

# Rancho Del Sol Landscape Planting and Irrigation Wetland Creation

Date:	07-15-2010
Project #:	C-10750
Scale:	As Noted
Drawn By:	B.C. J.K.
Revisions:	04-12-2011 07-16-2012 09-20-2012 10-09-2012 11-09-2012 12-05-2012 02-01-2013 05-25-2014 07-29-2014

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Plans Prepared by:



### GENERAL IRRIGATION NOTES

- The irrigation system shown in diagrams, all piping, valves etc. shown within outside areas is for drawing clarification only and equipment shall be installed within planting areas whenever possible. Avoid conflicts between sprinkler system and planting.
- The sprinkler system is based upon an acceptable minimum operating pressure at the site. Prior to any construction the Contractor shall: 1) verify location of existing water service 2) point of connection and 3) existing water pressure. The Contractor shall test available pressure and verify results with Landscape Architect. Installation and subsequent for the pressure regulator device shall be coordinated with Landscape Architect as appropriate for the site pressure. The maximum allowed flow demands show on the irrigation plans within the corresponding hexagon below the appropriate valve size and circuit reference.
- It shall be the responsibility of the Irrigation Contractor to become familiar with all grade differences, locations of walls, retaining walls etc. Irrigation Contractor shall coordinate with all other subcontractors for the location and the installation of pipe sleeves through walls, under driveways, parking etc.
- Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in area dimensions exist that might not have been known during the design phase. Such obstructions or differences should be brought to the attention of the Landscape Architect prior to any installation of the system as other than shown on plans. In the event this notification is not performed, the Irrigation Contractor shall assume full responsibility for the cost of any revision necessary.
- The Irrigation Contractor shall provide and keep up to date a complete "As-Built" record set of plans which shall be corrected daily and show every change from the original drawings. Before the time of final inspection, the Irrigation Contractor shall transfer all information from the "As-Built" set to a reproducible register, procured from the Landscape Architect.
- Final location of the Automatic Controller and the Backflow Prevention shall be approved by the Landscape Architect.
- Adequate 120 volt electrical service at the automatic controller location shall be arranged and provided for by the Irrigation Contractor. It shall also be the responsibility of the Irrigation Contractor to make final hook-up from the electrical outlet to the controller.
- All piping between the point of connection and backflow prevention shall be of material and installation methods required by local codes.
- In addition to pipe sleeves shown on drawings, the Irrigation Contractor shall be responsible for the installation of control wire and pipe sleeves of sufficient size under paved areas. All pressure pipes, control wires and direct nonpressure laterals installed under paving shall be installed in sleeves.
- Install all materials and equipment per irrigation details. Teflon tape shall be used on all threaded connections.
- All sprinkler heads shall be installed so that the spray is perpendicular to finish grade of the area to be irrigated.
- Irrigation Contractor shall be responsible to install in-line anti drain valve as warranted by site conditions or requested by the Landscape Architect to prevent fine drainage and soil erosion.
- Irrigation Contractor shall flush all lines and adjust all sprinkler heads for optimum performance and even coverage and to prevent overspray onto roadsways, walls, water, buildings or windows. This shall include scheduling the most appropriate degree of arc to fit the existing site conditions and to throttle the flow control at each valve to obtain the optimum operating pressure for each system.
- Locate backflow prevention device inconspicuously per direction of Landscape Architect and cover with two (2) square foot black paint.
- Any substitution of equipment specified must be approved in writing by the Landscape Architect. Failure to make any substitution known to the Landscape Architect shall result in the Irrigation Contractor being liable to provide the item specified at no additional cost to the Owner.
- Flush all lines prior to sprinkler head installation.
- The Irrigation Contractor shall notify the Landscape Architect a minimum of 48 hours prior to commencement of work to coordinate project inspection schedule. Failure to provide L.A. with adequate notification will result in the Irrigation Contractor being liable for hourly billing time of the Landscape Architect.
- The Irrigation Contractor shall arrange for inspections by the Landscape Architect at the following times during the course of the work:
  - Inspection of tentative installation prior to the backfill of trenches.
  - Inspection of valves and backflow prevention devices.
  - Review of Controller program settings.
  - Review of sprinkler coverage.
  - Completion of installation of irrigation system to receive approval and acceptance from Landscape Architect.
- Irrigation Contractor shall provide guarantees normal to the trade of one year for all parts and installation from the date of final inspection acceptance.

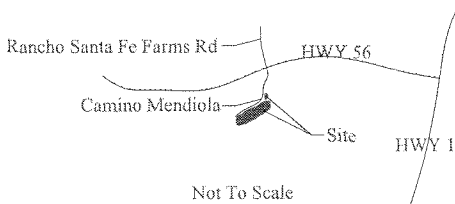
### RECLAIMED WATER USE NOTES

- All onsite reclaimed water systems shown on these notes control points are part of a reclaimed water distribution system. No construction will be allowed until all appropriate laws have been obtained.
- Close coordination between reclaimed water lines and potable water lines are strictly prohibited.
- Use of reclaimed water shall adhere to Title 22, Division 4, Chapter 3 of the California Code of Regulations and the current rules, regulations and specifications of the water district.
- The water district inspection department shall be notified 48 hours (2 working days) prior to the start of construction. All work performed without the benefit of inspection shall be subject to rejection and removal.
- Public facilities, such as drinking and domestic consumption, contact stations, playground equipment, etc. may not use this project.
- All onsite reclaimed water irrigation piping and remote potable water piping installed under this design shall be identified in accordance with the water district standard specifications.
- All onsite reclaimed water piping shall be purple colored PVC, continuously situated on opposite sides of the pipe with the words "RECLAIMED WATER". Approved manufacturers of this pipe can be found in the District's Approved Materials List.
- All onsite potable water lines shall be white PVC, unless otherwise approved by the District.
- Unless otherwise directed by the District, 4-foot horizontal and 1-foot vertical separation between potable and reclaimed water lines shall be maintained at all times. The potable lines shall be installed above the reclaimed lines.
- Where potable lines and reclaimed water lines cross, the reclaimed water line shall be installed below the potable water line in a street 200 people without PVC above. The above shall extend 10-feet on either side of the potable line, for a total of 20-feet.
- A minimum vertical separation of 12 inches shall be maintained between utilities of all lines.
- Here be no directly installed or installed under systems.
- All spray heads, valve boxes and gate/coupler valves shall be clearly marked coded (purple) to indicate the use of reclaimed water.
- Reclaimed water lines shall not cross under any circumstances specifically shown on these plans.
- All pressure lines shall be tested with hydrostatic pressure as required in the District standard specifications and all non-pressure lines shall be tested with the existing static line pressure. No leaks shall be allowed. Contractor shall provide all equipment for hydrostatic tests. These tests shall be witnessed by a representative of the water District. All piping shall be inspected and installed prior to energizing the system with water. A signage plan indicating the use of reclaimed water shall be submitted to the District for approval prior to installation. As a minimum, signs must be posted and written in English and Spanish with the appropriate symbols (Do Not Drink). Signs shall be installed by the District.
- All reclaimed water systems require a backflow prevention. Irrigation systems being supplied with reclaimed water shall install check valves and stop valves per District standard detailing W-45.
- Failure to comply with the District's rules and regulations at a violation could result in suspension of service until the appropriate corrective steps have been taken.
- When reclaimed water becomes available, the water meter/pressure shall be changed to the appropriate meter/pressure. The individual shall be familiar with planning systems within the property with the latest concepts of backflow prevention protection, the reclaimed water's rate and regulations, and the specific requirements of a reclaimed water system. Copies of the drawings, with control phone numbers shall be provided to the City of San Diego and the San Diego County Department of Environmental Health.
- Final management practices shall be used to eliminate or control the best water potential, runoff, over-spray and watering.
- Reclaimed water gate/coupler valves shall be of a type designed for use on reclaimed water distribution systems (either not involving cable with potable water gate/coupler valves) to make direct rates and regulations.
- A physical separation shall be provided between adjacent lines originated with recycled water and potable water. Separation shall be provided by distance, separate meter stage or other approved methods.
- Drinking water treatment and suspended solids entering same shall be protected against contact with recycled water spray, mist or runoff.

### Sheet Schedule:

- LT-9 Wetland Creation Plans Title Sheet
- LP-10 Wetland Creation Planting Plan Phase 1
- LP-11 Wetland Creation Irrigation Plan Phase 1
- LP-12 Wetland Creation Planting Plan Phase 2
- LP-13 Wetland Creation Planting Plan Phase 2
- LP-14 Wetland Creation Planting Plan Phase 2
- LP-15 Wetland Creation Planting Plan Phase 2
- LP-16 Wetland Creation Irrigation Details
- LP-17 Wetland Creation Irrigation Plan Phase 2
- LP-18 Wetland Creation Irrigation Plan Phase 2
- LP-19 Wetland Creation Irrigation Plan Phase 2
- LP-20 Wetland Creation Irrigation Plan Phase 2
- LP-21 Wetland Creation Irrigation Details

### Vicinity Map:

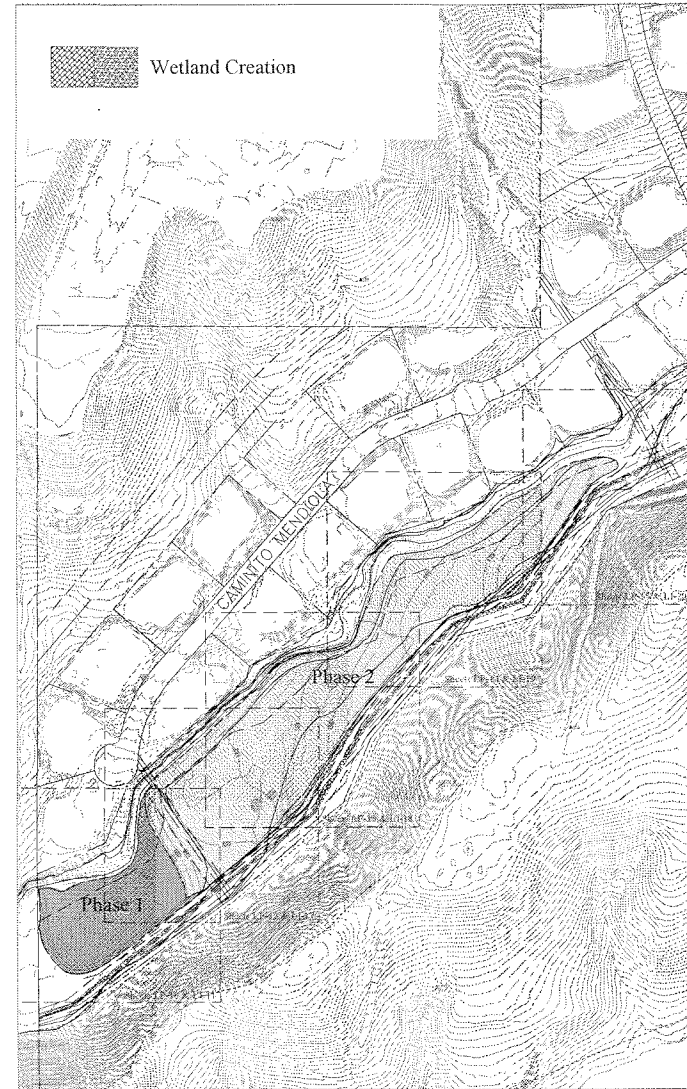


### NOTES:

- Installation of landscaping associated with these construction documents shall require a minimum establishment period of 120 days for all non-vascularized slope restoration and a minimum long-term establishment/maintenance period of 25 months. Final approval of the proposed landscaping shall be the satisfaction of the Mitigation Monitoring Coordination section of the Development Services Department.
- The Permittee or subsequent Owner(s) shall be responsible for the installation and maintenance of all landscape improvements consistent with the Land Development Code, Landscape Regulations and the Land Development Manual Landscape Standards. Inactive species are prohibited from being planted adjacent to any canyon, water courses, wet land or native habitats within the city limits of San Diego. Invasive plants and trees which rapidly self-propagate by air born seeds or falling as noted in section 1.3 of the Landscape Standards.
- The Permittee or subsequent Owner(s) shall be responsible to ensure that irrigation drainage run-off shall be directed from the Multiple Habitat Preserve Area or from the transitional areas to ensure that no impacts occur from runoff in any of these areas.
- Prior to issuance of any engineering permit for grading, the Permittee or subsequent Owner shall enter into a Landscape Establishment and Maintenance Agreement (LEMA) to ensure long-term establishment and maintenance of all common area slope revegetation. The LEMA shall be approved by the Landscape Section of Development Services Department. Agreement shall terminate prior to review of the performance bond with developer or subsequent owner pending a new bond to cover the terms of the agreement.
- All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in the Permit.

### General Notes:

- Installation of landscaping associated with these construction documents shall require an establishment period of 90 days for all disturbed area revegetation.
- The Permittee or subsequent Owner(s) shall be responsible to ensure that irrigation run-off drainage shall be directed away from the Multiple Habitat Preserve Area or from the transitional areas to ensure that no impacts occur from runoff in any of these areas.
- Prior to issuance of any engineering permit for grading, the Permittee or subsequent Owner(s) shall enter into a Landscape Establishment and Maintenance Agreement (LEMA) to ensure long-term establishment and maintenance of all common area slope revegetation. The LEMA shall be approved by the Landscape Section of Development Services Department. Agreement shall terminate prior to review of the performance bond with developer or subsequent owner pending a new bond to cover the terms of the agreement.
- All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in the Permit.
- All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations, the City of San Diego Land Development Manual Landscape Standards and other Landscape related City and Regional standards.
- Maintenance: All required landscape areas shall be maintained by the Property Owner. The landscaper shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Deadwood and plant material shall be satisfactorily stored or replanted per the conditions of the permit.
- All pre-existing structures within 100 feet of native or natural vegetation shall comply with the Branch Management Regulations set forth in Section 142.043.2 LDC and the PRP Policy B-09-1, Pre-existing Structures.



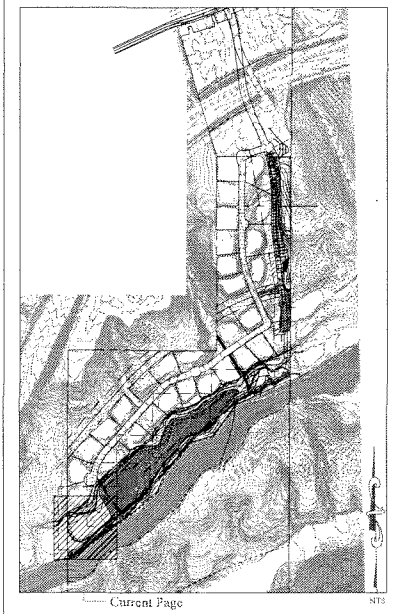
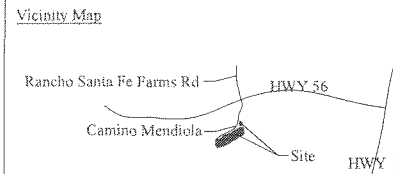
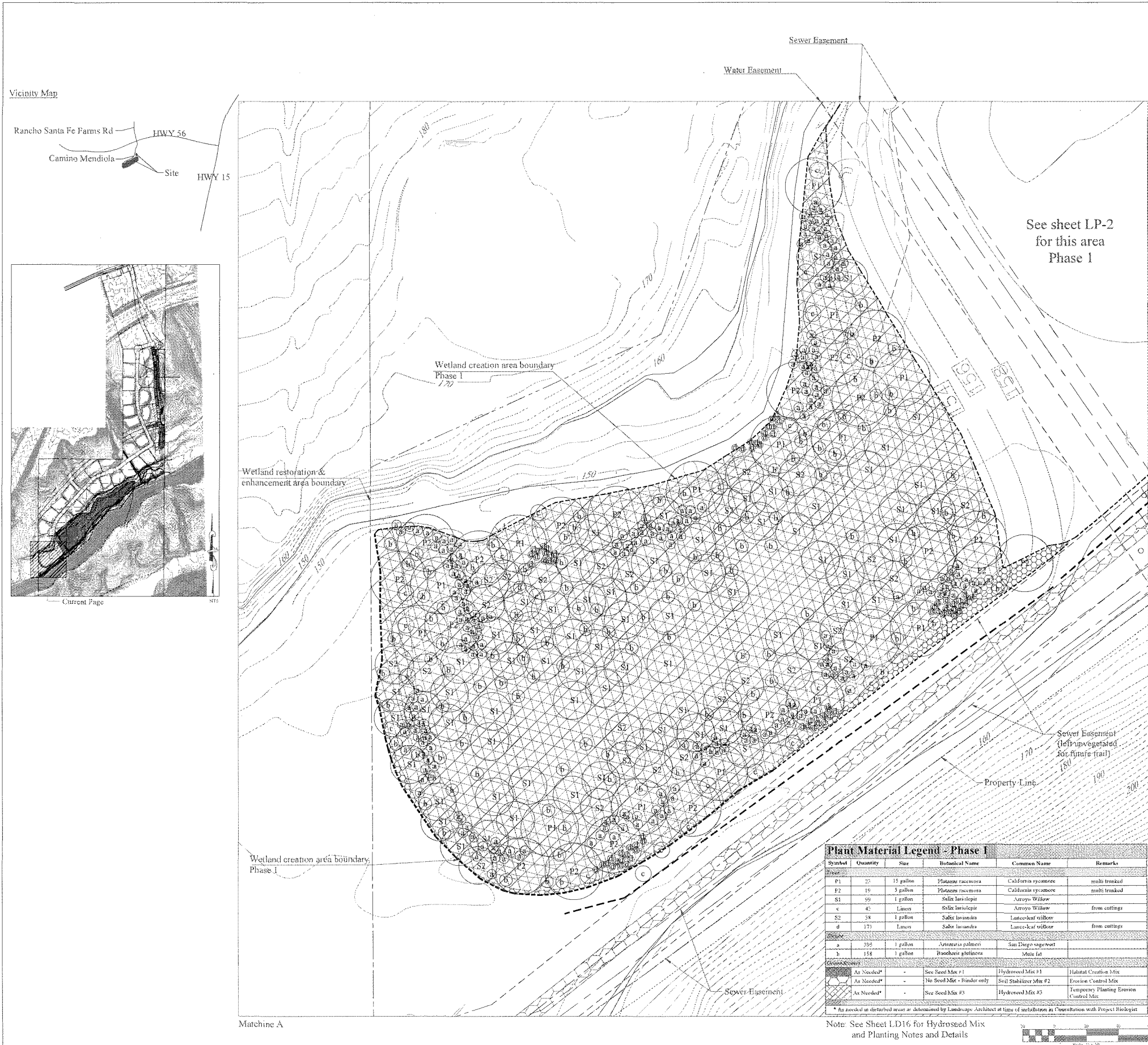
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Wetland Creation  
Title Sheet

Rancho Del Sol  
Wetland Creation

Sheet: 18

**LT-9**  
of 30 Sheets



See sheet LP-2  
for this area  
Phase I

**Plant Material Legend - Phase I**

Symbol	Quantity	Size	Botanical Name	Common Name	Remarks
<b>Tree</b>					
P1	22	15 gallon	Platanus racemosa	California sycamore	multi trunked
F2	19	5 gallon	Platanus racemosa	California sycamore	multi trunked
S1	99	1 gallon	Salix lasiolepis	Arroyo Willow	
c	45	Liners	Salix lasiolepis	Arroyo Willow	from cuttings
S2	38	1 gallon	Salix lasiolepis	Lance-leaf willow	
d	171	Liners	Salix lasiolepis	Lance-leaf willow	from cuttings
<b>Shrub</b>					
a	395	1 gallon	Artemisia californica	San Diego sagewart	
b	158	1 gallon	Baccharis glutinosa		
<b>Grass/Forbes</b>					
As Needed*	-	-	See Seed Mix #1	Hydroseed Mix #1	Habitat Creation Mix
As Needed*	-	-	No Seed Mix - Binder only	Soil Stabilizer Mix #2	Erosion Control Mix
As Needed*	-	-	See Seed Mix #3	Hydroseed Mix #3	Temporary Planting Erosion Control Mix

\* As needed in disturbed areas as determined by Landscape Architect at time of installation in consultation with Project Biologist

Note: See Sheet LD16 for Hydroseed Mix and Planting Notes and Details

Date: 07-15-2010  
 Project #: C-10750  
 Scale: As Noted  
 Drawn By: B.G. - J.K.  
 Revisions: 04-13-2011  
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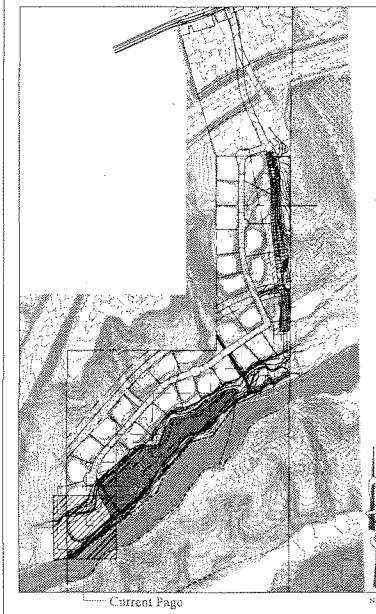
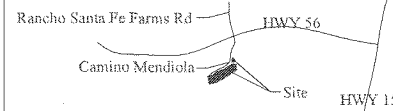
Plans Prepared by:

Planting Plan Phase I

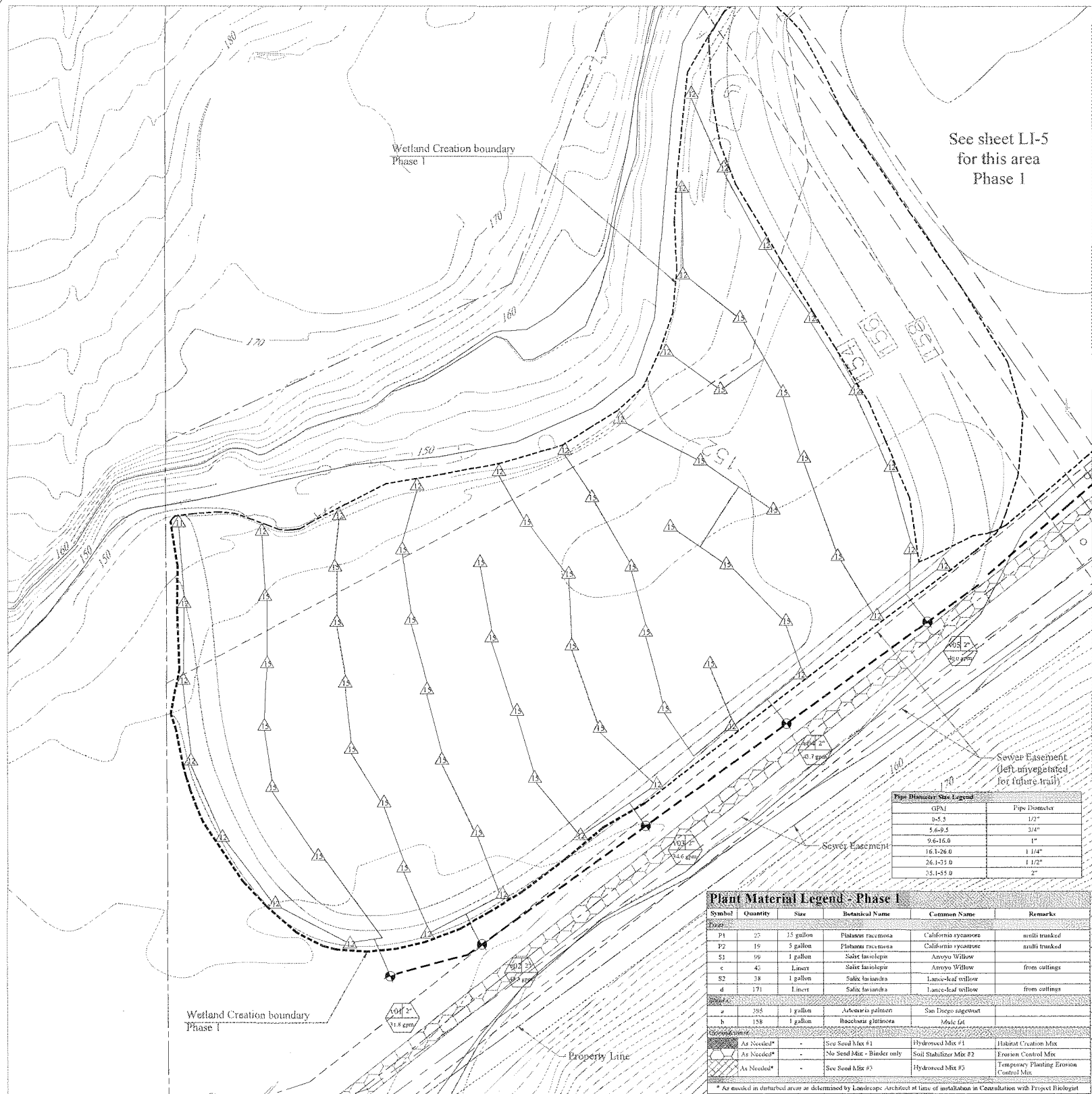
Rancho Del Sol  
 Wetland Creation  
 & Enhancement Plan

Sheet 19  
**LP-10**  
 of 30 Sheets

Vicinity Map



Current Page



GPM	Pipe Diameter
0-5.5	1/2"
5.6-9.5	3/4"
9.6-16.0	1"
16.1-26.0	1 1/4"
26.1-33.0	1 1/2"
33.1-55.0	2"

Symbol	Quantity	Size	Botanical Name	Common Name	Remarks
P1	22	15 gallon	<i>Platanus racemosa</i>	California sycamore	multi trunked
P2	19	5 gallon	<i>Platanus racemosa</i>	California sycamore	multi trunked
S1	99	1 gallon	<i>Salix lasiolepis</i>	Arroyo Willow	
c	43	1 gallon	<i>Salix lasiolepis</i>	Arroyo Willow	from cuttings
S2	28	1 gallon	<i>Salix lasiolepis</i>	Lance-leaf willow	
d	171	1 gallon	<i>Salix lasiolepis</i>	Lance-leaf willow	from cuttings
S3	1	1 gallon	<i>Artemisia palmeri</i>	San Diego sagebrush	
b	158	1 gallon	<i>Baccharis glutinosa</i>	Mule fat	
<b>Grass/Seed</b>					
As Needed*	-	See Seed Mix #1	Hydroseed Mix #1	Habitat Creation Mix	
As Needed*	-	No Seed Mix - Binder only	Soil Stabilizer Mix #2	Erosion Control Mix	
As Needed*	-	See Seed Mix #3	Hydroseed Mix #3	Temporary Flaming Erosion Control Mix	

Note: See Sheet LD21 for Irrigation Notes and Details

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Plans Prepared by:



Irrigation Plan Phase I

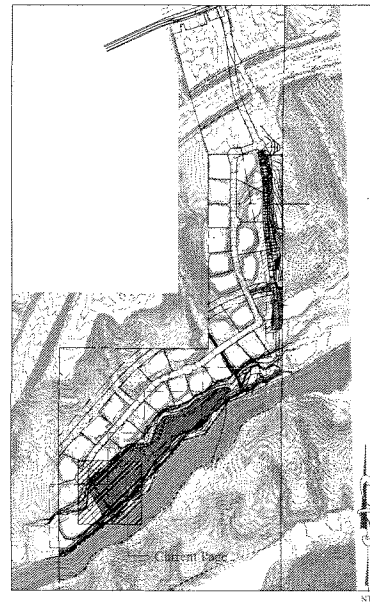
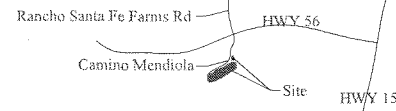
Rancho Del Sol  
 Wetland Creation  
 & Enhancement Plan

Sheet 20

LI-11

of 30 Sheets

Vicinity Map



See Sheet LP-10  
for this area Phase 1

MATCHLINE C  
See Sheet LP-13

Symbol	Quantity	Size	Botanical Name	Common Name	Remarks
<b>Tree</b>					
P1	28	15 gallon	<i>Platanus racemosa</i>	California sycamore	multi trunked
P2	67	5 gallon	<i>Salix lasiolepis</i>	Arroyo Willow	multi trunked
S1	142	1 gallon	<i>Salix lasiolepis</i>	Arroyo Willow	
S2	142	1 gallon	<i>Salix lasiolepis</i>	Arroyo Willow	from cuttings
S3	244	1 gallon	<i>Salix lasiolepis</i>	Arroyo Willow	from cuttings
<b>Shrub</b>					
a	208	1 gallon	<i>Atriplex confertifolia</i>	Sagebrush	
b	158	1 gallon	<i>Rhus glabra</i>	Sumac	
<b>Hydroseed</b>					
As Needed*	-	-	See Seed Mix #1	Hydroseed Mix #1	Habitat Creation Mix
As Needed*	-	-	No Seed Mix - Binder only	Soil Stabilizer Mix #2	Erosion Control Mix
As Needed*	-	-	See Seed Mix #3	Hydroseed Mix #3	Temporary Planting Erosion Control Mix

Note: See Sheet LD16 for Hydroseed Mix and Planting Notes and Details

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Plans Prepared by:



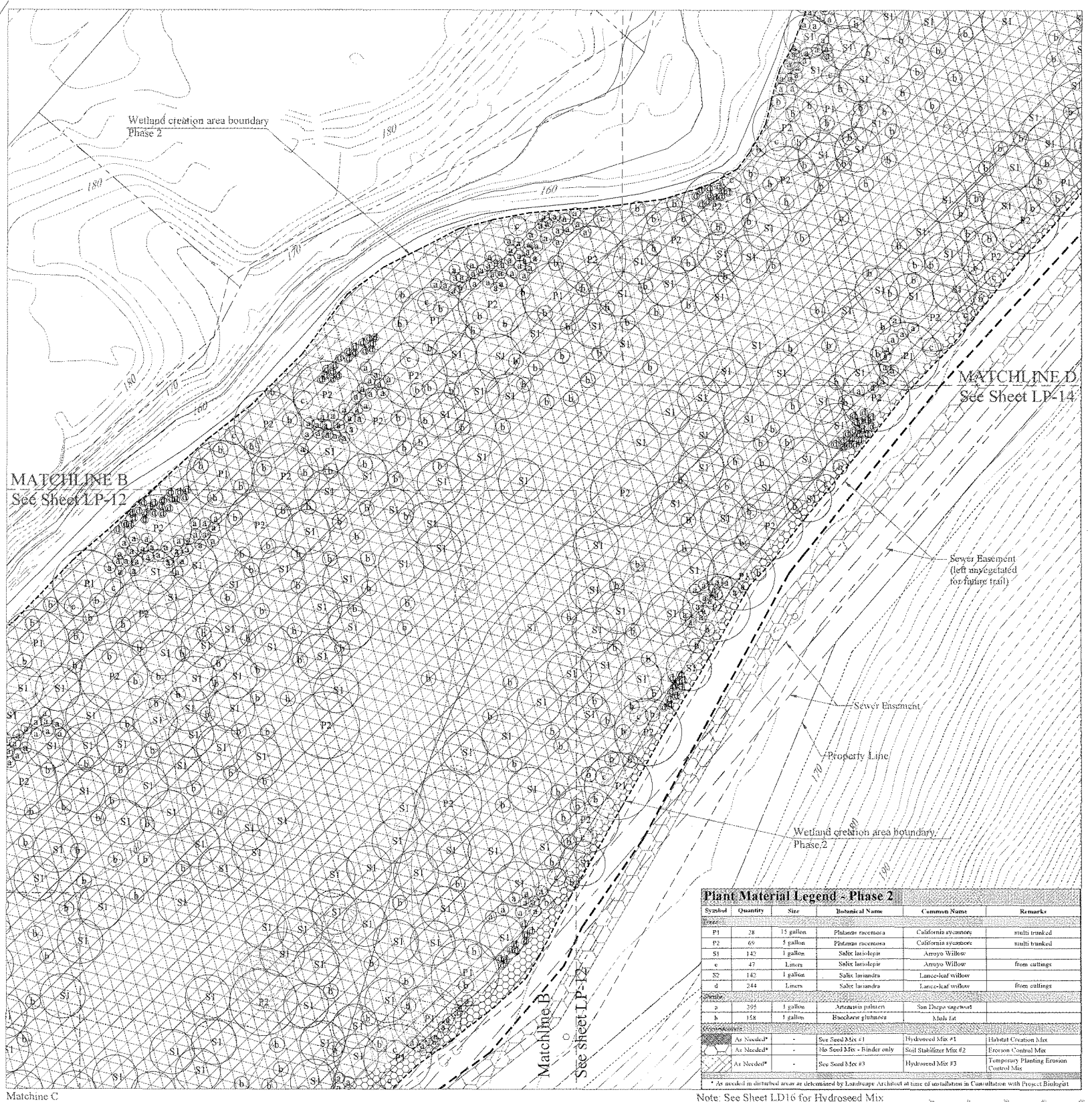
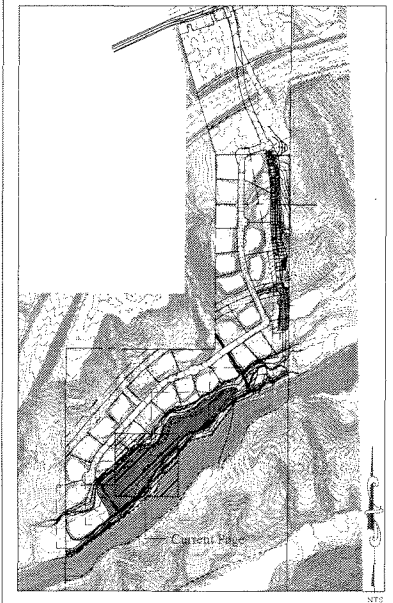
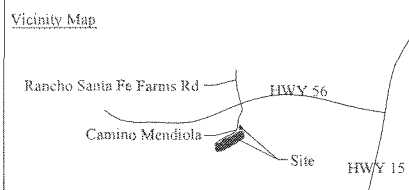
Planting Plan Phase 2

Rancho Del Sol  
Wetland Creation  
& Enhancement Plan

Sheet 21

LP-12

of 30 Sheets



**Plant Material Legend - Phase 2**

Symbol	Quantity	Size	Botanical Name	Common Name	Remarks
<b>Tree</b>					
P1	28	1 1/2 gallon	<i>Platanus racemosa</i>	California sycamore	multi trunked
P2	60	3 gallon	<i>Platanus racemosa</i>	California sycamore	multi trunked
S1	142	1 gallon	<i>Salix lasiolepis</i>	Arroyo Willow	
S2	47	1 gallon	<i>Salix lasiolepis</i>	Arroyo Willow	from cuttings
Q	142	1 gallon	<i>Salix lasiolepis</i>	Arroyo Willow	
Q	244	1 gallon	<i>Salix lasiolepis</i>	Arroyo Willow	from cuttings
<b>Shrub</b>					
Z	204	1 gallon	<i>Artemisia tridentata</i>	Sagebrush	
K	15K	1 gallon	<i>Baccharis glutinosa</i>	Black cholla	
<b>Soil/Seed Mix</b>					
As Needed*	-	-	See Seed Mix #1	Hydroseed Mix #1	Habitat Creation Mix
As Needed*	-	-	See Seed Mix - Binder only	Soil Stabilizer Mix #2	Erosion Control Mix
As Needed*	-	-	See Seed Mix #3	Hydroseed Mix #3	Temporary Planting Erosion Control Mix

\* As needed in disturbed areas as determined by Landscape Architect at time of installation in Consultation with Project Biologist

Note: See Sheet LD16 for Hydroseed Mix and Planting Notes and Details

Date: 07-15-2010  
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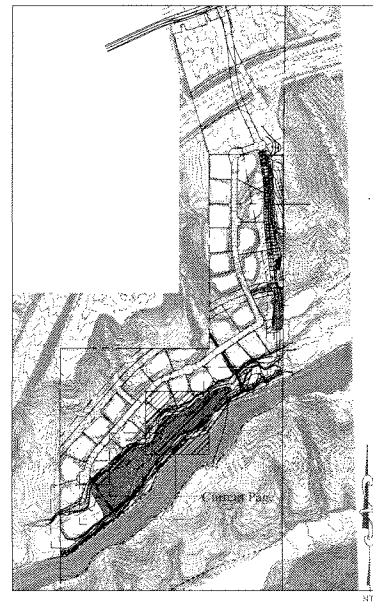
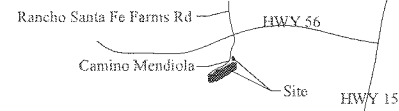
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Plans Prepared by:  
 Planting Plan Phase 2

Rancho Del Sol  
 Wetland Creation  
 & Enhancement Plan

Vicinity Map



**Plant Material Legend - Phase 2**

Symbol	Quantity	Size	Botanical Name	Common Name	Remarks
P1	28	15 gallon	<i>Platanus racemosa</i>	California sycamore	multi trunked
P2	65	2 gallon	<i>Platanus racemosa</i>	California sycamore	multi trunked
S1	142	1 gallon	<i>Salix lasiolepis</i>	Arroyo Willow	
C	47	1 meter	<i>Salix lasiolepis</i>	Arroyo Willow	from cuttings
S2	142	1 gallon	<i>Salix lasiolepis</i>	Arroyo Willow	
A	244	1 meter	<i>Salix lasiolepis</i>	Arroyo Willow	from cuttings
B	205	1 gallon	<i>Artemisia poliflora</i>	San Diego sagebrush	
B	158	1 gallon	<i>Baccharis glauca</i>	Shile fat	
<b>Hydroseed</b>					
As Needed*	-	-	See Seed Mix #1	Hydroseed Mix #1	Habitat Creation Mix
As Needed*	-	-	No Seed Mix - Binder only	Soil Stabilizer Mix #2	Erosion Control Mix
As Needed*	-	-	See Seed Mix #3	Hydroseed Mix #3	Temporary Planting Erosion Control Mix

\* As needed in disturbed areas as determined by Landscape Architect at time of installation in Consultation with Project Biologist

Date: 07-15-2010  
 Project # C-10750  
 Scale: As Noted  
 Drawn By: B.G. J.K.  
 Revisions: 04-13-2011  
 07-16-2012  
 09-20-2012  
 10-09-2012  
 11-09-2012  
 11-26-2012  
 12-05-2012  
 05-25-2014  
 07-29-2014

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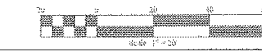


Plans Prepared by:  
 Planting Plan Phase 2

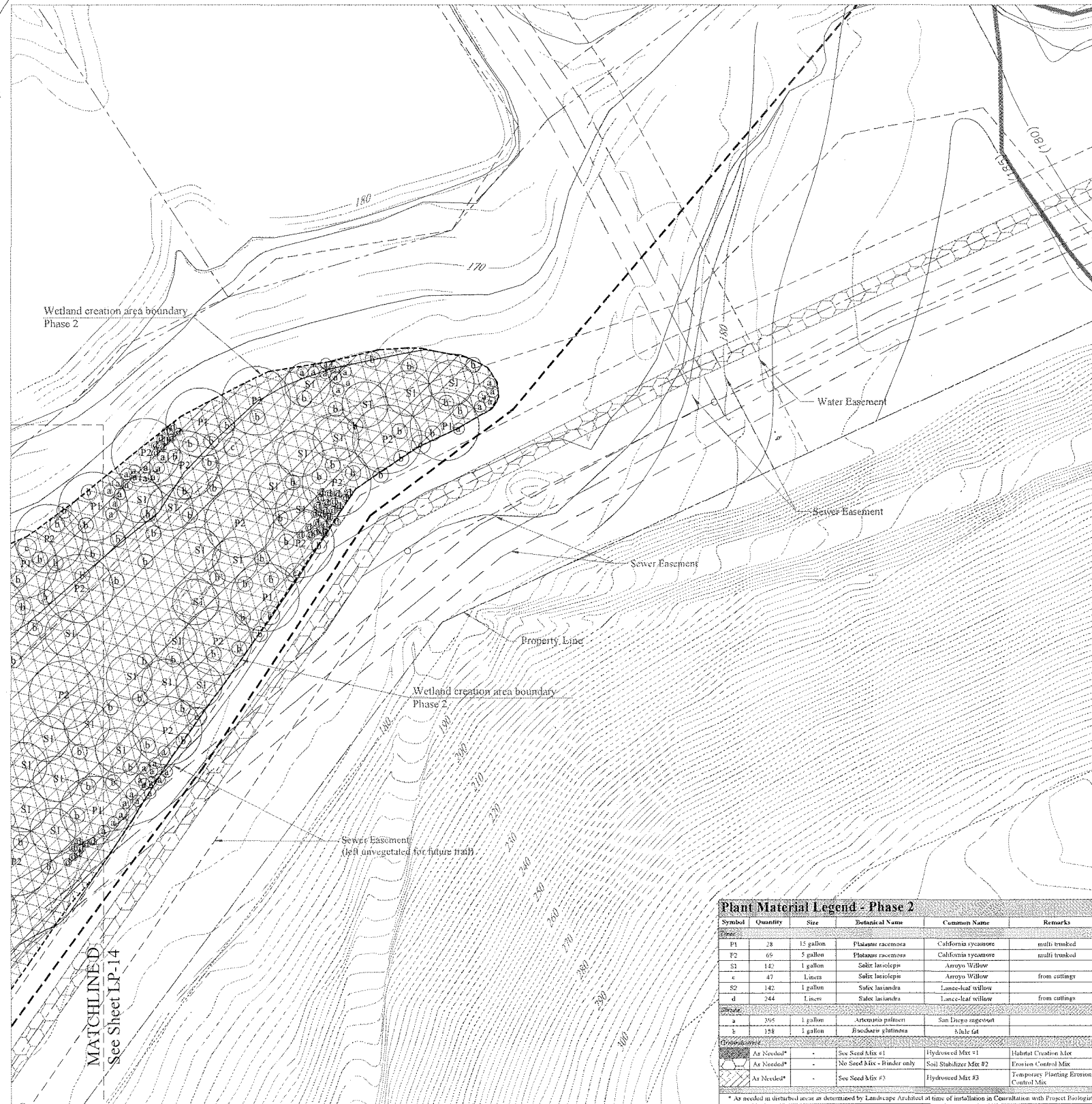
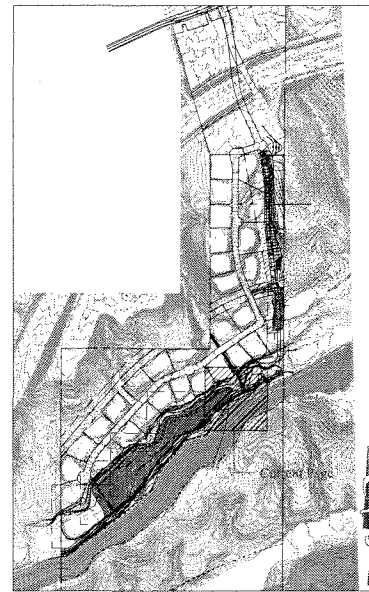
Rancho Del Sol  
 Wetland Creation  
 & Enhancement Plan

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Note: See Sheet LD16 for Hydroseed Mix and Planting Notes and Details



Vicinity Map



**Plant Material Legend - Phase 2**

Symbol	Quantity	Size	Botanical Name	Common Name	Remarks
<b>Tree</b>					
P1	28	15 gallon	<i>Platanus racemosa</i>	California sycamore	multi trunked
P2	65	5 gallon	<i>Platanus racemosa</i>	California sycamore	multi trunked
S1	142	1 gallon	<i>Salix lasiolepis</i>	Arroyo Willow	
c	47	Liners	<i>Salix lasiolepis</i>	Arroyo Willow	from cuttings
S2	142	1 gallon	<i>Salix lasiantha</i>	Lance-leaf willow	
d	244	Liners	<i>Salix lasiantha</i>	Lance-leaf willow	from cuttings
<b>Shrub</b>					
a	205	1 gallon	<i>Artemisia palmeri</i>	Sun Diego sageovort	
b	158	1 gallon	<i>Baccharis glutinosa</i>	Shale Gt	
<b>Grass/cover</b>					
	As Needed*	-	See Seed Mix #1	Hydroseed Mix #1	Habitat Creation Mix
	As Needed*	-	No Seed Mix - Binder only	Soil Stabilizer Mix #2	Erosion Control Mix
	As Needed*	-	See Seed Mix #3	Hydroseed Mix #3	Temporary Planting Erosion Control Mix

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Rancho Del Sol  
 Wetland Creation  
 & Enhancement Plan

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Matchline E

MATCHLINE D  
 See Sheet LP-14

Note: See Sheet LD16 for Hydroseed Mix and Planting Notes and Details

