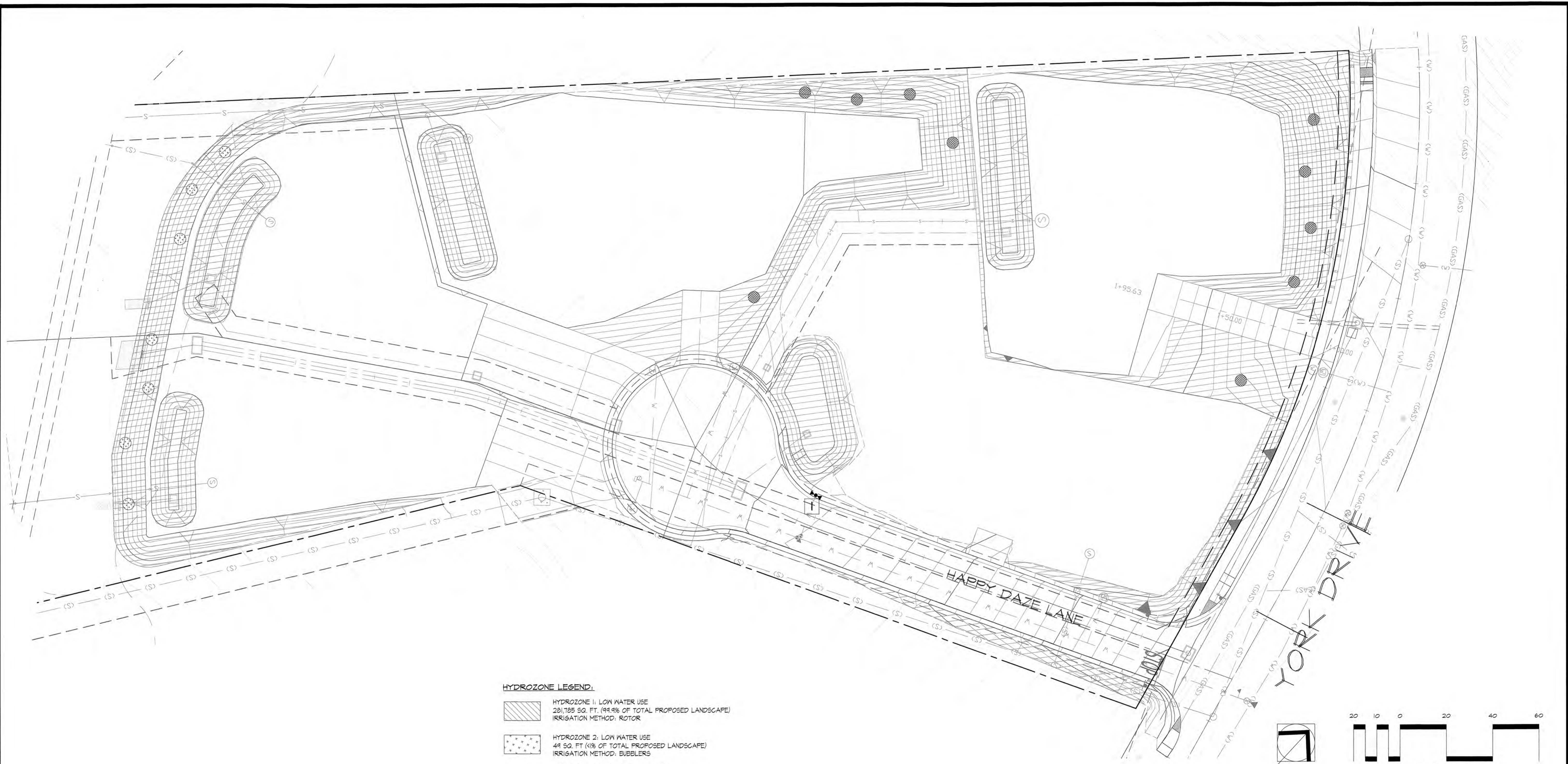
PRIVATE CONTRACT

SHEET 7 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 8 SHEETS

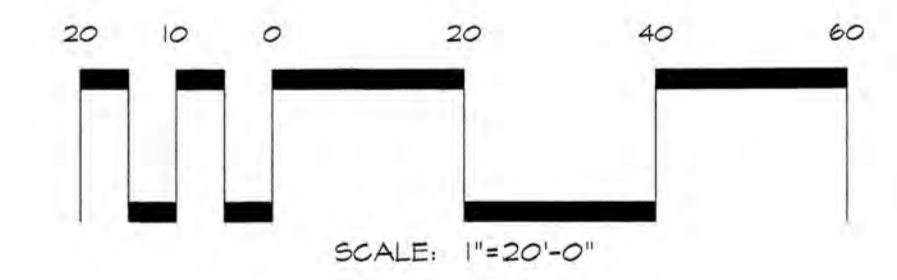
LANDSCAPE PLANTING DETAILS FOR:
 TM 5443 RPL3

CALIFORNIA COORDINATE INDEX 370-1701

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER BY: *Ronald L. Holloway* DATE: 12/6/2018
 ENGINEER OF WORK: RONALD L. HOLLOWAY R.C.E. 29271
 BY: DATE: PDS2017-LDGRM-30120 GRADING PERMIT NO.:



- HYDROZONE LEGEND:**
- HYDROZONE 1: LOW WATER USE
281,185 SQ. FT. (94.4% OF TOTAL PROPOSED LANDSCAPE)
IRRIGATION METHOD: ROTOR
 - HYDROZONE 2: LOW WATER USE
49 SQ. FT. (1% OF TOTAL PROPOSED LANDSCAPE)
IRRIGATION METHOD: BUBBLERS
 - HYDROZONE 3: MODERATE WATER USE
145 SQ. FT. (4% OF TOTAL PROPOSED LANDSCAPE)
IRRIGATION METHOD: BUBBLERS
 - WATER SERVICE POINT OF CONNECTION



LANDSCAPE ARCHITECT CERTIFICATION
 I, ANTHONY D. LAMSON, CERTIFY THAT THE LANDSCAPE & IRRIGATION PLANS AS SHOWN HEREON PER THIS GRADING PLAN PDS2004-2100-14124 SATISFY THE GRADING ORDINANCE REQUIREMENTS AS STATED PER SECTION 87.417 (PLANTING) AND SECTION 87.418 (IRRIGATION).

" I AM FAMILIAR WITH THE REQUIREMENTS FOR GRADING DESIGN PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

Anthony D. Lamson
 SIGNATURE

12-5-18
 DATE

SEE SHEET L-2 FOR IRRIGATION PLANS
 SEE SHEET L-3 FOR IRRIGATION NOTES & LEGEND
 SEE SHEET L-4 FOR IRRIGATION DETAILS
 SEE SHEET L-5 FOR PLANTING PLANS
 SEE SHEET L-6 FOR PLANTING NOTES & LEGEND
 SEE SHEET L-7 FOR PLANTING DETAILS
 SEE SHEET L-8 FOR HYDROZONE DIAGRAM

"AS-BUILT"		COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:		

BENCH MARK	
DESCRIPTION:	COUNTY OF SAN DIEGO MONUMENT "ES 0263", A BRASS DISK IN CONCRETE MONUMENT
LOCATION:	NORTHEAST OF THE INTERSECTION OF SOUTH SANTA FE AVE. AND BUENA CREEK ROAD
RECORD FROM:	COUNTY OF SAN DIEGO
ELEVATION:	445.398
DATUM:	NGVD 29

ADL
 PLANNING
 ASSOCIATES

LAND PLANNING
 LANDSCAPE ARCHITECTURE
 2979 STATE STREET SUITE "C"
 CARLSBAD, CA. 92008
 (760) 729-8637 FAX: (760) 729-8324

DATE: 12/6/2018
 JOB NO.: 21017
 SCALE: 1:20
 DRAWN BY: EC



PRIVATE CONTRACT

SHEET 8 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 8 SHEETS

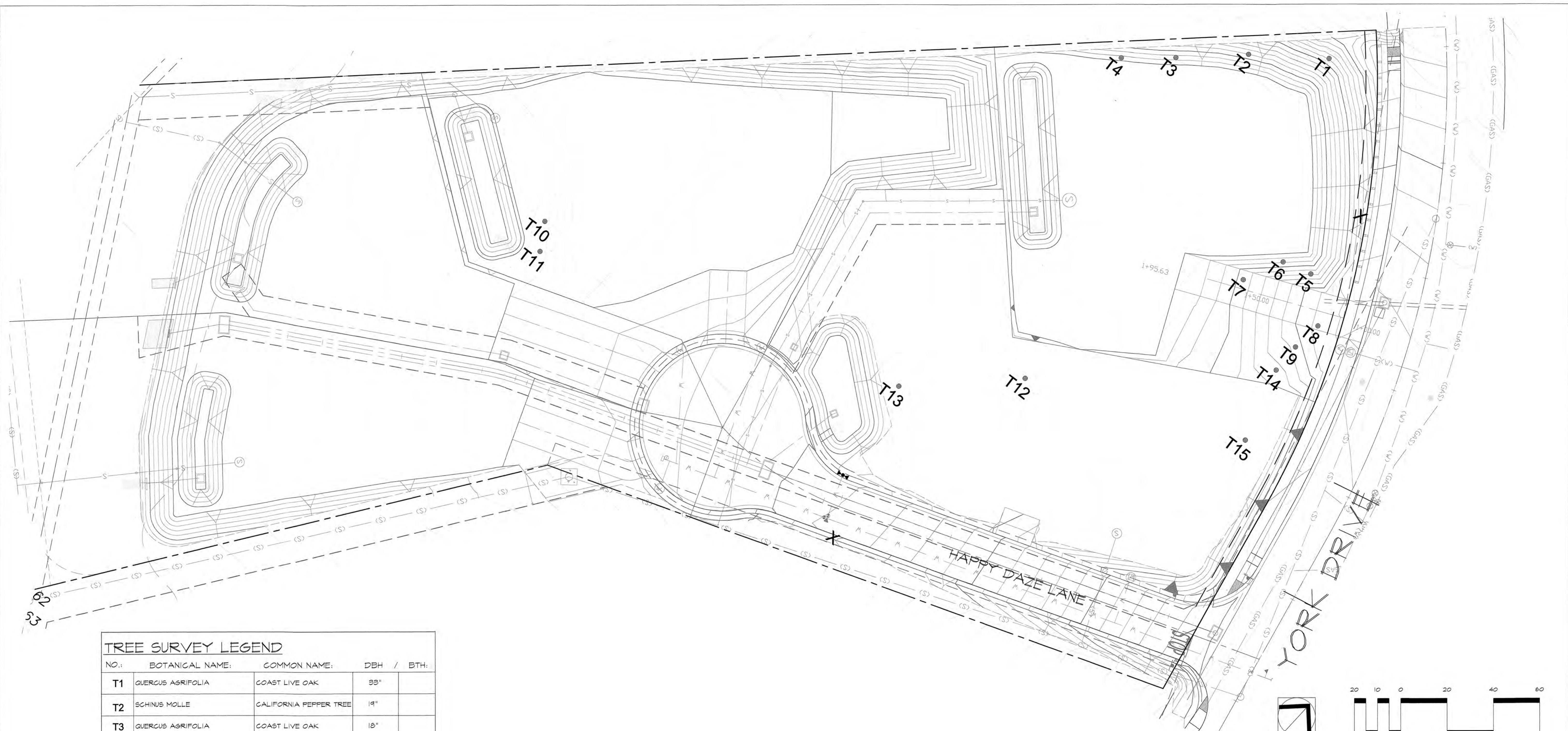
HYDROZONE DIAGRAM & CALCS FOR:
 TM 5443 RPL3

CALIFORNIA COORDINATE INDEX 370-1701

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER BY: _____ DATE: _____

ENGINEER OF WORK DATE: _____
 RONALD L. HOLLOWAY R.C.E. 29271

PDS2017-LDGRMJ-30120
 GRADING PERMIT NO.:



TREE SURVEY LEGEND

NO.:	BOTANICAL NAME:	COMMON NAME:	DBH / BTH:
T1	QUERCUS AGRIFOLIA	COAST LIVE OAK	33"
T2	SCINUS MOLLE	CALIFORNIA PEPPER TREE	19"
T3	QUERCUS AGRIFOLIA	COAST LIVE OAK	18"
T4	SCINUS MOLLE	CALIFORNIA PEPPER TREE	14"
T5	WASHINGTONIA ROBUSTA	FAN PALM	26'
T6	WASHINGTONIA ROBUSTA	FAN PALM	75'
T7	WASHINGTONIA ROBUSTA	FAN PALM	97'
T8	EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR GUM	33"
T9	JUNIPERUS CHINENSIS 'TORULOSA'	HOLLYWOOD JUNIPER	46"
T10	WASHINGTONIA ROBUSTA	FAN PALM	12'
T11	WASHINGTONIA ROBUSTA	FAN PALM	34'
T12	WASHINGTONIA ROBUSTA	FAN PALM	17'
T13	WASHINGTONIA ROBUSTA	FAN PALM	48"
T14	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	97"
T15	FRAXINUS VELUTINA 'MODESTO'	MODESTO ASH	25"

TOTAL EXISTING DBH / BTH: 345" 23'-6"

NOTES:

1. CRITERIA FOR TOTAL EXISTING DBH / BTH INCLUDE: ONLY TREES IN FAIR CONDITION AND TREES WITH DBH 10" OR GREATER ARE COUNTED TOWARD DBH TOTAL.
 2. DUE TO THE LAYOUT OF PROPOSED BUILDINGS AND HARDSCAPE SURFACES, AND THE GENERAL HEALTH OF EXISTING TREES, ALL EXISTING TREES ARE TO BE REMOVED.

DBH: DIAMETER AT BREST HEIGHT
 BTH: BROWN TRUNK HEIGHT (PALMS)

● T1 EXISTING TREE TO BE REMOVED (TYPICAL)

X NOT APPLICABLE (NO TREE EXISTS, OR TREE IS DEAD/UPROOTED)

LANDSCAPE ARCHITECT CERTIFICATION

I, ANTHONY D. LAWSON, CERTIFY THAT THE LANDSCAPE & IRRIGATION PLANS AS SHOWN HEREON PER THIS GRADING PLAN PDS2004-2100-14724 SATISFY THE GRADING ORDINANCE REQUIREMENTS AS STATED PER SECTION 87.417 (PLANTING) AND SECTION 87.418 (IRRIGATION).

" I AM FAMILIAR WITH THE REQUIREMENTS FOR GRADING DESIGN PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

Anthony D. Lawson
 SIGNATURE

12.5.18
 DATE



ADL
 PLANNING
 ASSOCIATES
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 2979 STATE STREET SUITE "C"
 CARLSBAD, CA. 92008
 (760) 728-8637 FAX: (760) 728-8324
 DATE: 12/6/2018
 JOB NO.: 21817
 SCALE: 1:20
 DRAWN BY: EC

EXISTING PLANTS TO BE RETAINED/REMOVED FOR:
 TM 5443 RPL3

