

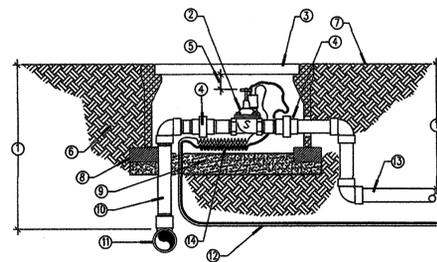
IRRIGATION NOTES:

- ALL IRRIGATION MATERIALS AND PROCEDURES SHALL CONFORM TO THE COUNTY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
- IRRIGATION PLAN IS DIAGRAMATIC ONLY.
- CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF ALL EXISTING SITE CONDITIONS.
- IRRIGATION CONTRACTOR SHALL ADJUST ALL IRRIGATION EQUIPMENT TO PROVIDE AN EVEN COVERAGE AND KEEP SPRAY OFF OF THE WALKWAYS, WALLS, STREETS AND DRIVES.
- AS A MINIMUM, ALL IRRIGATION EQUIPMENT LOCATED ADJACENT TO WALKWAYS, STREETS AND DRIVES SHALL BE INSTALLED INSIDE OF PROPERTY LINE.
- WHEN THE IRRIGATION SYSTEMS ARE COMPLETED, THE CONTRACTOR, IN THE PRESENCE OF THE OWNER/DEVELOPER'S AUTHORIZED REPRESENTATIVE OR THE LANDSCAPE ARCHITECT, SHALL PERFORM A TEST OF COVERAGE OF WATER AFFORDED THE PLANTING AREAS TO ENSURE THAT IT IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST.
- ALL IRRIGATION LINES ARE TEMPORARY AND INSTALLED ON GRADE.
 - ALL MAINLINE IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 150 PSI FOR A PERIOD OF FOUR (4) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE.
 - ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE (1) HOUR.
 - THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY THE OWNER OR THE LANDSCAPE ARCHITECT.
- MAIN LINES: ALL PIPING UNDER CONSTANT PRESSURE BETWEEN WATER METER AND OR SUPPLY SYSTEM AND CONTROL VALVES AS PER LOCAL CODE OR SHALL BE PVC SCHEDULE 40 OR CLASS 315 PVC AND STAKED AT 10'-0" O.C. WITH STEEL MAINLINE STAKES UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- LATERAL LINES, IF USED: ALL PIPING UNDER INTERMITTENT PRESSURE, DOWN STREAM OR CONTROL VALVES SHALL BE RIGID PVC 1120, SDR 21 OR SCHEDULE 40 STAKED AT 10'-0" O.C. WITH STEEL STAKES DRAWINGS, DETAILS, OR LEGEND.
- ALL PLASTIC FITTINGS SHALL BE RIGID POLYVINYL CHLORIDE, STANDARD SCHEDULE 40 TYPE I AND II. ALL RISERS AND NIPPLES SHALL BE REAMED SCHEDULE 80 PVC.
- ALL HOSE BIB VALVES SHALL BE INSTALLED 18" FROM THE TOP OR TOE OF SLOPE A MINIMUM OF 12" ABOVE THE HIGHEST SPRINKLER HEAD ON THE SERVICED SYSTEM. BALL VALVES SHALL BE INSTALLED IN TEN (10) INCH ROUND VALVE BOXES WITH PEA GRAVEL BENEATH THE VALVE, SEE DETAIL.
- ALL MAINLINE AND LATERAL LINES SHALL BE SLEEVED WITH PVC SCHEDULE 40. A MINIMUM OF TWICE THE DIAMETER OF THE SLEEVED LINE WHERE IT PASSES UNDER PAVED AREAS.
- ALL IRRIGATION LINES AND APPURTANANCES WITH THE EXCEPTION OF IRRIGATION LATERALS AND HEADS PROVIDING IRRIGATION OF AREAS WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED OUTSIDE THE PUBLIC RIGHT-OF-WAY.
- CHECK VALVES SHALL BE INSTALLED AS NECESSARY TO PREVENT DRAINAGE OF THE VARIOUS LATERAL SYSTEMS FROM OCCURRING AT THE HEADS OF LOWEST ELEVATION. NO MORE THAN TWELVE (12) FEET OF ELEVATION CHANGE SHALL SEPARATE CHECK VALVES. CHECK VALVES SHALL BE FIVE (5) PSI RATED.
- THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR TO GIVE COMPLETE AND SATISFACTORY SERVICES AS TO MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE FINAL ACCEPTANCE OF THE WORK BY
- IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF THIRTY (30) DAYS AND SHALL WATER ON A DAILY BASIS.

IRRIGATION / LEGEND

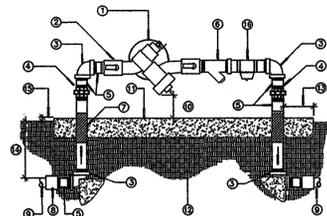


ALL WETLANDS AREAS PLANTED WITH NATIVE CONTAINER STOCKS WILL BE PROVIDED WITH LARGE HUNTER ROTATOR OVERHEAD SPRAY SYSTEM WITH LOW PRECIPITATION OUTPUT ON A TEMPORARY ON GRADE INSTALLATION. THIS SYSTEM WILL BE OPERATED WITH SMART AUTOMATIC IRRIGATION CONTROLLER. ALL LANDSCAPE AND IRRIGATION TO MEET CALIFORNIA AB 1881, MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.



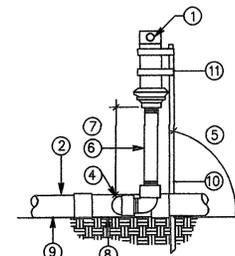
- 1 BURIAL DEPTH (COVER): MAIN LINE AND CONTROL WIRES - 18"; LATERAL LINES - 12"
- 2 REMOTE CONTROL VALVE
- 3 RECTANGULAR VALVE BOX
- 4 SCHEDULE 80 PVC UNIONS
- 5 MAINTAIN 3" CLEARANCE
- 6 COMPACTED BACKFILL
- 7 FINISH GRADE
- 8 ONE BRICK AT EACH VALVE BOX CORNER
- 9 2 CU. FT. MIN. PEA GRAVEL
- 10 SCHEDULE 80 PVC NIPPLES, TYP.
- 11 THREADED MAIN LINE FITTING
- 12 IRRIGATION CONTROL WIRES
- 13 LATERAL LINE
- 14 WIRE EXPANSION COIL (15 WRAPS AROUND A 3/4" PIPE)

C AUTOMATIC CONTROL VALVE
SCALE: SCALE



- 1 REDUCED PRESSURE TYPE BACKFLOW PREVENTER
- 2 SHUT-OFF VALVE (TYP.)
- 3 THREADED BRASS ELL
- 4 BRASS UNION
- 5 THREADED BRASS NIPPLE (TYP.)
- 6 Y-STRAINER
- 7 PVC TAPE WRAP (3 LAYERS)
- 8 PVC SCH 40 FEMALE ADAPTER
- 9 PVC PRESSURE PIPE HEIGHT PER LOCAL CODE
- 10 CONCRETE FOOTING (4" MIN.)
- 11 COMPACTED SUBGRADE
- 12 8" MIN. ALL AROUND
- 13 SEE SPECS. FOR DEPTH
- 14 2"
- 15 PRESSURE REGULATOR (SEE PLAN FOR PRESSURE SETTING)
- 16 1.5 CU. FT. MIN. CONCRETE THRUST BLOCK

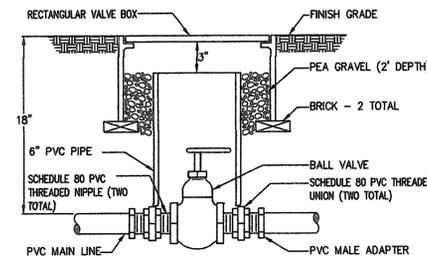
D R.P. BACKFLOW PREVENTER
SCALE: SCALE



- 1 ROTOR HEAD WITH NOZZLE
- 2 FINISH GRADE
- 3 SEE SPECS. FOR DEPTH
- 4 SWING JOINT ASSEMBLY (COMBINATION WAREX PVC SCH 40 STREET ELLS, 1/2" x 3/4" TH'D. BUSHING)
- 5 ANGLE MAY VARY WITH SLOPE ANGLE
- 6 PVC SCH 80 RISER
- 7 8"
- 8 PVC SCH 40 TEE (SST) OR ELL (ST)
- 9 PVC NON-PRESSURE LINE
- 10 REBAR STAKE (30" LONG MIN.)
- 11 HUNTER STAKING KIT

NOTE: USE TEFLON TAPE ON ALL THREADED CONNECTIONS

A ROTOR HEAD
SCALE: SCALE



B BALL VALVE
SCALE: SCALE

IRRIGATION LEGEND (EQUIPMENT)

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	PRESSURE	RADIUS	GPM
3	ROTOR HEAD	HUNTER	PGP ULTRA 1-20-00 NOZ.8.0	45 PSI	44'	8.00(F)
2	ROTOR HEAD	HUNTER	PGP ULTRA 1-20-00 NOZ.4.0	45 PSI	40'	4.00(H)
1	ROTOR HEAD	HUNTER	PGP-ULTRA 1-20-00 NOZ.2.0	45 PSI	34'	2.00(O)
A	AUTOMATIC CONTROLLER	HUNTER	1 CORE 48 STATION-2 REQUIRED	INSTALL ON FACTORY PEDESTAL		
RP	R.P. BACKFLOW PREVENTER	FEBCO	825 SERIES	2" SIZE		
RCV	REMOTE CONTROL VALVE	RAINBIRD	PEB SERIES IN VALVE BOX	1.5" AND 2.0" LINE SIZE		
BV	BALL VALVE	HAMMOND	8109 SERIES	INSTALL PER MANUFACTURE SPECIFICATIONS		
P.O.C.	EXISTING WATER SOURCE	SITE WATER WELL		SEE PLAN FOR SIZE		
RS	RAINSENSOR	HUNTER	MINI-CLIK	SEE PLAN FOR SIZE		
---	SCHEDULE 40 PVC PRESSURE MAINLINE			2X O.D. SLEEVED PIPE		
---	SCHEDULE 40 PVC BROWN LINE -- STAKE AT 10'-0" O.C. SPACING			SEE SHEET 4 OF 11.		
---	SCHEDULE 40 PVC SLEEVES					
PUMP	IRRIGATION BOOSTER PUMP	BARRETT ENGINEERED	IBC825A-4-2FSW	4 HORSE PUMP 80 PSI/54 GPM		

LANDSCAPE ARCHITECT CERTIFICATION

1. I, DARSONO CUNNINGHAM, CERTIFY THAT THE LANDSCAPE AND IRRIGATION PLAN AS SHOWN HEREON, PER THIS GRADING PLAN, PDS2014-LDGRMJ-00003, SATISFIES THE GRADING ORDINANCE REQUIREMENT AS STATED PER SECTIONS 87.417 AND 87.418.

2. PRIOR TO THE APPROVAL OF THE RECORD PLAN, THE LANDSCAPE ARCHITECT SHALL CERTIFY THAT THE LANDSCAPE AND IRRIGATION HAS BEEN CONSTRUCTED PER THE APPROVED LANDSCAPING AND IRRIGATION PLANS AS SHOWN HEREON.

BY: Darsono Cunningham DATE: JUNE 12, 2015
 NAME: Darsono Design Associates, Inc.
 ADDRESS: 5014 Mount La Platta Drive San Diego, CA 92117
 TELEPHONE: (858) 541-2007



COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS

"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. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS REGULATIONS TO PROVIDE EFFICIENT US OF WATER."

Darsono Design Associates

LANDSCAPE ARCHITECTURE
 5014 Mount La Platta Drive, San Diego 92117
 PHONE (858) 541-2007 darsono@aol.com

RECORD PLAN

BY: _____ DATE: _____
 NAME _____
 R.C.E. _____
 EXPIRES: _____

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:

Darsono Cunningham 07-12-2015
 DARSONO CUNNINGHAM CA#2418 DATE: _____

BENCH MARK

DESCRIPTION: 3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671
 S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14

RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL
 ELEVATION: 1397.26 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET 1	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	11 SHEETS
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IRRIGATION SPECIFICATIONS FOR:
**MITIGATION CONSERVATION BANK
 BROOK FOREST**

CALIFORNIA COORDINATE INDEX 386-1749

APPROVED FOR COUNTY ENGINEER	ENGINEER OF WORK
MOHAMAD K. FAKHRIDDINE	R.C.E. DATE:

PDS2014-LDGRMJ-00003
 GRADING PERMIT NO: _____

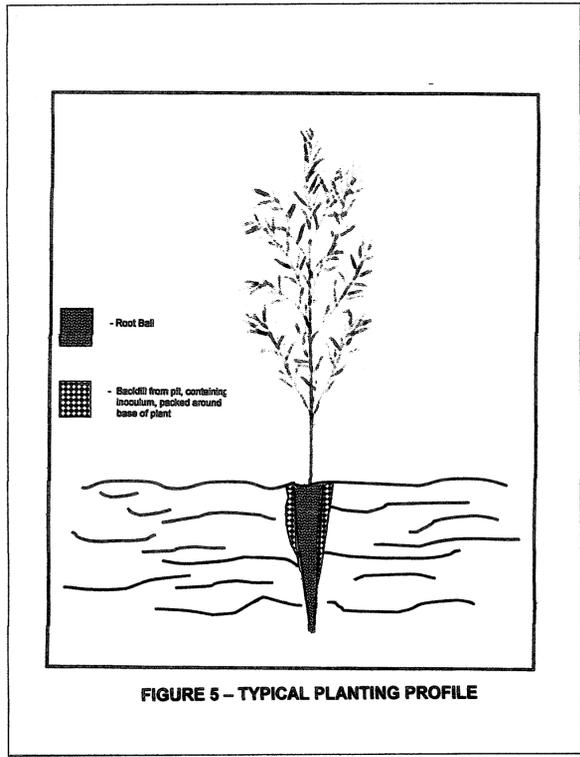


FIGURE 5 - TYPICAL PLANTING PROFILE

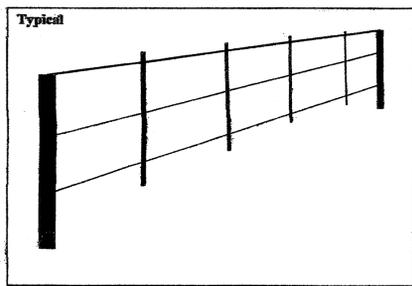
TYPICAL PLANTING PROFILE

PLANTING NOTES:

- ALL PLANTING MATERIALS AND PROCEDURES SHALL CONFORM TO THE COUNTY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
- PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL.
- PRIOR TO THE INCORPORATION OF THE AMENDMENTS, ALL PLANTING AREAS ARE TO BE THOROUGHLY WATERED IN A MANNER THAT WILL PASS A MINIMUM OF TWELVE (12) INCHES OF WATER THROUGH THE SURFACE SOIL ZONE.
- CONTAINER STOCK PLANTS WILL BE HAND-PLANTED IMMEDIATELY FOLLOWING THE FINAL PREPARATION OF THE WETLANDS RE-ESTABLISHMENT AREA. A POSTHOLE DIGGER OR MECHANICAL AUGER SHALL BE USED TO CREATE HOLES SLIGHTLY LARGER THAN THE DIAMETER OF THE ROOT BALL OF THE PLANT. EACH HOLE WILL BE FILLED WITH WATER AND ALLOWED TO DRAIN AT LEAST ONCE IMMEDIATELY PRIOR TO PLANTING. IN ORDER TO GUARANTEE THAT AN INDIGENOUS MICORRHIZAL INOCULUM IS USED, SMALL AMOUNT OF DECOMPOSED LEAF LITTER FROM THE ADJOINING SWS MAY BE USED WITH EACH PLANTING. THIS MULCH WILL BE WORKED INTO THE SOIL TO A DEPTH OF APPROXIMATELY 12 INCHES AND USED TO BLEND WITH THE BACKFILL MATERIAL AT EACH PLANTING HOLE. THIS WILL PROVIDE SUITABLE MICORRHIZAE TO FACILITATE RAPID GROWTH AND PLANT DEVELOPMENT. SURFACE FERTILIZATION SHALL NOT BE PERMITTED IN ORDER TO REDUCE CHANCES FOR COMPETITION BY AGGRESSIVE WEEDY SPECIES. FERTILIZER TABLETS MAY BE ADDED TO THE BOTTOM OF THE PLANTING HOLES AT THE DISCRETION OF THE PROJECT BIOLOGIST IN DISCUSSIONS WITH THE INSTALLATION CONTRACTOR AT THE TIME OF PLANTING.
- PLANT COUNTS ARE FOR THE CONVENIENCE OF LANDSCAPE CONTRACTOR ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY PLANT MATERIAL TO FULFILL THE DESIGN INTENT OF THESE DRAWINGS.
- TWENTY FOUR (24) HOURS PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT OWNER/LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL AND ITS INTENDED LOCATION ON SITE.
- THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION REMOVING ALL USED MATERIALS, TRASH, AND TOOLS ON A DAILY BASIS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS FOR A PERIOD OF THIRTY (30) DAYS. GUARANTEE ALL SHRUBS FOR NINETY (90) DAYS AND ALL TREES FOR ONE (1) YEAR. GUARANTEE PERIOD FOR ALL TREES AND SHRUBS SHALL COMMENCE UPON WRITTEN APPROVAL OF THE OWNER AT THE END OF THE MAINTENANCE PERIOD OR EXTENSION THEREOF.
- LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENT OF MATERIALS MADE NECESSARY THROUGH THE ACTION OR NEGLIGENCE OF HIS CREW.

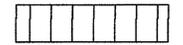
Legend
 - - - - - = Proposed Fencing Limits (as needed) - see detail
 - - - - - = Existing Fencing (chain-link)

Fencing Detail
Wire: - HTSW; 12-gauge; type III galvanized; rated @ 170,000-200,000 psi
 - 1,350 lbs breaking strength (minimum)
 - Top wire white vinyl coated HTSW
 - Tensioned to 250 pounds
Line Posts: - spaced @ 50 feet (maximum, depending on terrain)
Droppers: - spaced at 10 feet
Height: - 60 inches
Braces: - (not shown) one set per 1,320 running feet (maximum separation)
Tensioners: - (not shown) one set of three (one each strand) per brace section
Installation: - *experienced, professional ONLY*



FENCE CONSTRUCTION PLAN

PLANT LIST / LEGEND



BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITIES
WETLAND CONTAINER STOCK				
Baccharis glutinosa	Mule Fat	ROOTING CUTTINGS/1GALLON	6'-0" O.C. RANDOM	10,686
Platanus racemosa	California Sycamore	1-5 GALLON	30'-0" O.C. RANDOM	427
Salix lasiolepis	Arroyo Willow	ROOTING CUTTINGS/1GALLON	10'-0" O.C. RANDOM	3,846
Salix gooddingi	Black Willow	ROOTING CUTTINGS/1GALLON	10'-0" O.C. RANDOM	3,846
Salix hindiana	Sandbar Willow	ROOTING CUTTINGS/1GALLON	10'-0" O.C. RANDOM	3,846
Populus fremontii	Western Cottonwood	ROOTING CUTTINGS/1GALLON	10'-0" O.C. RANDOM	427
Quercus agrifolia	Coast Live Oak	1-5 GALLON	30'-0" O.C. RANDOM	427
Rosa Californica	California Rosa	ROSE POTS/1GALLON	6'-0" O.C. RANDOM	10,686
Rhus ursinus	California Blackberry	ROOTING CUTTINGS/1GALLON	6'-0" O.C. RANDOM	10,686

COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS

"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. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

Darsono Cunningham 07.13.2015
 DARSONO CUNNINGHAM CA#2618 DATE:

LANDSCAPE ARCHITECT CERTIFICATION

1. I, DARSONO CUNNINGHAM, CERTIFY THAT THE LANDSCAPE AND IRRIGATION PLAN AS SHOWN HEREON, PER THIS GRADING PLAN, PDS2014-LDGRMJ-00003, SATISFIES THE GRADING ORDINANCE REQUIREMENT AS STATED PER SECTIONS 87.417 AND 87.418
 2. PRIOR TO THE APPROVAL OF THE RECORD PLAN, THE LANDSCAPE ARCHITECT SHALL CERTIFY THAT THE LANDSCAPE AND IRRIGATION HAS BEEN CONSTRUCTED PER THE APPROVED LANDSCAPING AND IRRIGATION PLANS AS SHOWN HEREON.
 BY: Darsono Cunningham DATE: JUNE 12, 2015
 NAME: Darsono Design Associates, Inc.
 ADDRESS: 5014 Mount La Platta Drive San Diego, CA 92117
 TELEPHONE: (658) 541-2007



Darsono Design Associates
 LANDSCAPE ARCHITECTURE
 5014 Mount La Platta Drive, San Diego 92117
 PHONE (658) 541-2007 darsono@aol.com

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

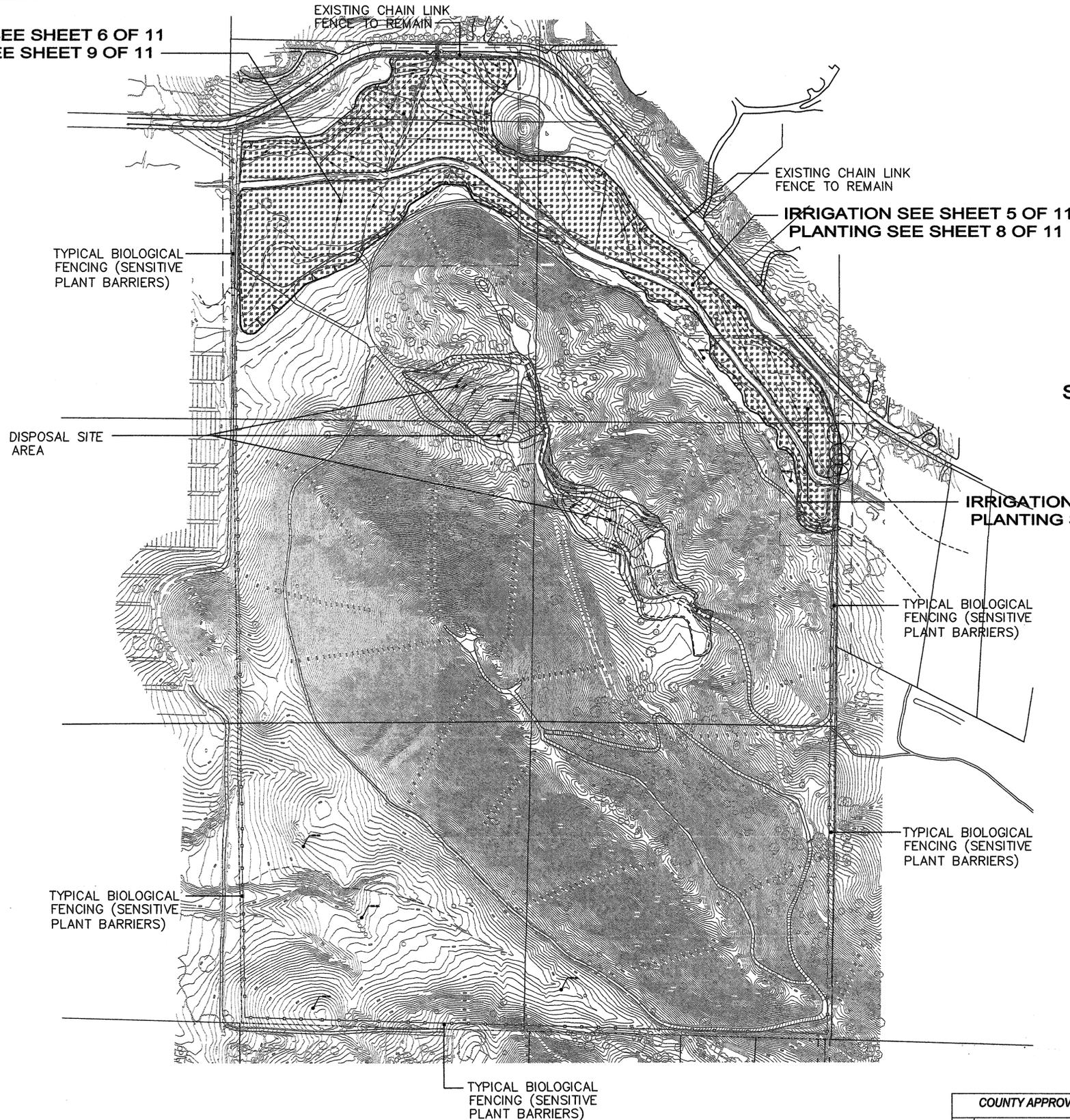
RECORD PLAN
 BY: _____ DATE: _____
 NAME _____
 R.C.E. _____
 EXPIRES: _____

BENCH MARK
 DESCRIPTION: 3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671
 S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14
 RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL
 ELEVATION: 1397.26 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET 2	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	11 SHEETS
PLANTING AND IRRIGATION CONCEPTUAL SPECIFICATIONS: MITIGATION CONSERVATION BANK BROOK FOREST		
CALIFORNIA COORDINATE INDEX 386-1749		ENGINEER OF WORK
APPROVED FOR MOHAMAD K. FAKHRRIDDINE COUNTY ENGINEER	R.C.E. _____	DATE: _____
BY: _____	DATE: _____	PDS2014-LDGRMJ-00003 GRADING PERMIT NO: _____

IRRIGATION SEE SHEET 6 OF 11
PLANTING SEE SHEET 9 OF 11



Sensitive Environmental Resources
Access Beyond this Point is Restricted
By Conservation Easement

Information:
Fallbrook Land Conservancy
Phone & Fax (760) 728-0829
E-mail: landcons@sbcglobal.net

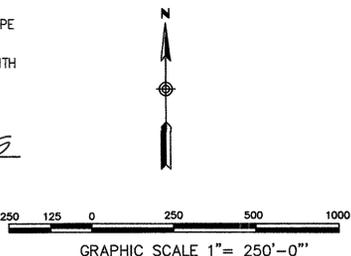
SENSITIVE ENVIRONMENTAL RESOURCES SIGN

NOTE: FOR CONSTRUCTION OF THE FENCE SEE WETLAND ESTABLISHMENT PLAN DATED JUNE 2015. WETLAND ESTABLISHMENT PLAN SHEET 2 OF 11.

IRRIGATION SEE SHEET 6 OF 11
PLANTING SEE SHEET 9 OF 11

COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS
 "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. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

Darsono Cunningham 07-12-2015
 DARSONO CUNNINGHAM CA#2418 DATE:



LANDSCAPE ARCHITECT CERTIFICATION

1. I, DARSONO CUNNINGHAM, CERTIFY THAT THE LANDSCAPE AND IRRIGATION PLAN AS SHOWN HEREON, PER THIS GRADING PLAN, PDS2014-LDGRMJ-00003, SATISFIES THE GRADING ORDINANCE REQUIREMENT AS STATED PER SECTIONS 87.417 AND 87.418
 2. PRIOR TO THE APPROVAL OF THE RECORD PLAN, THE LANDSCAPE ARCHITECT SHALL CERTIFY THAT THE LANDSCAPE AND IRRIGATION HAS BEEN CONSTRUCTED PER THE APPROVED LANDSCAPING AND IRRIGATION PLANS AS SHOWN HEREON.
 BY: Darsono Cunningham DATE: JUNE 12, 2015
 NAME: Darsono Design Associates, Inc.
 ADDRESS: 5014 Mount La Platta Drive San Diego, CA 92117
 TELEPHONE: (858) 541-2007



Darsono Design Associates
 LANDSCAPE ARCHITECTURE
 5014 Mount La Platta Drive, San Diego 92117
 PHONE (858) 541-2007 darsono@aol.com

KEY MAP AND PERMINENT FENCE PLAN

RECORD PLAN

BY: _____ DATE: _____
 NAME _____
 R.C.E. _____
 EXPIRES: _____

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:

BENCH MARK

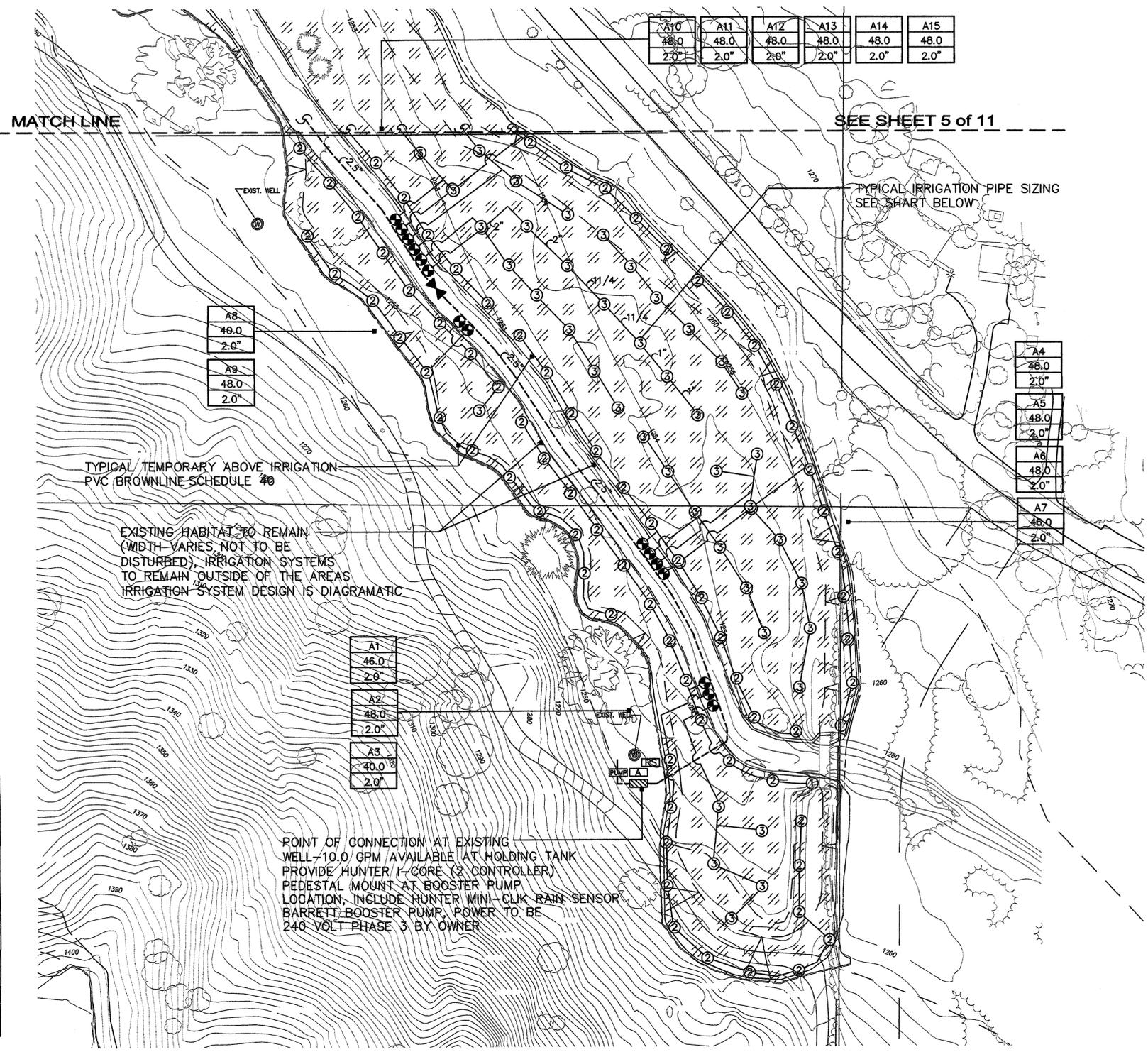
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 OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14

RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL
 ELEVATION: 1397.26 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET 3	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	11 SHEETS
LANDSCAPE KEY MAP AND FENCE PLAN FOR: MITIGATION CONSERVATION BANK BROOK FOREST		
CALIFORNIA COORDINATE INDEX 386-1749		ENGINEER OF WORK
APPROVED FOR MOHAMAD K. FAKHRIDDINE COUNTY ENGINEER	R.C.E. _____	DATE: _____
BY: _____	DATE: _____	PDS2014-LDGRMJ-00003 GRADING PERMIT NO: _____

WETLAND ESTABLISHMENT AREA



A10	A11	A12	A13	A14	A15
48.0	48.0	48.0	48.0	48.0	48.0
2.0"	2.0"	2.0"	2.0"	2.0"	2.0"

A8	48.0	2.0"
A9	48.0	2.0"

A4	48.0	2.0"
A5	48.0	2.0"
A6	48.0	2.0"
A7	48.0	2.0"

A1	46.0	2.0"
A2	48.0	2.0"
A3	40.0	2.0"

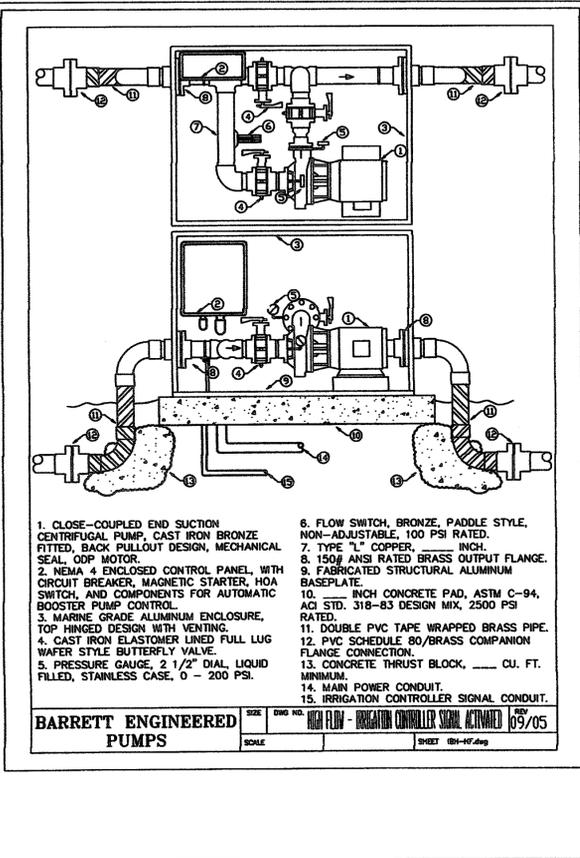
PIPE SIZING/SLEEVING

THIS LEGEND TO BE USED FOR LATERAL LINE PIPE INSTALLATION. ALL MAINLINE TO BE SIZED AS INDICATED ON PLAN

PIPE SIZE	GPM's
3/4"	1-8
1"	9-12
1 1/4"	13-22
1 1/2"	23-30
2"	31-50
2 1/2"	51-70

NOTE: CONTRACTOR IS REQUIRED TO PROVIDE SLEEVING FOR ALL LATERAL LINE AND MAINLINE UNDER ALL PAVING SURFACES.

NOTE: FOR IRRIGATION LEGEND, SPECIFICATIONS, AND INSTALLATION DETAILS SEE SHEET 1 of 11.



1. CLOSE-COUPLED END SUCTION CENTRIFUGAL PUMP, CAST IRON BRONZE FITTED, BACK PULLOUT DESIGN, MECHANICAL SEAL, ODP MOTOR.
2. NEMA 4 ENCLOSED CONTROL PANEL, WITH CIRCUIT BREAKER, MAGNETIC STARTER, HOA SWITCH, AND COMPONENTS FOR AUTOMATIC BOOSTER PUMP CONTROL.
3. MARINE GRADE ALUMINUM ENCLOSURE, TOP HINGED DESIGN WITH VENTING.
4. CAST IRON ELASTOMER LINED FULL LUG WAFER STYLE BUTTERFLY VALVE.
5. PRESSURE GAUGE, 2 1/2" DIAL, LIQUID FILLED, STAINLESS CASE, 0 - 200 PSI.
6. FLOW SWITCH, BRONZE, PADDLE STYLE, NON-ADJUSTABLE, 100 PSI RATED.
7. TYPE 1" COPPER, 1/2" INCH.
8. 150# ANSI RATED BRASS OUTPUT FLANGE.
9. FABRICATED STRUCTURAL ALUMINUM BASEPLATE.
10. 4" INCH CONCRETE PAD, ASTM C-94, ACI STD. 318-83 DESIGN MIX, 2500 PSI RATED.
11. DOUBLE PVC TAPE WRAPPED BRASS PIPE, FLANGE CONNECTION.
12. PVC SCHEDULE 80/BRASS COMPANION FLANGE CONNECTION.
13. CONCRETE THRUST BLOCK, ____ CU. FT. MINIMUM.
14. MAIN POWER CONDUIT.
15. IRRIGATION CONTROLLER SIGNAL CONDUIT.

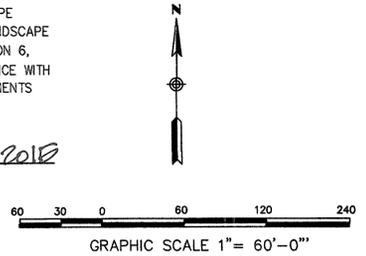
BARRETT ENGINEERED PUMPS

SIZE: 2.0" DWG NO.: HIGH FLOW - IRRIGATION CONTROLLER SIGNAL ACTIVATED 09/05

COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS

"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. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

Darsono Cunningham 07.13.2012
 DARSONO CUNNINGHAM CA#2418 DATE:



LANDSCAPE ARCHITECT CERTIFICATION

1. I, DARSONO CUNNINGHAM, CERTIFY THAT THE LANDSCAPE AND IRRIGATION PLAN AS SHOWN HEREON, PER THIS GRADING PLAN, PDS2014-LDGRMJ-00003, SATISFIES THE GRADING ORDINANCE REQUIREMENT AS STATED PER SECTIONS 87.417 AND 87.418

2. PRIOR TO THE APPROVAL OF THE RECORD PLAN, THE LANDSCAPE ARCHITECT SHALL CERTIFY THAT THE LANDSCAPE AND IRRIGATION HAS BEEN CONSTRUCTED PER THE APPROVED LANDSCAPING AND IRRIGATION PLANS AS SHOWN HEREON.

BY: Darsono Cunningham DATE: JUNE 12, 2015

NAME: Darsono Design Associates, Inc.
 ADDRESS: 5014 Mount La Platta Drive
 San Diego, CA 92117
 TELEPHONE: (858) 541-2007



Darsono Design Associates
 LANDSCAPE ARCHITECTURE
 5014 Mount La Platta Drive, San Diego 92117
 PHONE (858) 541-2007 darsono@aol.com

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

RECORD PLAN

BY: _____ DATE: _____

R.C.E. NAME _____

EXPIRES: _____

BENCH MARK

DESCRIPTION: 3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671
 S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE
 OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14

RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL
 ELEVATION: 1397.26 DATUM: M.S.L.

PRIVATE CONTRACT

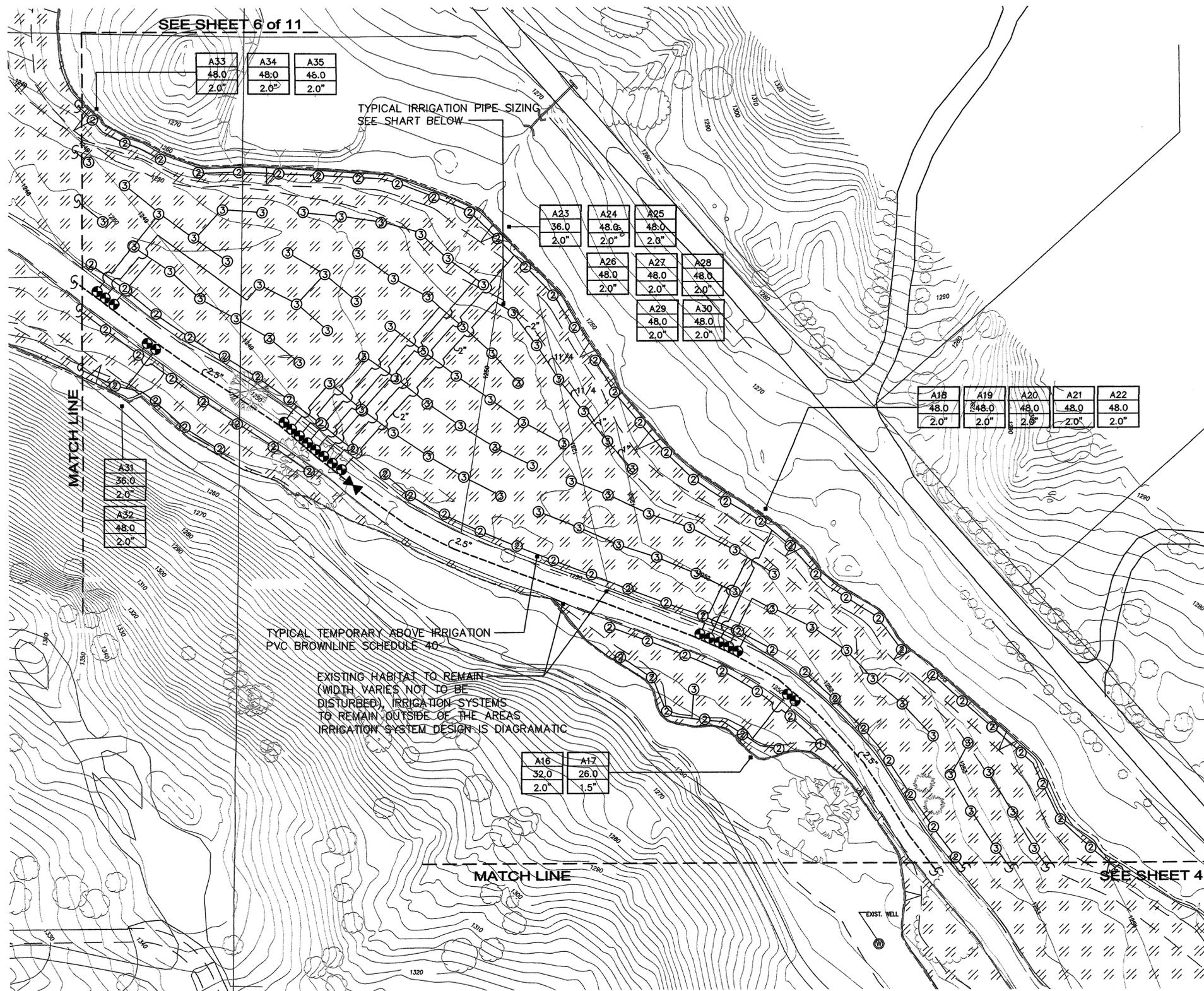
SHEET 4 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 11 SHEETS

LANDSCAPE IRRIGATION PLAN FOR:
**MITIGATION CONSERVATION BANK
 BROOK FOREST**

CALIFORNIA COORDINATE INDEX 386-1749

APPROVED FOR: MOHAMAD K. FAKHRRIDDINE COUNTY ENGINEER ENGINEER OF WORK R.C.E. DATE: _____

BY: _____ DATE: _____ PDS2014-LDGRMJ-00003 GRADING PERMIT NO. _____



SEE SHEET 6 of 11

A33	A34	A35
48.0	48.0	46.0
2.0"	2.0"	2.0"

TYPICAL IRRIGATION PIPE SIZING
SEE CHART BELOW

A23	A24	A25
36.0	48.0	48.0
2.0"	2.0"	2.0"

A26	A27	A28
48.0	48.0	48.0
2.0"	2.0"	2.0"

A29	A30
48.0	48.0
2.0"	2.0"

A18	A19	A20	A21	A22
48.0	48.0	48.0	48.0	48.0
2.0"	2.0"	2.0"	2.0"	2.0"

A31	A32
36.0	48.0
2.0"	2.0"

TYPICAL TEMPORARY ABOVE IRRIGATION
PVC BROWNLINER SCHEDULE 40

EXISTING HABITAT TO REMAIN
(WIDTH VARIES NOT TO BE
DISTURBED). IRRIGATION SYSTEMS
TO REMAIN OUTSIDE OF THE AREAS
IRRIGATION SYSTEM DESIGN IS DIAGRAMATIC

A16	A17
32.0	26.0
2.0"	1.5"

MATCH LINE

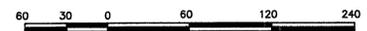
SEE SHEET 4 of 11

PIPE SIZING/SLEEVING

THIS LEGEND TO BE USED FOR
LATERAL LINE PIPE INSTALLATION.
ALL MAINLINE TO BE SIZED AS
INDICATED ON PLAN

PIPE SIZE	GPM's
3/4"	1-8
1"	9-12
1 1/4"	13-22
1 1/2"	23-30
2"	31-50
2 1/2"	51-70

NOTE: CONTRACTOR IS REQUIRED
TO PROVIDE SLEEVING FOR
ALL LATERAL LINE AND MAINLINE
UNDER ALL PAVING SURFACES.



GRAPHIC SCALE 1" = 60'-0"

COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS

"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. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH
THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS
REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

Darsono Cunningham 07.13.2015
DARSONO CUNNINGHAM CA#2418 DATE:

LANDSCAPE ARCHITECT CERTIFICATION

1. I, DARSONO CUNNINGHAM, CERTIFY
THAT THE LANDSCAPE AND IRRIGATION
PLAN AS SHOWN HEREON, PER THIS
GRADING PLAN, PDS2014-LDGRMJ-00003, SATISFIES
THE GRADING ORDINANCE REQUIREMENT
AS STATED PER SECTIONS 87.417 AND 87.418
2. PRIOR TO THE APPROVAL OF THE
RECORD PLAN, THE LANDSCAPE ARCHITECT
SHALL CERTIFY THAT THE LANDSCAPE
AND IRRIGATION HAS BEEN CONSTRUCTED
PER THE APPROVED LANDSCAPING AND
IRRIGATION PLANS AS SHOWN HEREON.
BY: Darsono Cunningham DATE: JUNE 12, 2015
NAME: Darsono Design Associates, Inc.
ADDRESS: 5014 Mount La Platta Drive
San Diego, CA 92117
TELEPHONE: (858) 541-2007



Darsono Design Associates

LANDSCAPE ARCHITECTURE
5014 Mount La Platta Drive, San Diego 92117
PHONE (858) 541-2007 darsono@aol.com

NOTE: FOR IRRIGATION LEGEND, SPECIFICATIONS, AND INSTALLATION
DETAILS SEE SHEET 1 of 11.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

RECORD PLAN

BY: _____ NAME _____ DATE: _____

R.C.E. _____

EXPIRES: _____

BENCH MARK

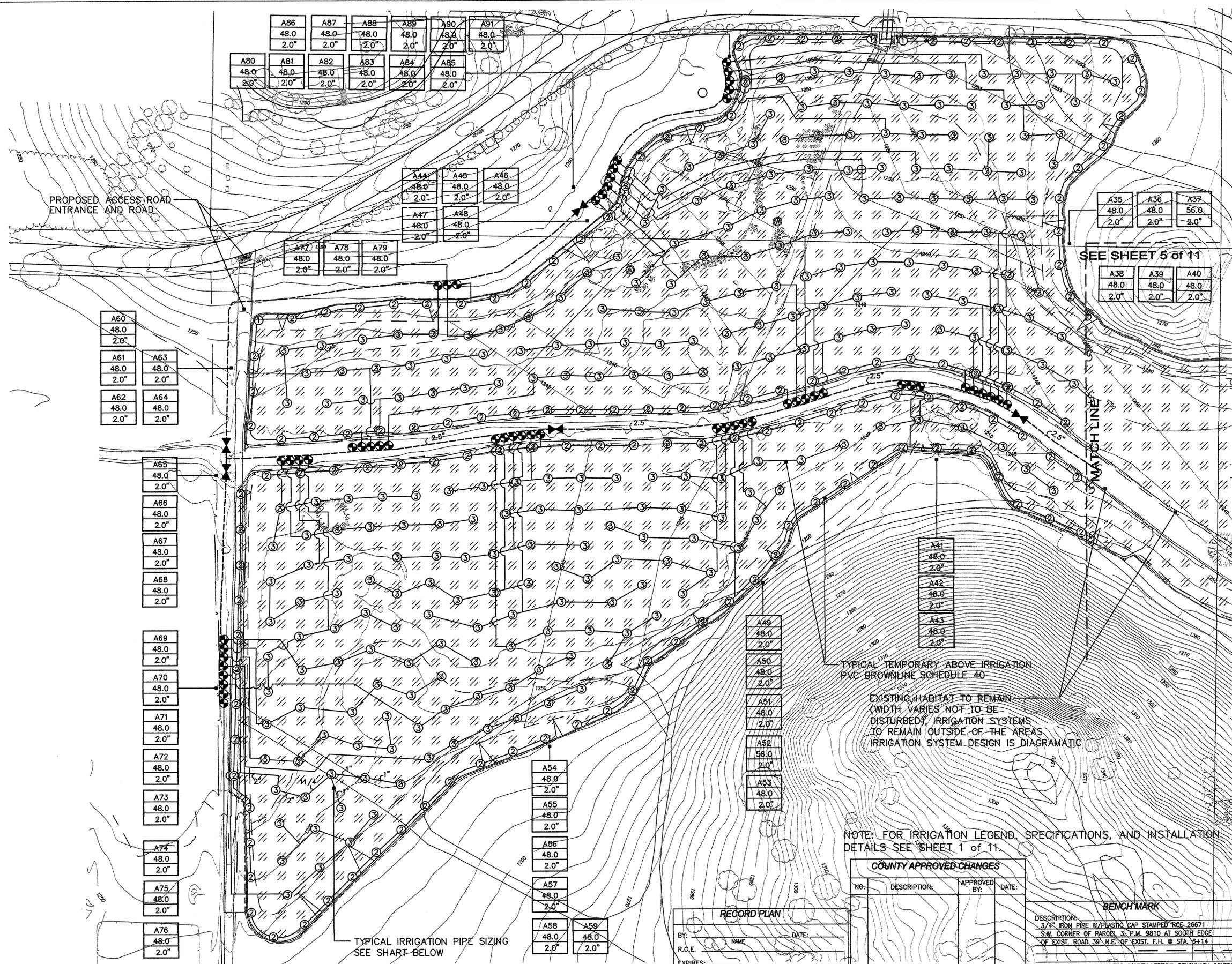
DESCRIPTION: _____
3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 28671
S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE
OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14

RECORD FROM: _____ SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL
ELEVATION: 1397.26 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET 5	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	11 SHEETS
LANDSCAPE IRRIGATION PLAN FOR: MITIGATION CONSERVATION BANK BROOK FOREST		
CALIFORNIA COORDINATE INDEX 386-1749		ENGINEER OF WORK
APPROVED FOR MOHAMAD K. FAKHRRIDDINE COUNTY ENGINEER	DATE: _____	R.C.E. DATE: _____
BY: _____	DATE: _____	PDS2014-LDGRMJ-00003 GRADING PERMIT NO: _____

WETLAND ESTABLISHMENT AREA

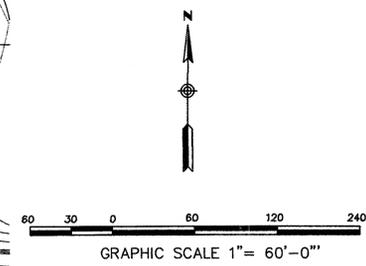


PIPE SIZING/SLEEVING

THIS LEGEND TO BE USED FOR LATERAL LINE PIPE INSTALLATION. ALL MAINLINE TO BE SIZED AS INDICATED ON PLAN

PIPE SIZE	GPM's
3/4"	1-8
1"	9-12
1 1/4"	13-22
1 1/2"	23-30
2"	31-50
2 1/2"	51-70

NOTE: CONTRACTOR IS REQUIRED TO PROVIDE SLEEVING FOR ALL LATERAL LINE AND MAINLINE UNDER ALL PAVING SURFACES.



COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS

"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. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

Darsono Cunningham 07-12-2015
 DARSONO CUNNINGHAM CA#2418 DATE:

LANDSCAPE ARCHITECT CERTIFICATION

I, DARSONO CUNNINGHAM, CERTIFY THAT THE LANDSCAPE AND IRRIGATION PLAN AS SHOWN HEREON, PER THIS GRADING PLAN, PDS2014-LDGRMJ-00003, SATISFIES THE GRADING ORDINANCE REQUIREMENT AS STATED PER SECTIONS 87.417 AND 87.418. 2. PRIOR TO THE APPROVAL OF THE RECORD PLAN, THE LANDSCAPE ARCHITECT SHALL CERTIFY THAT THE LANDSCAPE AND IRRIGATION HAS BEEN CONSTRUCTED PER THE APPROVED LANDSCAPING AND IRRIGATION PLANS AS SHOWN HEREON. BY: Darsono Cunningham DATE: JUNE 12, 2015
 NAME: Darsono Design Associates, Inc. ADDRESS: 5014 Mount La Platta Drive San Diego, CA 92117 TELEPHONE: (858) 541-2007



Darsono Design Associates

LANDSCAPE ARCHITECTURE
 5014 Mount La Platta Drive, San Diego 92117
 PHONE (858) 541-2007 darsono@aol.com

WETLAND ESTABLISHMENT AREA

A60	48.0	2.0"
A61	48.0	2.0"
A62	48.0	2.0"
A63	48.0	2.0"
A64	48.0	2.0"
A65	48.0	2.0"
A66	48.0	2.0"
A67	48.0	2.0"
A68	48.0	2.0"
A69	48.0	2.0"
A70	48.0	2.0"
A71	48.0	2.0"
A72	48.0	2.0"
A73	48.0	2.0"
A74	48.0	2.0"
A75	48.0	2.0"
A76	48.0	2.0"

A86	48.0	2.0"
A87	48.0	2.0"
A88	48.0	2.0"
A89	48.0	2.0"
A90	48.0	2.0"
A91	48.0	2.0"
A80	48.0	2.0"
A81	48.0	2.0"
A82	48.0	2.0"
A83	48.0	2.0"
A84	48.0	2.0"
A85	48.0	2.0"
A44	48.0	2.0"
A45	48.0	2.0"
A46	48.0	2.0"
A47	48.0	2.0"
A48	48.0	2.0"
A77	48.0	2.0"
A78	48.0	2.0"
A79	48.0	2.0"

A54	48.0	2.0"
A55	48.0	2.0"
A56	48.0	2.0"
A57	48.0	2.0"
A58	48.0	2.0"
A59	48.0	2.0"

A49	48.0	2.0"
A50	48.0	2.0"
A51	48.0	2.0"
A52	56.0	2.0"
A53	48.0	2.0"

A35	48.0	2.0"
A36	48.0	2.0"
A37	56.0	2.0"
A38	48.0	2.0"
A39	48.0	2.0"
A40	48.0	2.0"

TYPICAL TEMPORARY ABOVE IRRIGATION PVC BROWNLINE SCHEDULE 40

EXISTING HABITAT TO REMAIN (WIDTH VARIES NOT TO BE DISTURBED). IRRIGATION SYSTEMS TO REMAIN OUTSIDE OF THE AREAS. IRRIGATION SYSTEM DESIGN IS DIAGRAMATIC

NOTE: FOR IRRIGATION LEGEND, SPECIFICATIONS, AND INSTALLATION DETAILS SEE SHEET 1 OF 11.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

RECORD PLAN

BY: _____ NAME _____ DATE: _____

R.O.E. _____

EXPIRES: _____

BENCHMARK

DESCRIPTION: 3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671 S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14

RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL ELEVATION: 1397.26 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET 6	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	11 SHEETS
LANDSCAPE IRRIGATION PLAN FOR: MITIGATION CONSERVATION BANK BROOK FOREST		
CALIFORNIA COORDINATE INDEX 386-1749		ENGINEER OF WORK
APPROVED FOR MOHAMMAD K. FAKHRRIDDINE COUNTY ENGINEER	DATE: _____	R.C.E. DATE: _____
BY: _____	DATE: _____	PDS2014-LDGRMJ-00003 GRADING PERMIT NO: _____

MATCHLINE

SEE SHEET 8 of 11

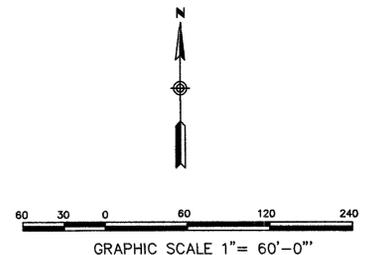
TYPICAL QUERCUS AGRIFOLIA (QUANTITIES ENTIRE WETLANDS)
 COAST LIVE OAK-427 TOTAL PLANTING
 1 AND 5 GALLON AT 30'-0"
 SPACING - PLANT ALONG MANUFACTURED
 SLOPE AREAS, HIGHER ELEVATIONS FROM WETLANDS

TYPICAL PLANTING: (QUANTITIES ENTIRE WETLANDS)
 SALIX LASIOLEPIS-ARROYO WILLOW-3,846 TOTAL PLANTING
 SALIX GOODINGII-BLACK WILLOW-3,846 TOTAL PLANTING
 SALIX HINDSIANA-SANDBAR WILLOW-3,846 TOTAL PLANTING
 POPULUS FREMONTI-WESTERN COTTONWOOD-427 TOTAL PLANTING
 ROOTED CUTTINGS/1GALLON
 10'-0" SPACING

EXISTING HABITAT TO REMAIN
 (WIDTH VARIES NOT TO BE
 DISTURBED), NO NEW LANDSCAPING

TYPICAL PLANTING: (QUANTITIES ENTIRE WETLANDS)
 BACCHARIS GLUTINOSA-MULE FAT-10,686 TOTAL PLANTING
 ROSA CALIFORNICA-CALIFORNIA ROSE-10,686 TOTAL PLANTING
 RHUS URSINUS-CALIFORNIA BLACKBERRY-10,686 TOTAL PLANTING
 ROOTED CUTTINGS/1 GALLON
 6'-6" SPACING

TYPICAL WETLAND CONTAINER
 STOCK PLANTING, SEE PLANTING
 LEGEND, SHEET L-2.



COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS
 "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. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH
 THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS
 REGULATIONS TO PROVIDE EFFICIENT US OF WATER."

Darsono Cunningham 07.13.2015
 DARSONO CUNNINGHAM CA#2418 DATE:

LANDSCAPE ARCHITECT CERTIFICATION
 1. I, DARSONO CUNNINGHAM, CERTIFY
 THAT THE LANDSCAPE AND IRRIGATION
 PLAN AS SHOWN HEREON, PER THIS
 GRADING PLAN, PDS2014-LDGRMJ-00003, SATISFIES
 THE GRADING ORDINANCE REQUIREMENT
 AS STATED PER SECTIONS 87.417 AND 87.418
 2. PRIOR TO THE APPROVAL OF THE
 RECORD PLAN, THE LANDSCAPE ARCHITECT
 SHALL CERTIFY THAT THE LANDSCAPE
 AND IRRIGATION HAS BEEN CONSTRUCTED
 PER THE APPROVED LANDSCAPING AND
 IRRIGATION PLANS AS SHOWN HEREON.
 BY: Darsono Cunningham DATE: JUNE 12, 2015
 NAME: Darsono Design Associates, Inc.
 ADDRESS: 5014 Mount La Platta Drive
 San Diego, CA 92117
 TELEPHONE: (858) 541-2007



Darsono Design Associates
 LANDSCAPE ARCHITECTURE
 5014 Mount La Platta Drive, San Diego 92117
 PHONE (858) 541-2007 darsono@aol.com

WETLAND ESTABLISHMENT AREA

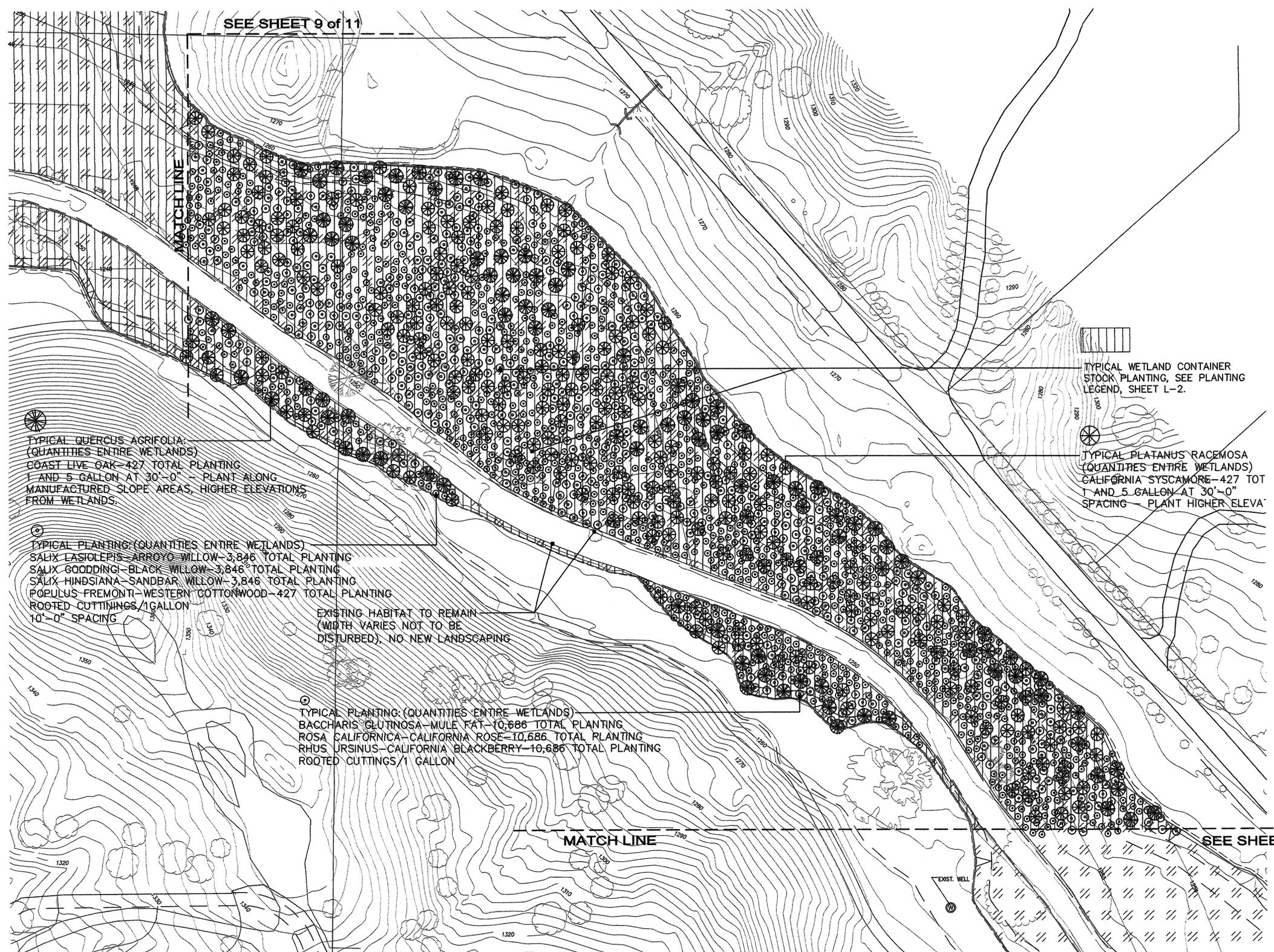
NOTE: FOR IRRIGATION LEGEND, SPECIFICATIONS, AND INSTALLATION
 DETAILS SEE SHEET 2 of 11.

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:

BENCH MARK	
DESCRIPTION:	3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671
	S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE
	OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14
RECORD FROM:	SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL
ELEVATION:	1397.26 DATUM: M.S.L.

RECORD PLAN	
BY:	NAME DATE:
R.C.E.:	
EXPIRES:	

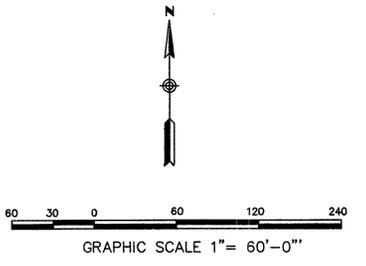
PRIVATE CONTRACT		
SHEET 7	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	11 SHEETS
LANDSCAPE IRRIGATION PLAN FOR: MITIGATION CONSERVATION BANK BROOK FOREST		
CALIFORNIA COORDINATE INDEX		386-1749
APPROVED FOR MOHAMAD K. FAKHRRIDDINE COUNTY ENGINEER	ENGINEER OF WORK R.C.E. DATE:	PDS2014-LDGRMJ-00003 GRADING PERMIT NO:
BY: DATE:		



SEE SHEET 9 of 11

MATCH LINE

SEE SHEET 7 of 11



TYPICAL QUERCUS AGRIFOLIA (QUANTITIES ENTIRE WETLANDS)
 COAST LIVE OAK - 427 TOTAL PLANTING
 1 AND 5 GALLON AT 30'-0" PLANT ALONG
 MANUFACTURED SLOPE AREAS, HIGHER ELEVATIONS
 FROM WETLANDS.

TYPICAL PLANTING (QUANTITIES ENTIRE WETLANDS)
 SALIX LASIOLEPIS - ARROYO WILLOW - 3,846 TOTAL PLANTING
 SALIX GOODINGII - BLACK WILLOW - 3,846 TOTAL PLANTING
 SALIX HINDSIANA - SANDBAR WILLOW - 3,846 TOTAL PLANTING
 POPULUS FREMONTI - WESTERN COTTONWOOD - 427 TOTAL PLANTING
 ROOTED CUTTINGS / 1 GALLON
 10'-0" SPACING

EXISTING HABITAT TO REMAIN
 (WIDTH VARIES NOT TO BE
 DISTURBED), NO NEW LANDSCAPING

TYPICAL PLANTING (QUANTITIES ENTIRE WETLANDS)
 BACCHARIS GLUTINOSA - MULE FAT - 10,686 TOTAL PLANTING
 ROSA CALIFORNICA - CALIFORNIA ROSE - 10,686 TOTAL PLANTING
 RHUS URSINUS - CALIFORNIA BLACKBERRY - 10,686 TOTAL PLANTING
 ROOTED CUTTINGS / 1 GALLON

TYPICAL WETLAND CONTAINER
 STOCK PLANTING, SEE PLANTING
 LEGEND, SHEET L-2.

TYPICAL PLATANUS RACEMOSA
 (QUANTITIES ENTIRE WETLANDS)
 CALIFORNIA SYCAMORE - 427 TOT
 1 AND 5 GALLON AT 30'-0"
 SPACING - PLANT HIGHER ELEVATION

COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS
 "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. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH
 THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS
 REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

Darsono Cunningham 07.13.2015
 DARSONO CUNNINGHAM CA#2418 DATE:

LANDSCAPE ARCHITECT CERTIFICATION
 1. I, DARSONO CUNNINGHAM, CERTIFY
 THAT THE LANDSCAPE AND IRRIGATION
 PLAN AS SHOWN HEREON, PER THIS
 GRADING PLAN, PDS2014-LDGRMJ-00003, SATISFIES
 THE GRADING ORDINANCE REQUIREMENT
 AS STATED PER SECTIONS 87.417 AND 87.418
 2. PRIOR TO THE APPROVAL OF THE
 RECORD PLAN, THE LANDSCAPE ARCHITECT
 SHALL CERTIFY THAT THE LANDSCAPE
 AND IRRIGATION HAS BEEN CONSTRUCTED
 PER THE APPROVED LANDSCAPING AND
 IRRIGATION PLANS AS SHOWN HEREON.
 BY: Darsono Cunningham DATE: JUNE 12, 2015
 NAME: Darsono Design Associates, Inc.
 ADDRESS: 5014 Mount La Platta Drive
 San Diego, CA 92117
 TELEPHONE: (858) 541-2007



Darsono Design Associates
 LANDSCAPE ARCHITECTURE
 5014 Mount La Platta Drive, San Diego 92117
 PHONE (858) 541-2007 darsono@aol.com

WETLAND ESTABLISHMENT AREA

NOTE: FOR IRRIGATION LEGEND, SPECIFICATIONS, AND INSTALLATION
 DETAILS SEE SHEET 2 of 11.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

RECORD PLAN

BY: _____ NAME _____ DATE: _____

R.C.E. _____

EXPIRES: _____

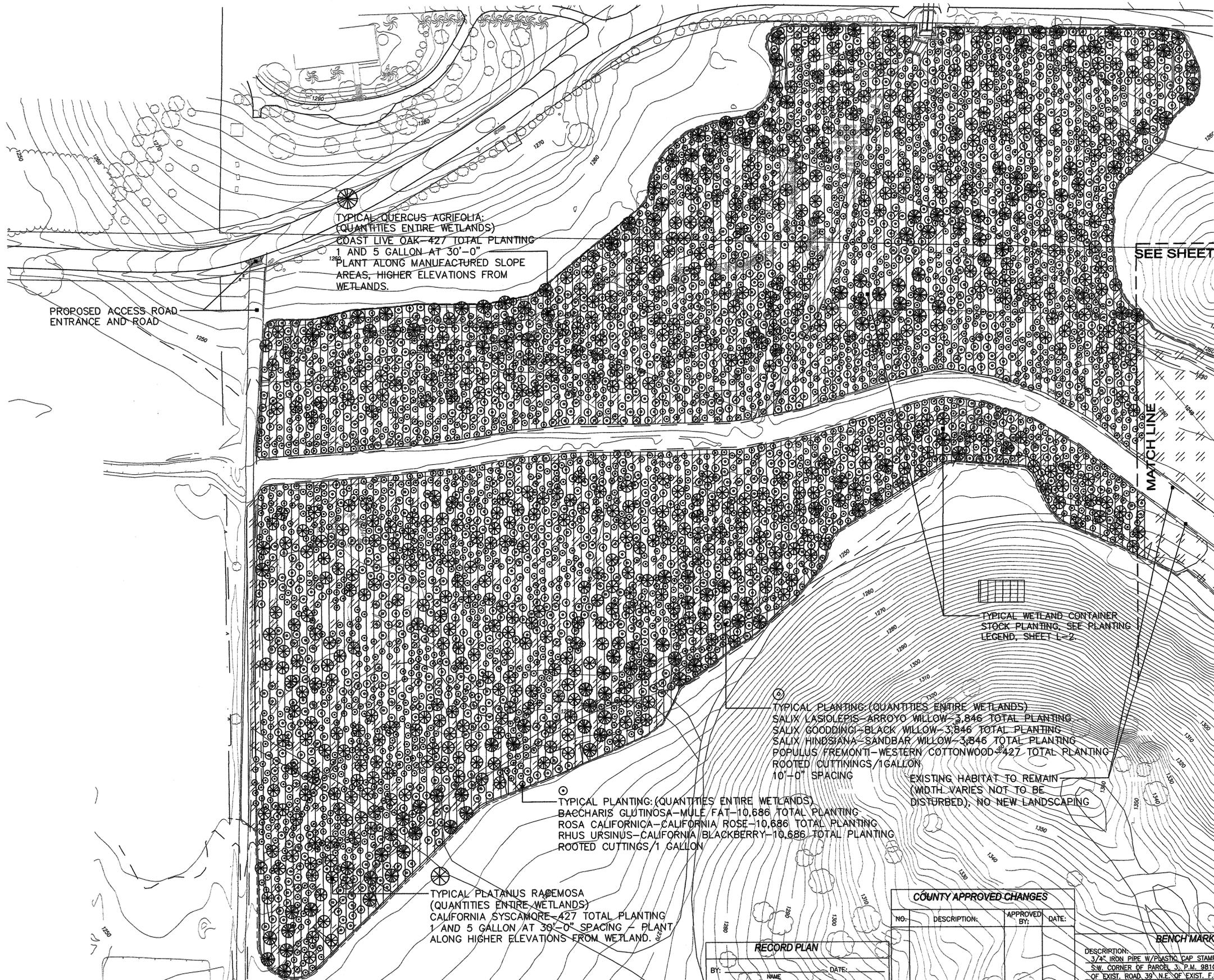
BENCH MARK

DESCRIPTION:
 3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 28671
 S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE
 OF EXIST. ROAD 39' N.E. OF EXIST. F.H. STA. 6+14

RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL
 ELEVATION: 1397.26 DATUM: M.S.L.

PRIVATE CONTRACT

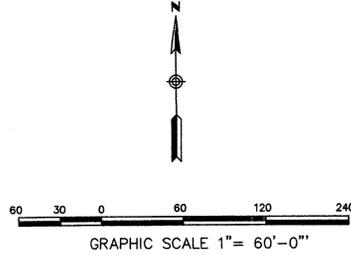
SHEET 8	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	11 SHEETS
LANDSCAPE IRRIGATION CONSERVATION PLAN FOR: MITIGATION CONSERVATION BANK BROOK FOREST		
CALIFORNIA COORDINATE INDEX		386-1749
APPROVED FOR MOHAMAD K. FAKHRRIDINE COUNTY ENGINEER	ENGINEER OF WORK R.C.E. _____ DATE: _____	PDS2014-LDGRMJ-00003 GRADING PERMIT NO:
BY: _____ DATE: _____		



TYPICAL QUERCUS AGRIFOLIA (QUANTITIES ENTIRE WETLANDS)
 COAST LIVE OAK-427 TOTAL PLANTING
 1 AND 5 GALLON AT 30'-0"
 PLANT ALONG MANUFACTURED SLOPE
 AREAS, HIGHER ELEVATIONS FROM
 WETLANDS.

PROPOSED ACCESS ROAD
 ENTRANCE AND ROAD

SEE SHEET 8 of 11



COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS
 "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. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH
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 REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

Darsono Cunningham 07.13.2015
 DARSONO CUNNINGHAM CA#2418 DATE:

LANDSCAPE ARCHITECT CERTIFICATION

1. I, DARSONO CUNNINGHAM, CERTIFY THAT THE LANDSCAPE AND IRRIGATION PLAN AS SHOWN HEREON, PER THIS GRADING PLAN, PDS2014-LDGRMJ-00003, SATISFIES THE GRADING ORDINANCE REQUIREMENT AS STATED PER SECTIONS 87.417 AND 87.418
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 BY: Darsono Cunningham DATE: JUNE 12, 2015
 NAME: Darsono Design Associates, Inc.
 ADDRESS: 5014 Mount La Platta Drive San Diego, CA 92117
 TELEPHONE: (858) 541-2007



Darsono Design Associates
 LANDSCAPE ARCHITECTURE
 5014 Mount La Platta Drive, San Diego 92117
 PHONE (858) 541-2007 darsono@aol.com

WETLAND ESTABLISHMENT AREA

TYPICAL PLANTING (QUANTITIES ENTIRE WETLANDS)
 SALIX LASIOLEPIS-ARROYO WILLOW-3,846 TOTAL PLANTING
 SALIX GOODINGII-BLACK WILLOW-3,846 TOTAL PLANTING
 SALIX HINDSIANA-SANDBAR WILLOW-3,846 TOTAL PLANTING
 POPULUS FREMONTII-WESTERN COTTONWOOD-427 TOTAL PLANTING
 ROOTED CUTTINGS/1GALLON
 10'-0" SPACING

TYPICAL PLANTING (QUANTITIES ENTIRE WETLANDS)
 BACCHARIS GLUTINOSA-MULE FAT-10,686 TOTAL PLANTING
 ROSA CALIFORNICA-CALIFORNIA ROSE-10,686 TOTAL PLANTING
 RHUS URSINUS-CALIFORNIA BLACKBERRY-10,686 TOTAL PLANTING
 ROOTED CUTTINGS/1 GALLON

TYPICAL PLATANUS RAEMOSA (QUANTITIES ENTIRE WETLANDS)
 CALIFORNIA SYSCAMORE-427 TOTAL PLANTING
 1 AND 5 GALLON AT 30'-0" SPACING - PLANT
 ALONG HIGHER ELEVATIONS FROM WETLAND.

TYPICAL WETLAND CONTAINER STOCK PLANTING, SEE PLANTING LEGEND, SHEET L-2

EXISTING HABITAT TO REMAIN (WIDTH VARIES NOT TO BE DISTURBED), NO NEW LANDSCAPING

NOTE: FOR IRRIGATION LEGEND, SPECIFICATIONS, AND INSTALLATION DETAILS SEE SHEET 2 of 11

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:

BENCHMARK
 DESCRIPTION:
 3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671
 SW CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE
 OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14
 RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL
 ELEVATION: 1397.26 DATUM: M.S.L.

PRIVATE CONTRACT		
SHEET 9	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	11 SHEETS
LANDSCAPE IRRIGATION PLAN FOR: MITIGATION CONSERVATION BANK BROOK FOREST		
CALIFORNIA COORDINATE INDEX	386-1749	
APPROVED FOR MOHAMMAD K. FAKHRIDDINE COUNTY ENGINEER	ENGINEER OF WORK R.C.E. DATE:	PDS2014-LDGRMJ-00003 GRADING PERMIT NO:
BY: _____	DATE: _____	

PLANTING SPECIFICATIONS:

1. ALL PLANTING MATERIALS AND PROCEDURES SHALL CONFORM TO THE COUNTY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
2. LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENT OF MATERIALS MADE NECESSARY THROUGH THE ACTION OR NEGLIGENCE OF HIS CREW.
3. UPON COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER/LANDSCAPE ARCHITECT AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP LIKE MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE COMMENCEMENT OF THE MAINTENANCE PERIOD.

HYDROSEED GROUND COVERS:

1. THE HYDROSEEDED AREAS SHALL BE INSPECTED BY THE OWNER OR THE LANDSCAPE ARCHITECT TO DETERMINE SUITABILITY FOR PLANTING PRIOR TO HYDROSEEDING. THE CONTRACTOR SHALL OBTAIN SUCH APPROVAL BEFORE HYDROSEEDING.
2. HYDROSEEDING EQUIPMENT: HYDRAULIC EQUIPMENT USED FOR THE APPLICATION OF FERTILIZER, SEED, AND SLURRY OR PREPARED WOOD PULP OR FIBER SHALL BE OF THE SUPER HYDROSEEDER TYPE. THIS EQUIPMENT SHALL HAVE A BUILT-IN AGITATION SYSTEM WITH AN OPERATING CAPACITY SUFFICIENT TO AGITATE, SUSPEND, AND HOMOGENEOUSLY MIX A SLURRY CONTAINING 1,200 POUNDS OF MULCH AND SEED. THE SLURRY DISTRIBUTION LINE SHALL BE LARGE ENOUGH TO PREVENT STOPPAGE AND SHALL PROVIDE EVEN DISTRIBUTION OF THE SLURRY. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,350 GALLONS AND SHALL BE MOUNTED ON A TRAVELING UNIT WHICH WILL PLACE THE SLURRY TANK AND SPRAY TO BE SPRAYED SO AS TO PROVIDE UNIFORM DISTRIBUTION WITHOUT WASTE.
3. APPLICATION METHODS: USING THE WOOD PULP AS A GUIDE, THE EQUIPMENT OPERATOR SHALL SPRAY THE SOIL WITH A UNIFORM VISIBLE COAT OF SLURRY. THE SLURRY SHALL BE APPLIED IN A SWEEPING MOTION, IN AN ARCHED STREAM, SO AS TO FALL LIKE RAIN ALLOWING THE WOOD FIBERS TO BUILD UPON EACH OTHER, UNTIL A COMPLETE EVEN COVERAGE COAT IS ACHIEVED.
4. ALL HYDROSEEDED GROUND COVER AREAS SHALL BE THOROUGHLY WATERED. HYDROSEEDED GROUND COVER AREAS TO BE KEPT CONTINUOUSLY MOIST BY WATERING AS OFTEN AS REQUIRED. IF ADDITIONAL WATERING IS NECESSARY, USE OF WATERING TRUCK TO BE EMPLOYED TO PROVIDE ADDITIONAL WATERING FOR HYDROSEED ESTABLISHMENT.
5. ANY HYDROSEEDED GROUND COVER AREAS THAT DO NOT SHOW PROMPT CATCH OF PLANT MATERIALS SHALL BE RE-HYDROSEEDED AT THIRTY (30) DAYS INTERVALS UNTIL AND ACCEPTABLE GERMINATION IS REASSURED. IF ANY SOIL EROSION OCCURS DUE TO WIND AND NATURAL PRECIPITATION, INCLUDING NON GERMINATION OR BARE SOIL EXISTS, RE-HYDROSEEDING OR HAND-SEEDING WILL BE REQUIRED. ALL REPAIR OF ERODED SLOPE AREAS, RE-HYDROSEEDING, OR HAND-SEEDING TO BE COMPLETED TO SATISFACTORY OF PROJECT BIOLOGIST.

PLANT LIST / LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PURE LIVE SEED/POUNDS	POUNDS PER ACRE
NON-IRRIGATED HYDROSEED MIX:				
	NATIVE HYDROSEED MIX:			
	Artemisia californica	California Sagebrush	5,500,000	5 LBS. PER ACRE
	Isocoma menziesii	Coastal Goldenbush	800,000	2 LBS. PER ACRE
	Eriogonum fasciculatum	Flat-Top Buckwheat	450,000	10 LBS. PER ACRE
	Lotus scoparius	Deer Weed	200,000	1 LBS. PER ACRE
	Malosma laurine	Laurel Sumac	125,000	1 LBS. PER ACRE
	Mimulus aurantiacus	Red Bush Monkey Flower	12,000,000	2 LBS. PER ACRE
	Stipa pulchra	Purple Needlegrass	110,000	10 LBS. PER ACRE
	Rhamnus ilicifolia	Redberry	50,000	3 LBS. PER ACRE
	Rhus ovata	Sugar Bush	10,000	3 LBS. PER ACRE
	Salvia apiana	White Sage	300,000	5 LBS. PER ACRE
	Salvia mellifera	Black Sage	520,000	10 LBS. PER ACRE
	Ceanothus tomentosus	Ramona Lilac	140,000	10 LBS. PER ACRE
	HYDROSEED MIX TOTAL:			

COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS

"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. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

Darsono Cunningham 07-13-2015
 DARSONO CUNNINGHAM CA#2418 DATE:

LANDSCAPE ARCHITECT CERTIFICATION

1. I, DARSONO CUNNINGHAM, CERTIFY THAT THE LANDSCAPE AND IRRIGATION PLAN AS SHOWN HEREON, PER THIS GRADING PLAN, PDS2014-LDGRMJ-00003, SATISFIES THE GRADING ORDINANCE REQUIREMENT AS STATED PER SECTIONS 87.417 AND 87.418
 2. PRIOR TO THE APPROVAL OF THE RECORD PLAN, THE LANDSCAPE ARCHITECT SHALL CERTIFY THAT THE LANDSCAPE AND IRRIGATION HAS BEEN CONSTRUCTED PER THE APPROVED LANDSCAPING AND IRRIGATION PLANS AS SHOWN HEREON.
 BY: Darsono Cunningham DATE: JUNE 12, 2015
 NAME: Darsono Design Associates, Inc.
 ADDRESS: 5014 Mount La Platta Drive San Diego, CA 92117
 TELEPHONE: (858) 541-2007



Darsono Design Associates

LANDSCAPE ARCHITECTURE
 5014 Mount La Platta Drive, San Diego 92117
 PHONE (858) 541-2007 darsono@aol.com

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

RECORD PLAN

BY: _____ NAME _____ DATE: _____

R.C.E. _____

EXPIRES: _____

BENCH MARK

DESCRIPTION: 3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671
 S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE
 OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14

RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL
 ELEVATION: 1397.26 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET 10 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 11 SHEETS

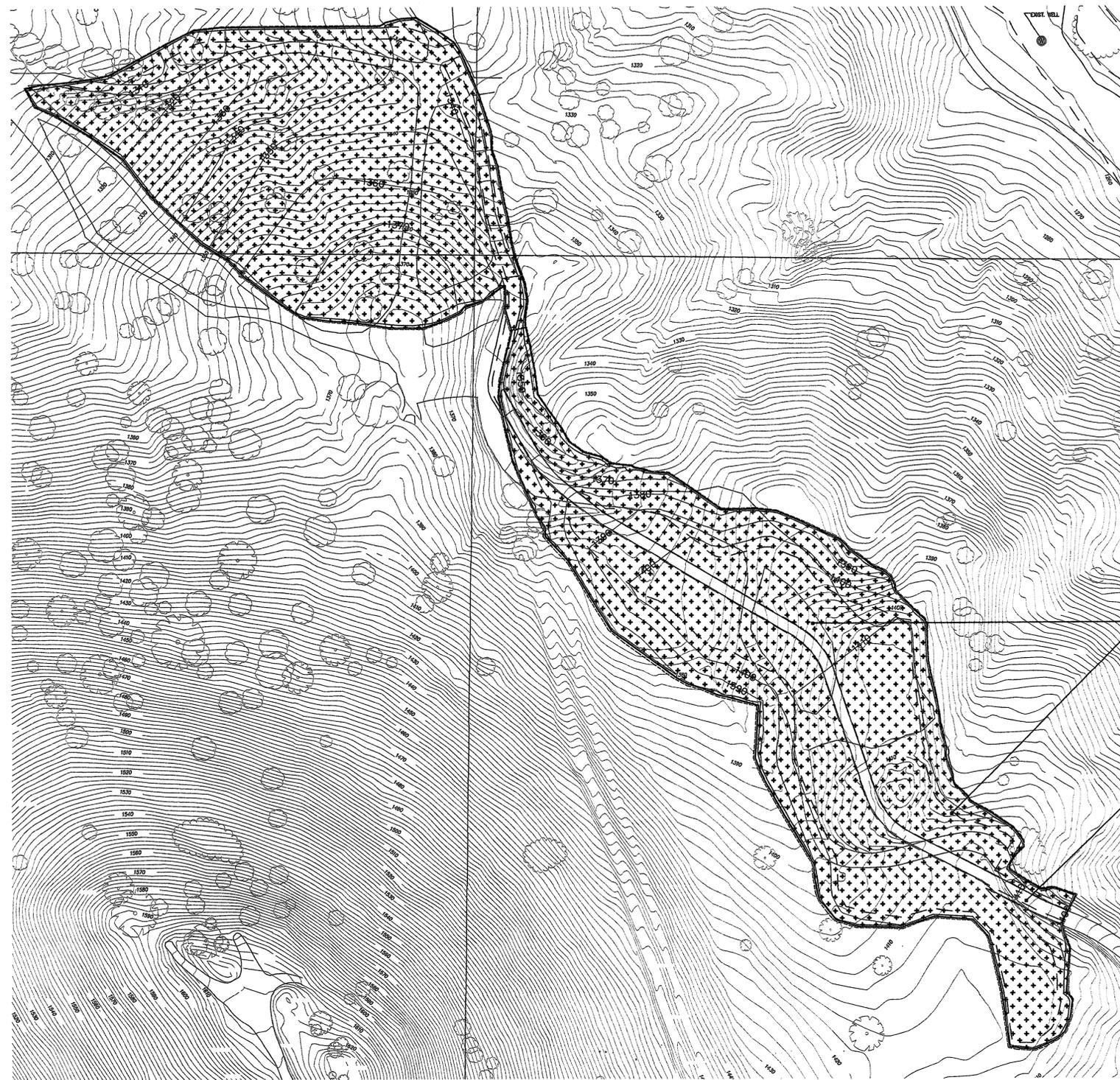
LANDSCAPE SPECIFICATIONS DISPOSAL SITE FOR:
**MITIGATION CONSERVATION BANK
 BROOK FOREST**

CALIFORNIA COORDINATE INDEX 386-1749

APPROVED FOR MOHAMAD K. FAKHRRIDDINE COUNTY ENGINEER

ENGINEER OF WORK R.C.E. DATE: _____
 PDS2014-LDGRMJ-00003 GRADING PERMIT NO: _____

LANDSCAPE SPECIFICATIONS DISPOSAL SITE



COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS
 "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. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

Darsono Cunningham 07-10-2015
 DARSONO CUNNINGHAM R.L.A. 2418 DATE:

LANDSCAPE ARCHITECT CERTIFICATION

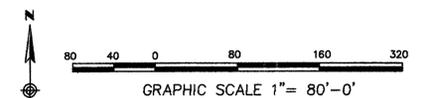
1. I, DARSONO CUNNINGHAM, CERTIFY THAT THE LANDSCAPE AND IRRIGATION PLAN AS SHOWN HEREON, PER THIS GRADING PLAN, PDS2014-LDGRMJ-00003, SATISFIES THE GRADING ORDINANCE REQUIREMENT AS STATED PER SECTIONS 87.417 AND 87.418
 2. PRIOR TO THE APPROVAL OF THE RECORD PLAN, THE LANDSCAPE ARCHITECT SHALL CERTIFY THAT THE LANDSCAPE AND IRRIGATION HAS BEEN CONSTRUCTED PER THE APPROVED LANDSCAPING AND IRRIGATION PLANS AS SHOWN HEREON.
 BY: Darsono Cunningham DATE: JUNE 12, 2015
 NAME: Darsono Design Associates, Inc.
 ADDRESS: 5014 Mount La Platta Drive San Diego, CA 92117
 TELEPHONE: (858) 541-2007



TYPICAL NON-IRRIGATED HYDROSEED MIX, NO PERMANENTE IRRIGATION SYSTEM, SEE PLANTING SPECIFICATIONS SHEET L-1.0

EVERY EFFORT WILL BE TAKEN TO INSTALL DURING THE WINTER SEASON LATE OCTOBER TO EARLY MARCH WATER BY MEANS OF WATER TRUCK DURING OFF SEASON.

ACCESS ROAD, NO PLANTING REQUIRED



Darsono Design Associates
 LANDSCAPE ARCHITECTURE
 5014 Mount La Platta Drive, San Diego 92117
 PHONE (858) 541-2007 darsono@aol.com

LANDSCAPE PLANTING PLAN DISPOSAL SITE

NOTE: FOR PLANTING LEGEND, SPECIFICATIONS, AND INSTALLATION DETAILS SEE SHEET 10 of 11.

RECORD PLAN		COUNTY APPROVED CHANGES				BENCH MARK		PRIVATE CONTRACT	
BY: _____	NAME _____	DATE: _____	NO.	DESCRIPTION:	APPROVED BY:	DATE:	DESCRIPTION:	SHEET 11 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 11 SHEETS	
R.C.E. _____							3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671	LANDSCAPE PLANTING PLAN-DISPOSAL SITE FOR: MITIGATION CONSERVATION BANK BROOK FOREST	
EXPIRES: _____							S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE OF EXIST. ROAD 39' N.E. OF EXIST. F.H. STA. 6+14	CALIFORNIA COORDINATE INDEX 386-1749	
							RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL ELEVATION: 1397.26 DATUM: M.S.L.	APPROVED FOR MOHAMAD K. FAKHRRIDDINE COUNTY ENGINEER	
								ENGINEER OF WORK R.C.E. DATE: _____	
								BY: _____ DATE: _____ PDS2014-LDGRMJ-00003 GRADING PERMIT NO: _____	