

# LANDSCAPE ARCHITECTURAL PLANS FOR: South Village Storage

APN: 186-230-16, 186-230-22, 186-230-84  
Valley Center, CA, 92082

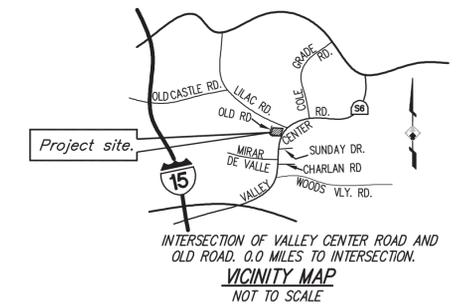
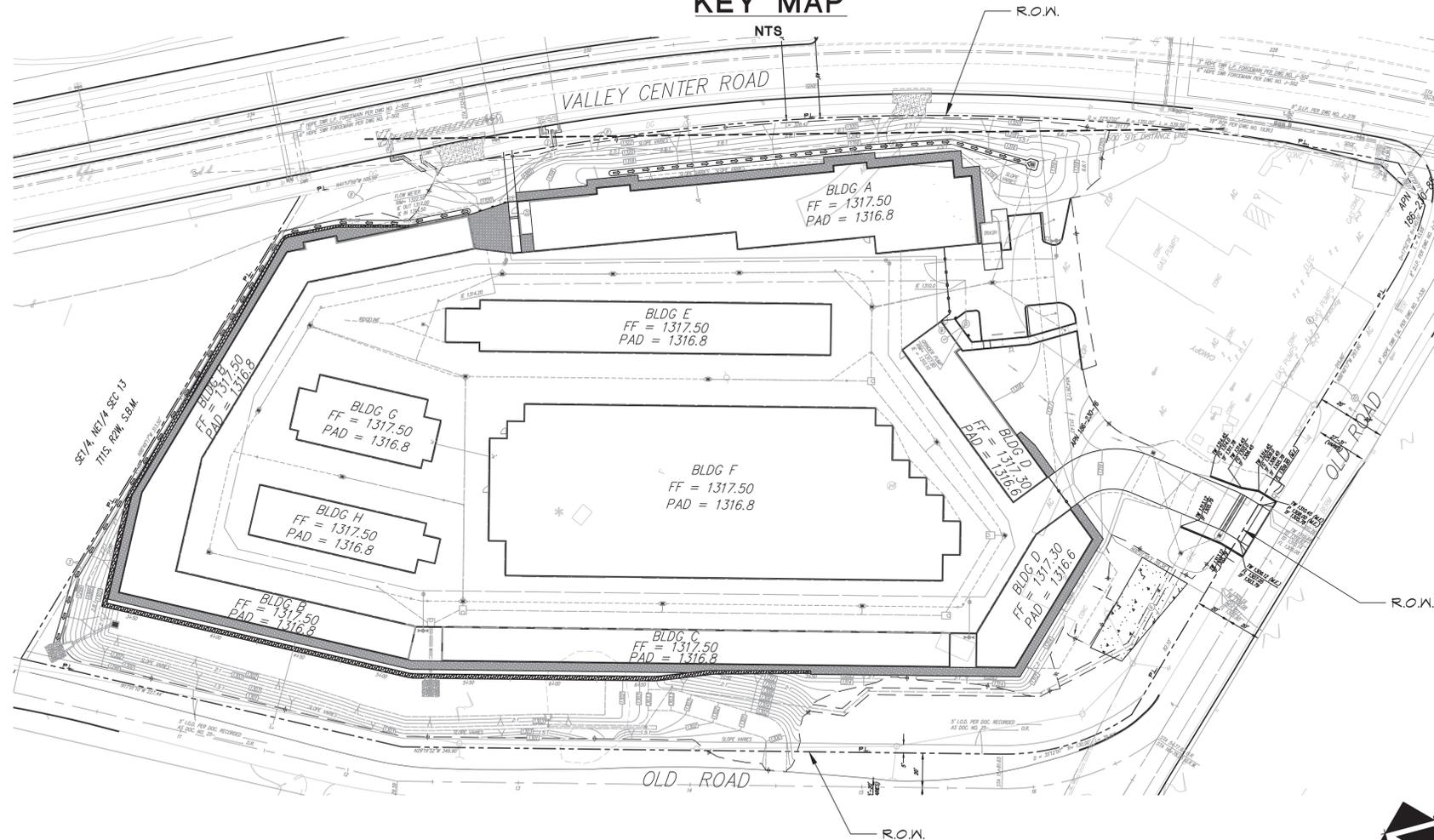
### GENERAL NOTES

- THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION FROM DAMAGE, AND SHALL REPAIR, AT HIS COST, ANY DAMAGE RESULTING FROM HIS OPERATIONS. CONTRACTORS ON THE JOB SHALL CARRY THE FOLLOWING INSURANCE: (1) WORKER'S COMPENSATION; (2) PUBLIC COMPREHENSIVE GENERAL LIABILITY; AND (3) PROPERTY DAMAGE. IN AN EMERGENCY THREATENING THE LIFE, SAFETY OR ADJACENT WORK, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY. THE CONTRACTOR SHALL MAINTAIN THE FOLLOWING MINIMUM LIABILITY COVERAGE DURING THE CONTRACT PERIOD:  
BODILY INJURY:  
\$250,000 PER INDIVIDUAL PER OCCURRENCE  
PROPERTY DAMAGE:  
\$100,000 PER OCCURRENCE, AGGREGATE  
\$100,000 PER OCCURRENCE, AGGREGATE
- THE CONTRACTOR SHALL CAUSE TO BE NAMED AS ADDITIONAL INSURED IN SUCH CONTRACTOR'S PUBLIC LIABILITY AND AUTOMOBILE LIABILITY POLICIES THE FOLLOWING: (A) OWNER; (B) HOWARD ASSOCIATES, INC.
- THE CONTRACTOR AGREES TO HOLD HARMLESS THE OWNER AND LANDSCAPE ARCHITECT FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF ANY OF HIS SUBCONTRACTORS, MATERIAL SUPPLIERS OR AGENTS.
- ALL LOCAL MUNICIPAL AND STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN CODES AND THE INFORMATION AND DESIGNS PRESENTED IN THESE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE BEGINNING WORK. THE LOCATIONS OF THESE ITEMS SHOWN IN THE PLANS ARE APPROXIMATE ONLY, AND THERE MAY BE ADDITIONAL UTILITIES PRESENT WHICH ARE NOT INDICATED ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE INFORMATION AND DESIGNS PRESENTED IN THESE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND REVIEW A SET OF THE APPROPRIATE ARCHITECTURAL, ELECTRICAL AND CIVIL ENGINEERING PLANS PRIOR TO BEGINNING WORK.
- PERMITS FOR ALL WORK INDICATED IN THESE PLANS SHALL BE OBTAINED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL HAVE A VALID CONTRACTOR'S LICENSE FOR THE PARTICULAR WORK BEING PERFORMED. THE CONTRACTOR SHALL NOT ALLOW THE LICENSE TO LAPSE DURING THE CONTRACT PERIOD.
- NO MATERIAL SUBSTITUTIONS OF ANY KIND WILL BE ALLOWED WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.
- THE REVIEW OF THE LANDSCAPE DOCUMENTATION PACKAGE DOES NOT INCLUDE BUILDING PLAN CHECK REVIEW OR APPROVALS. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR FULFILLING BUILDING PERMITS FOR ALL IMPROVEMENTS REQUIRING PERMITS UNDER SAN DIEGO COUNTY CODE. HARDSCAPE IMPROVEMENTS SHOWN WITHIN THE REVIEWED LANDSCAPE DOCUMENTATION PACKAGE ARE PROVIDED FOR REFERENCE ONLY AND SHALL REQUIRE SEPARATE PLAN CHECK AND PERMIT ISSUANCE FOR CONSTRUCTION.
- MAINTENANCE - ALL PORTIONS OF SITE TO BE MAINTAINED BY PROPERTY OWNER.

### NOTES:

- MAINTENANCE: ANY WORK OR IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE THE APPLICANT TO OBTAIN FROM THE COUNTY PUBLIC WORKS DEPARTMENT AN ENCROACHMENT PERMIT.
- ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.
- BUILDING PERMIT REQUIREMENTS: THE REVIEW OF THE LANDSCAPE DOCUMENTATION PACKAGE DOES NOT INCLUDE BUILDING PLAN CHECK REVIEW OR APPROVALS. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR FULFILLING BUILDING PERMITS FOR ALL IMPROVEMENTS REQUIRING PERMITS UNDER SAN DIEGO COUNTY CODE, INCLUDING, BUT NOT LIMITED TO GRADING, PAVING, WALLS OVER 6' IN HEIGHT, RETAINING WALLS, ROCK WALLS, CONCRETE PAD, ETC. HARDSCAPE IMPROVEMENTS SHOWN WITHIN THE REVIEWED LANDSCAPE DOCUMENTATION PACKAGE ARE PROVIDED FOR REFERENCE ONLY AND SHALL REQUIRE SEPARATE PLAN CHECK AND PERMIT ISSUANCE FOR CONSTRUCTION.

### KEY MAP



### VICINITY MAP

Sheet Index	
1	Title Sheet
2-3	Irrigation Plans
4	Hydrozone and Water Calculations
5	Irrigation Legend and Details
6	Irrigation Notes and Details
7	Irrigation Details
8-9	Planting Plans
10	Planting Legend, Notes and Details
11	Construction Notes and Details

**Owner**  
Valley Center Oil Company & Edward and Patricia Bohorquez  
Valley Center, CA, 92082  
ph. (760) 580-1436

**Landscape Architect**  
Howard Associates, Inc.  
1951 Fourth Avenue, Ste. 302  
San Diego, CA. 92101  
ph. (619) 718-9660  
Contact: Julie Howard  
Email: julie@howardassoc.com

I am familiar with the requirements for landscape and irrigation plans contained in the California Code of Regulations 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.

**LANDSCAPE ARCHITECT CERTIFICATION**

1) I, Julie Howard, certify that the landscape and irrigation plan as shown hereon, is in compliance with County of San Diego approved Grading Plans PDS2024-LDGRMJ-30505 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.

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: *Julie Howard* 12-22-2025  
Date: 12-22-2025  
HOWARD ASSOCIATES, INC.

**DECLARATION OF RESPONSIBLE CHARGE**

I hereby declare that I am the Landscape Architect of work for this project, that I have exercised responsible charges over the design of this project as defined in section 6703 of the Business and Professions Code and the design is consistent with current standards.

I understand that the check of project drawings and specifications by the County of San Diego and the San Diego County Department of Environmental Health is confined to a review only and does not relieve me, as the landscape architect of work, of my responsibilities for project design.

Howard Associates  
619-718-9660

By: *Julie Howard* 12-22-2025  
Registration No. 2681  
Expiration Date: 3-31-25

Permit No. PDS2024-LDGRMJ-30505  
Application No. PDS2025-LP-25-058

**LANDSCAPE PLAN**

APPROVED BY THE SAN DIEGO COUNTY  
DIRECTOR OF THE DEPARTMENT OF PLANNING  
AND LAND USE

ON 03/10/2026

By: *Bethany Morrell*

SHEETS 11

PRIVATE CONTRACT

SHEET 1	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	11 SHEET
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**TITLE SHEET FOR:**  
South Village Storage

CALIFORNIA COORDINATE INDEX 250-1779

APPROVED FOR: WILLIAM M. MORGAN  
COUNTY ENGINEER

DATE: \_\_\_\_\_

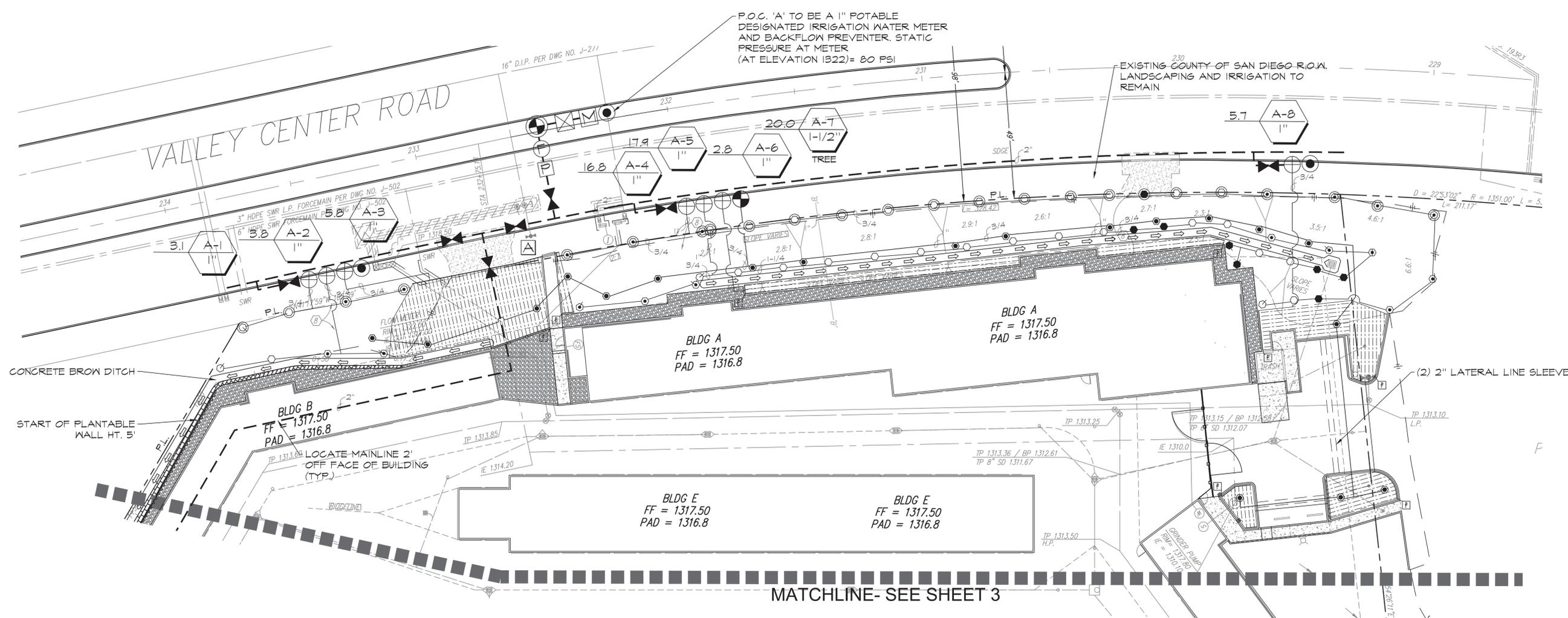
GRADING PERMIT NO. PDS2025-LP-25-058

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION	APPROVED BY	DATE

DATE: 12-22-2025  
DRAWN BY: ML  
JOB NUMBER:  
FILE:  
REVISIONS:

SDC PDS RCVD 02-06-26  
LP25-058

LANDSCAPE ARCHITECT'S NAME: HOWARD ASSOCIATES, INC.  
PHONE NO. (619) 718-9660



DATE: 12-22-2025  
 DRAWN BY: ML  
 JOB NUMBER:  
 FILE:  
 REVISIONS:

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION	APPROVED BY	DATE

PRIVATE CONTRACT		
SHEET 2	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	11 SHEET
IRRIGATION PLAN FOR: South Village Storage		
CALIFORNIA COORDINATE INDEX 250-1779		
APPROVED FOR: COUNTY ENGINEER	WILLIAM P. MORGAN	
BY:		
DATE:		
GRADING PERMIT NO. PDS2025-LP-25-058		

LANDSCAPE ARCHITECT'S NAME: HOWARD ASSOCIATES, INC.  
 PHONE NO. (619) 718-9660





The project applicant must fill out this worksheet for each individual parcel/lot as it is a required element of the Landscape Documentation Package. Complete all sections of the worksheet.

**PROJECT INFORMATION**

**Project Applicant:**

Name of Project Applicant David Bohorquez	Phone No. 760-580-14-36
Title Managing Partner	Email davebohorquez@gmail.com
Company Develyn LLC	Fax No.
Address (must include City, State and Zip Code) 23293 Single Oak Way, Murrieta, CA 92562	

**Project:**

Project's Name South Village Storage
Assessor's Parcel No. 186-230-16, 186-230-22, 186-230-84 County Landscape Plan No. PDS2025-LP-25-058
Address (must include City, State and Zip Code) Valley Center, CA 92082

Use the information and formulas below to fill out the worksheet and calculations on page 2.

Hydrozone Category <sup>(a)</sup>	PF- Plant Factor	Irrigation Method <sup>(b)</sup>	IE- Irrigation Efficiency <sup>(c)</sup>
Very Low Water Use	0.0 - 0.1	Filler Pipe for Pools/Spas	1.00
Low Water Use*	0.2 - 0.3	Drip/Subsurface	0.90
Moderate Water Use	0.4 - 0.6	Bubblers	0.85
High Water Use	0.7 - 1.0	Rotors	0.75
		Rotators	0.70
		Overhead Spray	0.60

**ETWU<sup>(d)</sup> (Annual Gallons Required) =**  
 $ETWU = ETo \times 0.62 \times ETAF \times Area$

ETo - see Appendix A in Water Efficient Landscape Design Manual.  
 0.62 is the conversion factor to gallons per sq. ft.  
 ETAF is Plant Factor/Irrigation Efficiency.  
 Area is the Landscaped Area for each hydrozone.

**MAWA<sup>(e)</sup> (Annual Gallons Allowed) =**  
 $MAWA = (ETo)(0.62)[(ETAF \times LA) + ((1 - ETAF) \times SLA)]$

LA is the total landscape of all hydrozone areas in sq. ft.  
 SLA is the total special landscape area in square feet.  
 ETAF is 0.42 for residential and non-residential areas.

County of San Diego, PDS, Zoning Division  
**WATER EFFICIENT LANDSCAPE WORKSHEET**  
 Continued  
**REFERENCE EVAPOTRANSPIRATION (ETo) 51.1**

Hydrozone # / Planting Description <sup>(a)</sup>	Plant Factor (PF)	Irrigation Method <sup>(b)</sup>	Irrigation Efficiency (IE) <sup>(c)</sup>	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area	Estimated Total Water Use (ETWU) <sup>(d)</sup>		
<b>Regular Landscape Areas</b>									
# 1 - Shrubs, GC	0.3	Rotator	0.7	0.43	36,409	15,604	494,361		
# 2 - Trees	0.3	Bubbler	0.85	0.35	1,890	667	21,134		
# 3 - Basin	0.3	Rotator	0.7	0.43	5,888	2,523	79,947		
# 4 - Shrubs, GC	0.3	Drip	0.9	0.33	3,925	1,308	41,451		
# 5 - Plantable Wall	0.3	Drip	0.9	0.33	7,491	2,497	79,110		
#									
#									
#									
#									
#									
#									
#									
#									
					<b>Totals (A)</b>	<b>55,603</b>	<b>(B)</b>	<b>22,600</b>	<b>716,003</b>
<b>Special Landscape Areas</b>									
#				1.0					
#				1.0					
#				1.0					
#				1.0					
					<b>Totals (C)</b>	<b>(D)</b>			
Estimated Total Water Use (ETWU) Total							716,003		
Maximum Water Allowance (MAWA) <sup>(e)</sup>							739,878		
Irrigation Efficiency (IE) Average**							0.81		

\*\*Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).

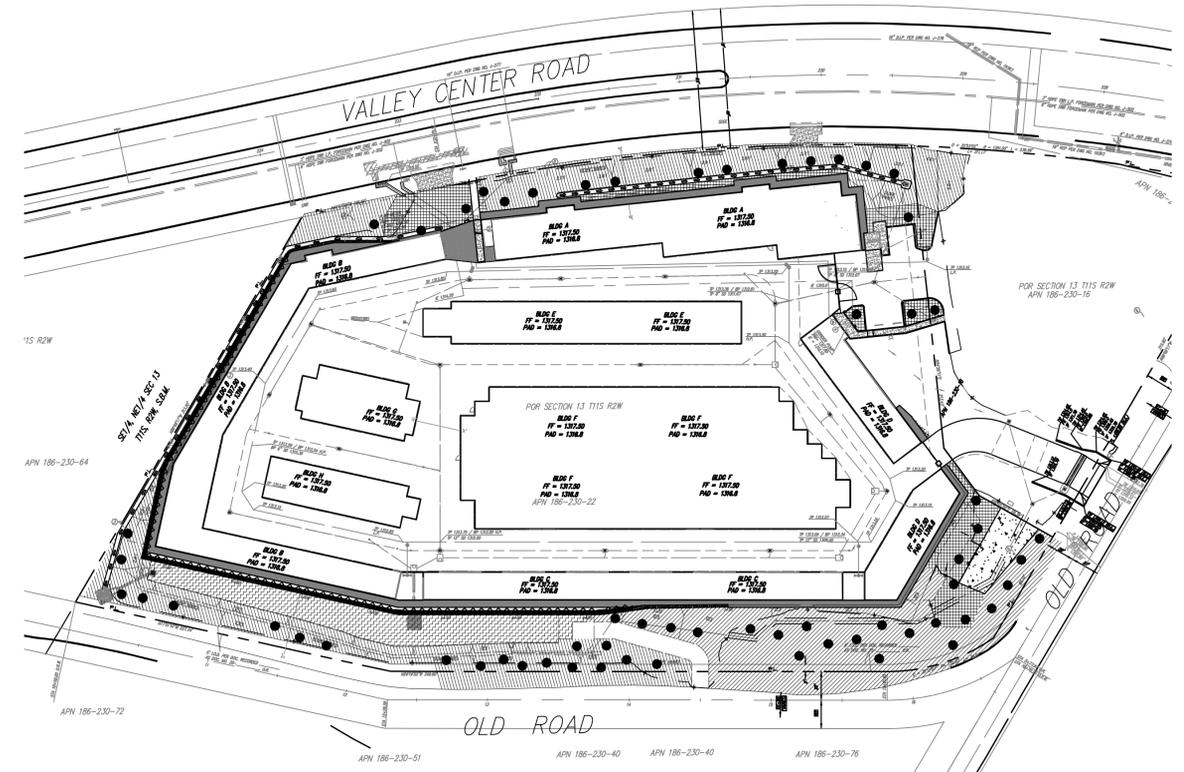
**ETAF CALCULATIONS**

Average ETAF for Regular Landscape Areas must be 0.42 or below for residential and non-residential areas. Provide Totals based on information calculated in Worksheet above.

Regular Landscape Areas	Totals	All Landscape Areas	Totals
Total ETAF x Area	(B) = 22,600	Total ETAF x Area	(B+D) = 22,600
Total Area	(A) = 55,603	Total Area	(A+C) = 55,603
Average ETAF	(B) + (A) = 0.41	Site wide ETAF	(B+D) + (A+C) = 0.41

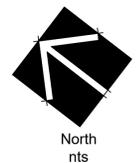
**HYDROZONE MAP**

NTS



**Hydrozone Legend**

- ZONE 1 SHRUBS, GROUND COVERS ON SLOPES LOW WATER USE - MP ROTATORS: 36,409 SF
- ZONE 2 TREES - LOW WATER USE - BUBBLERS: 1,890 SF
- ZONE 3 BIO-BASINS - LOW WATER USE - MP ROTATORS / ROTORS: 5,888 SF
- ZONE 4 SHRUBS, GROUND COVERS - LOW WATER USE - DRIP IRRIGATION: 3,925 SF
- ZONE 5 VINES ON PLANTABLE WALL- LOW WATER USE- DRIP IRRIGATION: 7,491 SF



North  
nts



PRIVATE CONTRACT

SHEET 4	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	11 SHEET
<b>HYDROZONE MAP FOR:</b> South Village Storage		
CALIFORNIA COORDINATE INDEX 250-1779		
APPROVED FOR: COUNTY ENGINEER	WILLIAM P. MORGAN	
BY:		
DATE:		
GRADING PERMIT NO. PDS2025-LP-25-058		

DATE: 12-22-2025

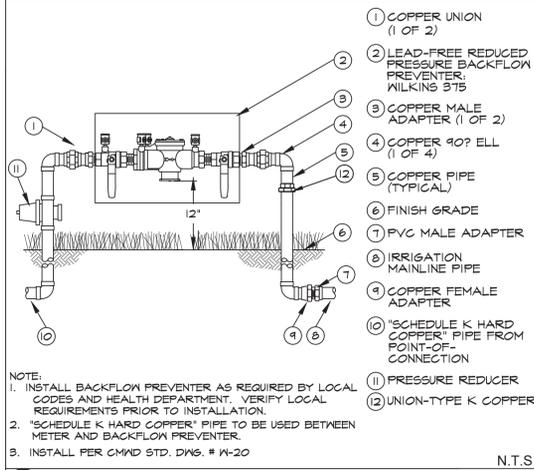
DRAWN BY: ML

JOB NUMBER:

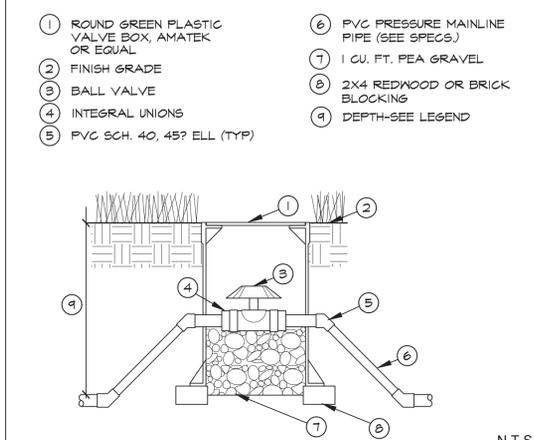
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REVISIONS:

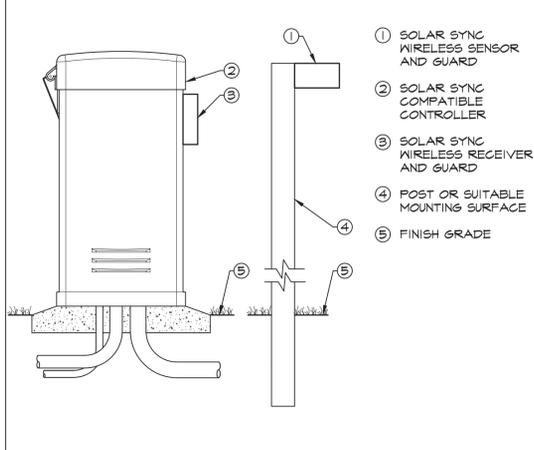
NO.	DESCRIPTION	APPROVED BY	DATE



**(A) BACKFLOW PREVENTER**



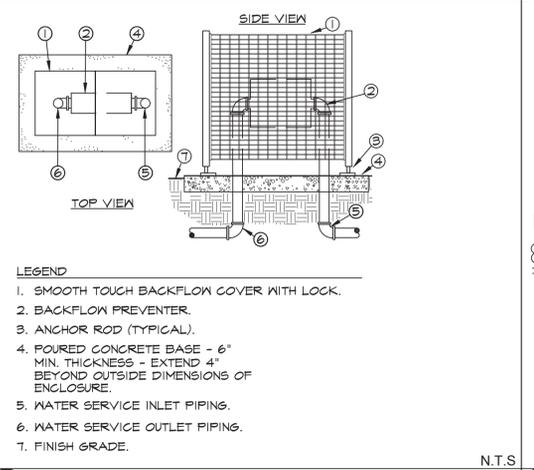
**(B) SMOOTH TOUCH BACKFLOW COVER**



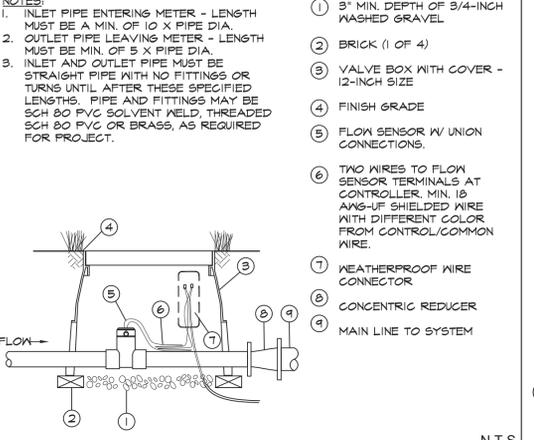
**(C) MASTER CONTROL VALVE**



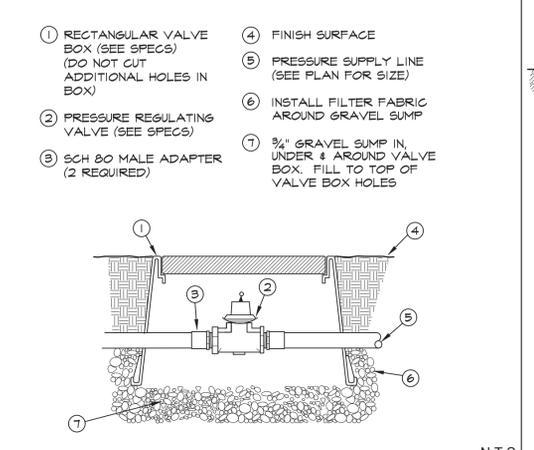
**(D) BALL VALVE**



**(E) FLOW SENSOR / METER**



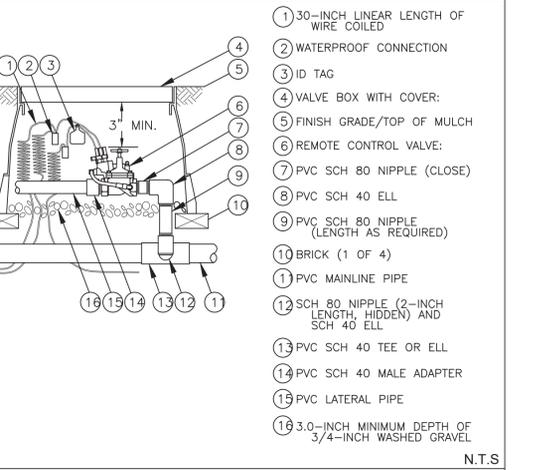
**(F) CONTROLLER**



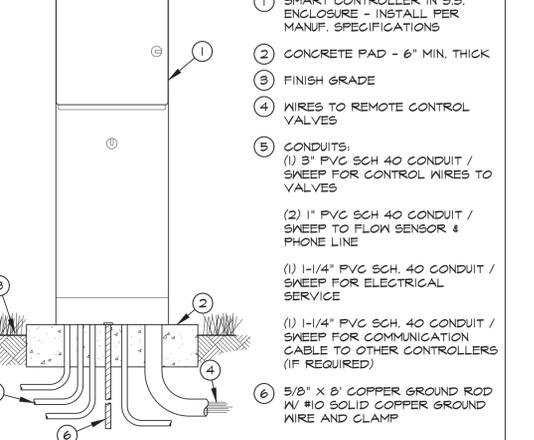
**(G) WIRELESS SOLAR SENSOR & GUARD**



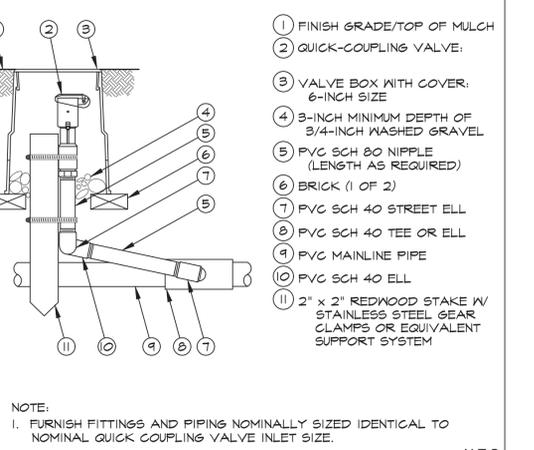
**(H) PRESSURE REGULATOR**



**(I) QUICK COUPLER**



**(J) BACKFLOW PREVENTER**



**(K) SMOOTH TOUCH BACKFLOW COVER**



**(L) MASTER CONTROL VALVE**

**Irrigation Legend**

SYMBOL	MFG	MODEL	DESCRIPTION	PSI	RADIUS	GPM	PRECIP	DETAIL
▽	HUNTER	PRO5-00-PR530-MF800-180	MP ROTATOR HEAD ON 12" RISER	6'	0.7	30	6/6	
▽	HUNTER	PRO5-00-PR530-MF800-180	MP ROTATOR HEAD ON 12" RISER	6'	0.7	30	6/6	
▽	HUNTER	PRO5-00-PR530-MF1000-90	MP ROTATOR HEAD ON 12" RISER	12'	0.16	30	6/6	
●	HUNTER	PRO5-00-PR530-MF1000-90	MP ROTATOR HEAD ON 12" RISER	12'	0.32	30	6/6	
○	HUNTER	PRO5-00-PR530-MF2000-90	MP ROTATOR HEAD ON 12" RISER	18'	0.33	30	6/6	
○	HUNTER	PRO5-00-PR530-MF2000-90	MP ROTATOR HEAD ON 12" RISER	18'	0.63	30	6/6	
○	HUNTER	PRO5-00-PR530-MF2000-360	MP ROTATOR HEAD ON 12" RISER	18'	1.28	30	6/6	
○	HUNTER	PRO5-00-PR530-MF3000-90	MP ROTATOR HEAD ON 12" RISER	27'	.86	30	6/6	
○	HUNTER	PRO5-00-PR530-MF3000-90	MP ROTATOR HEAD ON 12" RISER	27'	1.58	30	6/6	
○	HUNTER	PRO5-00-PR530-MF3000-360	MP ROTATOR HEAD ON 12" RISER	27'	3.64	30	6/6	
○	HUNTER	PRO5-06-PR530-MF1000-90	MP ROTATOR POP-UP HEAD	12'	0.16	30	D/6	
○	HUNTER	PRO5-06-PR530-MF1000-90	MP ROTATOR POP-UP HEAD	12'	0.32	30	D/6	
○	HUNTER	PRO5-06-PR530-MF2000-90	MP ROTATOR POP-UP HEAD	18'	0.33	30	D/6	
○	HUNTER	PRO5-06-PR530-MF2000-90	MP ROTATOR POP-UP HEAD	18'	0.63	30	D/6	
○	HUNTER	PRO5-06-PR530-MF3000-90	MP ROTATOR POP-UP HEAD	27'	.86	30	D/6	
○	HUNTER	PRO5-06-PR530-MF3000-90	MP ROTATOR POP-UP HEAD	27'	2.12	30	D/6	
□	HUNTER	PRO5-00-PR530-MPLCS-515	MP ROTATOR HEAD- END STRIP	15'	0.65	30	6/6	
□	HUNTER	PRO5-00-PR530-MPLCS-530	MP ROTATOR HEAD- SIDE STRIP	30'	1.30	30	6/6	
●	RAINBIRD	RWS-B-140I (2 PER TREE)	ROOT WATERING SYSTEM	30	0.5		L/7	
⊕	RAINBIRD	XCZ-075-PRF	LOW FLOW CONTROL KIT				M/7	
⊕	RAINBIRD	PESB W/PRS-D SERIES	PRESSURE REGULATING CONTROL VALVE (SIZE PER PLAN)				A/6	
⊕	RAINBIRD	EFB SERIES WITH PRS-D AND FILTER	BRASS MASTER CONTROL VALVE (1")				C/5	
⊕	NETAFIM	AIR RELIEF VALVE -LOCATE ONE AT HIGH POINT OF EACH SUPPLY OR EXHAUST HEADER- NOT SHOWN ON PLAN					J/7	
F	NETAFIM	MANUAL FLUSH VALVE - LOCATE ONE IN EACH EXHAUST HEADER					I/7	
F	WILKINS	500HLR-YSBR	WATER PRESSURE REDUCING VALVE				H/5	
F	NIBCO-SCOTT	TRU-UNION	PLASTIC BALL VALVE IN BOX (LINE SIZE)				D/5	
●	RAINBIRD	44LRC	POTABLE QUICK COUPLING VALVE - 1" SIZE AND LOCKING COVER				I/5	

POP-UP PRESSURE INDICATOR STAKE (NOT SHOWN ON PLAN)- 1 PER DRIP SYSTEM  
 NETAFIM TLCV4-1800 @ 18" O.C. LATERAL SPACING - 1ST ROW 6" OFF PAVING - SUBSURFACE DRIP BURY 2"-3"

--- PVC SCH 40 POTABLE MAINLINE- 1" MIN SIZE  
 --- PVC CL 200 LATERAL LINE- SIZE PER PLAN - 3/4" MINIMUM SIZE  
 --- PVC CL 200 LATERAL LINE- SIZE PER PLAN - 3/4" MINIMUM SIZE  
 --- PVC SCH 40 SLEEVE - TWICE LINE SIZE

DRIP VALVE SYSTEM  
 HUNTER HDL-BLNK PLANTABLE WALL DRIP TUBING  
 BROWN TUBING W/ PRESSURE COMPENSATING LOW-FLOW XB-05PC EMITTER WITH BUG CAP. LOCATE (1) EMITTER AT CENTER LINE OF EACH KEYSTONE WALL PLANTED CELL. PLACE TUBING AT BACK OF PREPARED SLOT. VERTICAL 3/4" BROWNLINE PVC SCH 40 LATERAL ON FACE OF WALL FROM VALVE AT TOP OF WALL TO EACH PLANTER ROW. INSTALL IN-LINE CHECK VALVES WHERE NECESSARY DUE TO WALL HEIGHT OR GRADE CHANGE, MINIMUM EVERY 5' HEIGHT OF WALL.

⊕	HUNTER	FCT FLOW-CLIK FLOW SENSOR					E/5	
⊕	POTABLE WATER METER	- SEE PLAN FOR SIZE						
⊕	FEECO	975XL	REDUCED PRESSURE BACKFLOW PREVENTER WITH 1" WYE STRAINER				A/5	
⊕	HUNTER	12C-800-SS/1 CM MODULES AUTOMATIC CONTROLLER 24-STATION/RAIN SENSOR & HUNTER ICC-PED-SS LOCKING PEDESTAL CABINET					F/5	
⊕	HUNTER	SOIL-CLIK / SC-PROBE	SOIL MOISTURE SENSOR & PROBE - PLACE PROBES IN BOTTOM AND SIDES OF BASIN				F/6	

**VALVE KEY**  
 A = GPM  
 B = VALVE SEQUENCE NUMBER  
 C = VALVE SIZE

**NOTES:**  
 1. CONTRACTOR SHALL INSTALL APPROPRIATE IRRIGATION BODY TO REGULATE TO EITHER 30 PSI OR 40 PSI TO AVOID OVERTHROW ONTO PAVED AREAS.  
 2. ALL IRRIGATION HEADS SHALL BE LOCATED A MINIMUM OF 24" FROM ANY PAVED SURFACE



PRIVATE CONTRACT

SHEET 5 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 11 SHEET

IRRIGATION LEGEND AND DETAILS FOR:  
**South Village Storage**

CALIFORNIA COORDINATE INDEX 250-1779

APPROVED FOR: WILLIAM P. MORGAN COUNTY ENGINEER

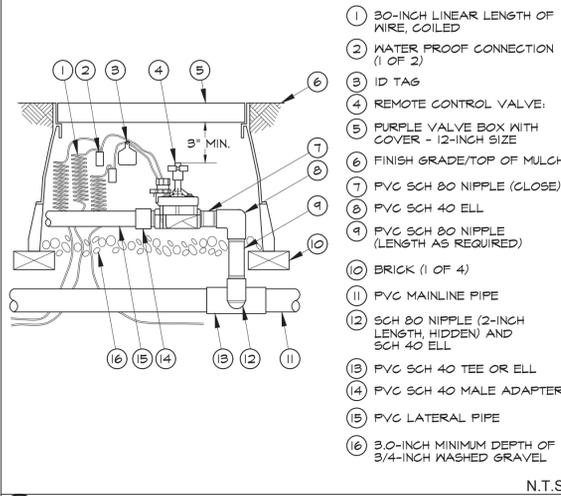
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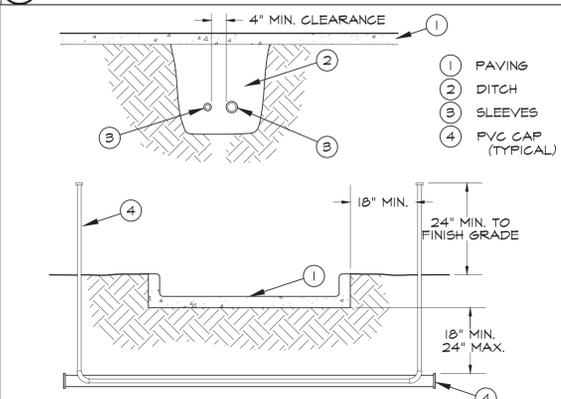
DATE: 12-22-2025  
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 REVISIONS:

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION	APPROVED BY	DATE

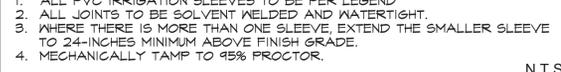
LANDSCAPE ARCHITECT'S NAME: HOWARD ASSOCIATES, INC. PHONE NO. (619) 718-9660



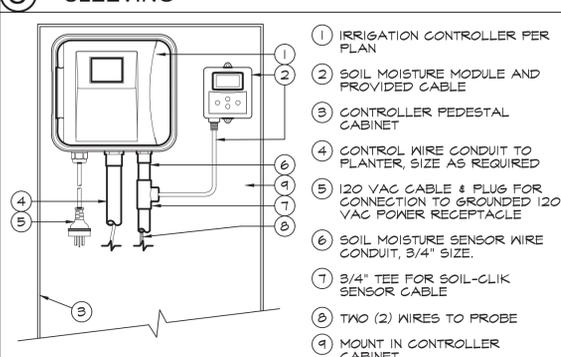
**(A) REMOTE CONTROL VALVE**



**(B) PIPE & WIRE TRENCHING**



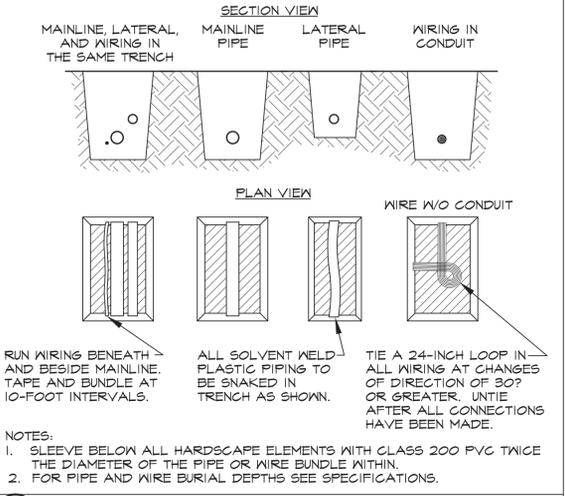
**(C) SLEEVING**



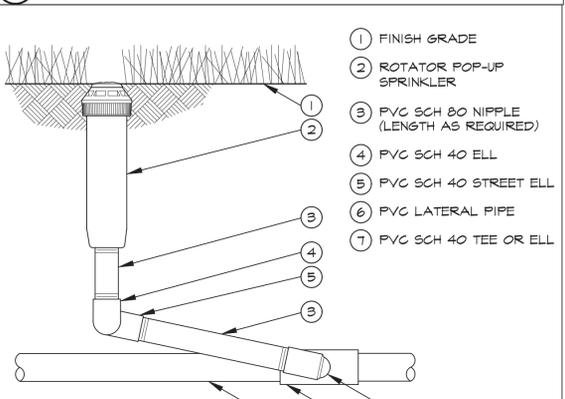
**(E) SOIL MOISTURE SENSOR MODULE**

**(F) SOIL MOISTURE SENSOR PROBE - BASINS**

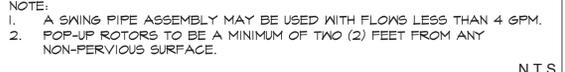
**(G) ROTATOR ON RISER**



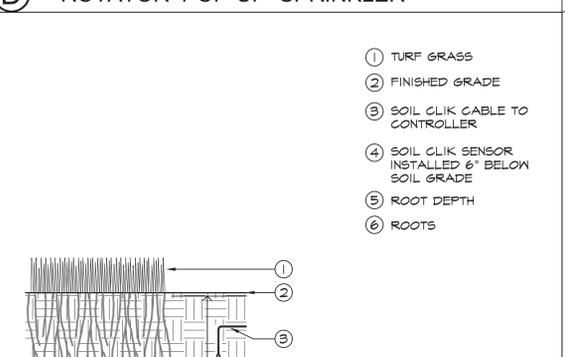
**(D) ROTATOR POP-UP SPRINKLER**



**(H) ROTATOR ON RISER**



**(I) ROTATOR ON RISER**



**(J) ROTATOR ON RISER**

**(K) ROTATOR ON RISER**

**(L) ROTATOR ON RISER**

**IRRIGATION NOTES**

- THE PURPOSE OF THIS IRRIGATION DESIGN IS TO PROVIDE A FULLY OPERATIONAL SYSTEM WHICH EVENLY, ADEQUATELY, AND EFFICIENTLY, PROVIDES WATER FOR OPTIMAL PLANT GROWTH. NOTWITHSTANDING THE ACTUAL IRRIGATION EQUIPMENT SHOWN ON THIS PLAN, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A SYSTEM WHICH ACHIEVES THIS PURPOSE, AND PROVIDES UNIFORM COVERAGE, WITH MATCHED PRECIPITATION RATES WITHIN EACH VALVE SYSTEM, TO ALL PLANTED AREAS, WHILE AVOIDING OVERSPRAY ONTO OR INTO NON-PLANTED AREAS.
- THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY, UNLESS NOTED OTHERWISE NOTED. REFER TO THE IRRIGATION LEGEND AND DETAILS FOR EQUIPMENT AND INSTALLATION.
- CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
- A. ALL RISERS SHALL BE P.V.C. SCHEDULE 80.  
B. ALL PIPE FITTINGS SHALL BE P.V.C. SCHEDULE 40.
- A. ALL WIRE SHALL BE ANG-UP, DIRECT BURIAL TYPE, AND ALL SPLICES AND CONNECTIONS SHALL BE MADE WITH PEN-TITE CONNECTORS OR EQUAL. EACH VALVE ON A CONTROLLER SHALL HAVE A SEPARATE WIRE COLOR. ALL WIRES SHALL BE INSTALLED WITH TWO (2) FEET OF EXCESS WIRE (COILED) AT THE END OF EACH WIRE RUN.  
B. CONTROL WIRE SHALL BE BUNDLED AND PLACED BENEATH MAINLINE
- BACKFLOW PREVENTION DEVICES SHALL BE LOCATED AS INDICATED ON THE IRRIGATION PLAN. INSTALLATION SHALL CONFORM TO LOCAL GOVERNING CODES AND REGULATIONS AND MANUFACTURER'S SPECIFICATIONS. CHECK VALVES SHALL BE USED WHERE INDICATED AND WHERE NECESSARY TO PREVENT WATER FLOW FROM LOWER ELEVATION HEADS WHEN SYSTEM IS TURNED OFF.
- ALL PRESSURE MAINLINES SHALL HAVE EIGHTEEN (18) INCHES OF COVER, AND ALL LATERALS SHALL HAVE TWELVE (12) INCHES OF COVER. TRENCH BACKFILL SHALL BE FREE OF ANY MATERIAL THAT MAY DAMAGE IRRIGATION PIPE OR EQUIPMENT. IN THE EVENT OF BACKFILL SETTLEMENT, CONTRACTOR SHALL PERFORM REQUIRED REPAIRS AT HIS OWN COST.
- ALL AUTOMATIC VALVES SHALL BE LOCATED WITHIN SHRUB AREAS.
- ALL MAINLINE AND LATERAL LINES SHALL BE SLEEVED WITH P.V.C. SCHEDULE 80 TWICE THE DIAMETER OF THE SLEEVED LINE WHERE IT PASSES UNDER PAVED AREAS AND FUTURE DRIVEWAYS.

- AUTOMATIC CONTROLLERS SHALL BE SIZE AND TYPE AS NAMED, AND INSTALLED WHERE INDICATED ON IRRIGATION PLAN. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT TO MAINLINE. 120 VOLT SERVICE TO CONTROLLER SHALL BE PROVIDED BY THE OWNER.
- PRIOR TO BACKFILLING IRRIGATION TRENCHES:
  - ALL MAINLINES IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 125 P.S.I. FOR A PERIOD OF FOUR HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE.
  - ALL LATERALS SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE 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'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE EVEN COVERAGE AND TO KEEP SPRAY OFF BUILDINGS, WALKWAYS, WALLS, AND DRIVES.
- WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE CONTRACTOR, IN THE PRESENCE OF THE OWNER'S AUTHORIZED REPRESENTATIVE, SHALL PERFORM A COVERAGE TEST OF WATER AFFORDED THE PLANTING AREAS TO ENSURE 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. IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF SIXTY (60) DAYS AND SHALL WATER ON A DAILY BASIS.
- THE IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY THE OWNER.
- THE IRRIGATION CONTRACTOR SHALL PROVIDE CONTROLLER CHARTS AND AS-BUILT PLANS.
- NO OVERHEAD IRRIGATION WITHIN 24" OF AN IMPERMEABLE SURFACE. ALLOWABLE IRRIGATION WITHIN THE SETBACK FROM NON-PERMEABLE SURFACES MAY INCLUDE DRIP, DRIP LINE OR OTHER LOW FLOW NON-SPRAY TECHNOLOGY.
- CHECK VALVES/ANTI-DRAIN VALVES ARE REQUIRED ON SLOPES WHERE NEEDED FOR LOW DRAINING HEADS.
- FIELD ADJUST ALL SPRINKLERS TO ELIMINATE OVER SPRAY ONTO SIDEWALKS.

**Pressure Loss Calculation**

Water District: Valley Center Municipal Water District  
 HGL:  
 Meter Designation: Irrigation Meter 1  
 Meter Location: Valley Center Road  
 Meter Size: 1-1/2"  
 Meter Elevation: 1332  
 Static Pressure @ Meter: 211  
 Valve #: A-14  
 Valve Size: 1-1/2"  
 Highest Head Elevation: 1303

Lateral Line	Pipe Section	Pipe Type	Size	Length	GPM	Section PSI Loss	Total PSI Loss
A	CL 200	3/4	73	3.5	0.52	0.38	
B	CL 200	3/4	62	7.2	2.47	1.53	
C	CL 200	3/4	99	11.6	4.79	4.74	
D	CL 200	1	145	17.5	3.38	4.90	
E	CL 200	1 1/4	71	22.4	1.92	1.36	
F	CL 200	1 1/4	5	29.8	3.41	0.17	
<b>A. TOTAL LATERAL SYSTEM LOSS</b>							<b>13.09</b>

Main Line	Pipe Section	Pipe Type	Size	Length	GPM	Section PSI Loss	Total PSI Loss
A	Sch 40	2"	885'	29.8	0.71	6.28	
<b>B. TOTAL MAIN LINE SYSTEM LOSS</b>							<b>6.28</b>

MISCELLANEOUS LOSS/GAIN	Qty.	PSI Loss	Total Loss
Water Meter	1	1.90	1.90
Backflow preventer	1	12.50	12.50
Master Control Valve	1	0.82	0.82
Flow Sensor	1	0.50	0.50
Globe Valves	3	2.10	6.30
Control Valve	1	3.30	3.30
Head Loss / Gain In System		0.433	0.00
<b>C. TOTAL MISC. LOSS / GAIN</b>			<b>25.32</b>

<b>D. TOTAL SYSTEM LOSS (A+B+C)</b>			<b>44.69</b>
<b>E. FITTING LOSSES (15% OF TOTAL LOSS)</b>			<b>6.70</b>
<b>F. MIN. REQ. PRESSURE AVAILABLE AT HEAD</b>			<b>45.00</b>
<b>G. DESIGN PRESSURE (D+E+F)</b>			<b>96.39</b>
<b>H. PRESSURE AVAILABLE AT METER</b>			<b>211.00</b>
<b>I. RESIDUAL PRESSURE (H-G)</b>			<b>PSI: 114.61</b>



DATE: 12-22-2025  
 DRAWN BY: ML  
 JOB NUMBER:  
 FILE:  
 REVISIONS:

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION	APPROVED BY	DATE

PRIVATE CONTRACT

SHEET 6 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 11 SHEET

IRRIGATION NOTES AND DETAILS FOR:  
**South Village Storage**

CALIFORNIA COORDINATE INDEX 250-1779

APPROVED FOR: WILLIAM P. MORGAN  
 COUNTY ENGINEER

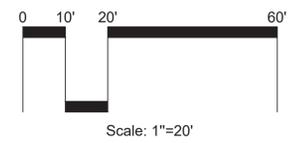
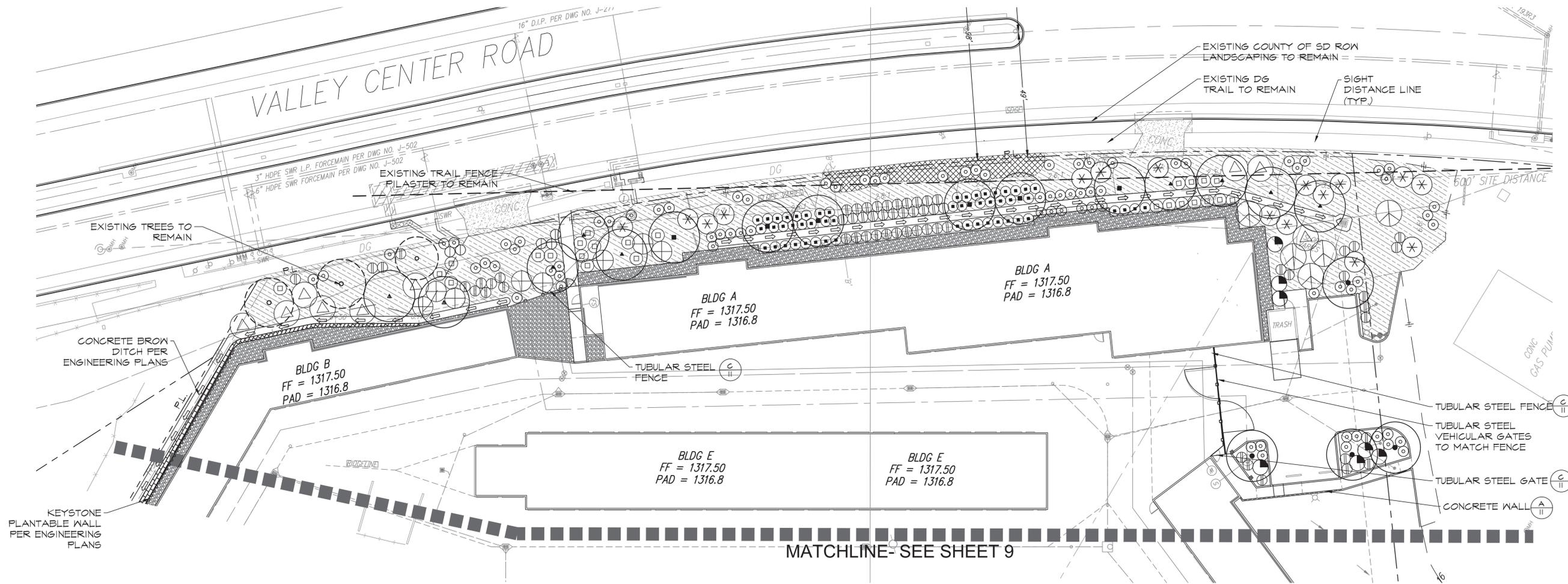
DATE: 12-22-25

GRADING PERMIT NO. PDS2025-LP-25-058

LANDSCAPE ARCHITECT'S NAME: HOWARD ASSOCIATES, INC.  
 PHONE NO. (619) 718-9860



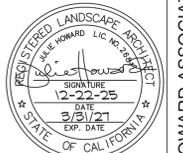
VALLEY CENTER ROAD



NOTE:  
SEE SHEET 10 FOR PLANTING LEGEND  
SEE SHEET 11 FOR CONSTRUCTION NOTES AND DETAILS

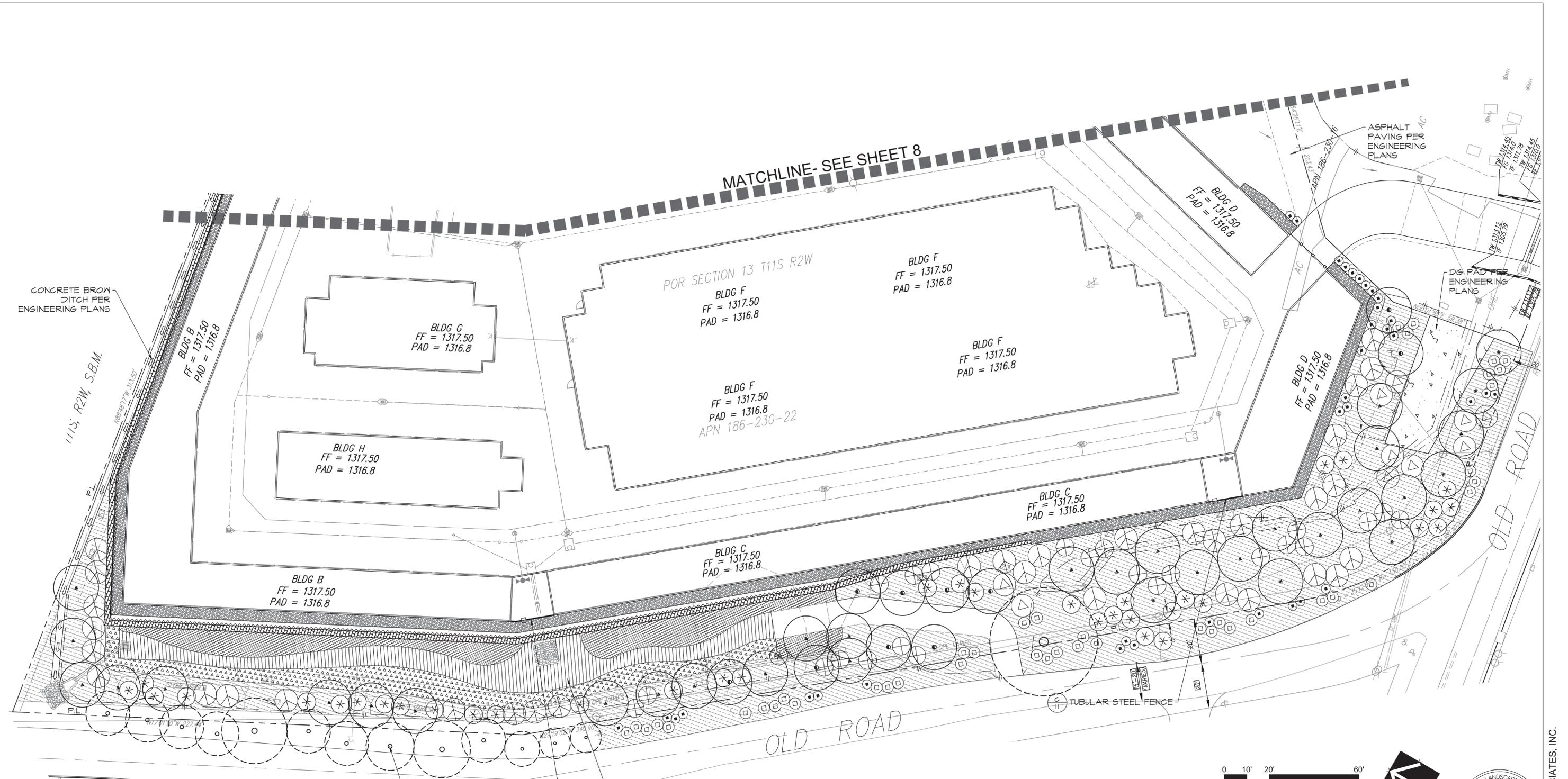
DATE: 12-22-2025  
DRAWN BY: ML  
JOB NUMBER:  
FILE:  
REVISIONS:

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION	APPROVED BY	DATE



PRIVATE CONTRACT		
SHEET 8	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	11 SHEET
PLANTING PLAN FOR: <b>South Village Storage</b>		
CALIFORNIA COORDINATE INDEX		250-1779
APPROVED FOR: COUNTY ENGINEER	WILLIAM P. MORGAN	
BY:		
DATE:		
GRADING PERMIT NO. PDS2025-LP-25-058		

LANDSCAPE ARCHITECT'S NAME: HOWARD ASSOCIATES, INC.  
PHONE NO. (619) 718-9660



MATCHLINE- SEE SHEET 8

CONCRETE BROW DITCH PER ENGINEERING PLANS

ASPHALT PAVING PER ENGINEERING PLANS

POR SECTION 13 T11S R2W

BLDG F  
FF = 1317.50  
PAD = 1316.8

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APN 186-230-22

BLDG C  
FF = 1317.50  
PAD = 1316.8

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PAD = 1316.8

BLDG B  
FF = 1317.50  
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BLDG G  
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BLDG D  
FF = 1317.50  
PAD = 1316.8

DG PAD PER ENGINEERING PLANS

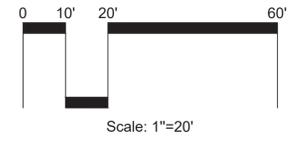
OLD ROAD

OLD ROAD

TUBULAR STEEL FENCE

EXISTING EUCALYPTUS TREES TO REMAIN

BIOFILTRATION BASIN  
TUBULAR STEEL FENCE



NOTE:  
SEE SHEET 10 FOR PLANTING LEGEND  
SEE SHEET 11 FOR CONSTRUCTION NOTES AND DETAILS

DATE: 12-22-2025  
DRAWN BY: ML  
JOB NUMBER:  
FILE:  
REVISIONS:

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION	APPROVED BY	DATE

PRIVATE CONTRACT

SHEET 9	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	11 SHEET
PLANTING PLAN FOR: <b>South Village Storage</b>		
CALIFORNIA COORDINATE INDEX		250-1779
APPROVED FOR: COUNTY ENGINEER	WILLIAM P. MORGAN	
BY:		
DATE:		
GRADING PERMIT NO. PDS2025-LP-25-058		

LANDSCAPE ARCHITECT'S NAME: HOWARD ASSOCIATES, INC.  
PHONE NO. (619) 718-9660

**PLANTING NOTES:**

- THE CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING PLANTER AREAS AND PLANT MATERIAL AS INDICATED ON THE PLANS OR AS SPECIFIED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- THE PLANTING PLAN IS DIAGNOSTIC. ALL PLANT LOCATIONS ARE APPROXIMATE. ALL PLANT LOCATIONS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. PLANT QUANTITIES ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN SYMBOLS AND QUANTITIES SHOWN.
- APPLY A CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURER'S SPECIFICATIONS, A MINIMUM OF TEN DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS, INCLUDING THEIR ROOTS, SHALL BE ALLOWED TO COMPLETELY DIE BACK BEFORE PROCEEDING WITH WORK.
- SUBMIT SOIL SAMPLE AND A PLANT LIST TO THE "SOIL AND PLANT LAB, INC." IN ANAHEIM, CA, (714) 282-8777, WWW.SOILANDPLANTLABORATORY.COM PRIOR TO ANY PLANTING. SUBMIT THE SOIL TEST TO THE LANDSCAPE ARCHITECT AND FOLLOW THE SOIL LABORATORY'S RECOMMENDATIONS PRIOR TO PLANTING.
- ALL AREAS LESS THAN 3:1 IN SLOPE TO BE PLANTED SHALL BE CROSS-RIPPED TO A DEPTH OF SIX INCHES AND SHALL HAVE THE FOLLOWING AMENDMENTS SPREAD EVENLY AND THOROUGHLY BLENDED IN (QUANTITIES ARE PER 1,000 S.F.):
  - 4 CUBIC YARDS ORGANIC COMPOST
  - 100 POUNDS AGRICULTURAL GYPSUM
  - 15 POUNDS IRON SULFATE
  - 25 POUNDS 16-6-8 SLOW RELEASE FERTILIZER
 PLEASE NOTE THAT THE AMENDMENTS MAY CHANGE, BASED ON THE SOIL ANALYSIS.
- EACH PLANT SHALL RECEIVE AGRIFORM PLANT TABLETS AS FOLLOWS:
 

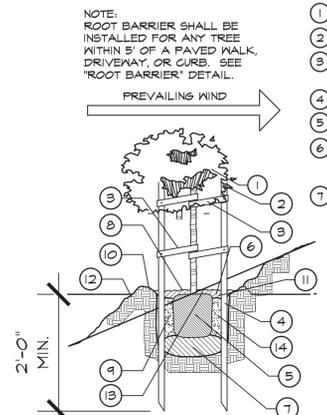
PLANTED PLANTS	(1) 5 GRAM
1 GAL CONTAINER	(2) 21 GRAM
5 GAL CONTAINER	(3) 21 GRAM
15 GAL CONTAINER	(5) 21 GRAM
- PLANT BACKFILL SHALL BE 50% SITE SOIL AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME. PLANTS SHALL BE INSTALLED PER PLANTING DETAILS PROVIDED IN THESE PLANS. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND MAXIMUM OF TWO YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
- PLACE PLANTS NO CLOSER THAN 48" TO SPRINKLER HEADS.
- ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY DAYS FOLLOWING COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER OR OWNER'S REPRESENTATIVE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY DAYS FOLLOWING COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER OR OWNER'S REPRESENTATIVE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF TWELVE MONTHS FOLLOWING COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER OR OWNER'S REPRESENTATIVE. THE CONTRACTOR, WITHIN 15 DAYS OF NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF TWELVE MONTHS FOLLOWING COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL BACKFILL MIXES AND MULCHES SHALL CONSIST OF CLEAN ORGANIC MATERIALS, NATURALLY COMPOSTED. SOIL AMENDMENTS SHALL BE FREE OF ANY TRACES OF ANIMALS, ANIMAL WASTES OR ANIMAL BY-PRODUCTS.
- PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED TO MEET THIS REQUIREMENT. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOILS REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED FOR LANDSCAPE INSTALLATIONS. COMPOST AT A RATE OF A MINIMUM FOUR CUBIC YARDS PER 1000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL. REFER TO STATES MVELO SEC. 492.6 (a) (3)(A) & (B)
- PLANTING AREAS SHALLower THAN 3:1 SHALL RECEIVE 3 INCHES OF BARK MULCH, BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MULCH. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRADICTED.
- ROOT BARRIERS SHALL BE INSTALLED FOR ANY TREE WITHIN 5' OF A PAVED WALK, DRIVEWAY, OR CURB. SEE DETAIL SHEET II.
- SOLAR PANELS WILL BE LOCATED ON HOUSE ROOFS. THERE IS NO ARCHITECTURE AT THIS TIME, NOR HOUSE PLACEMENT, SO WE ARE UNABLE TO SHOW THE PANEL LOCATIONS. WE HAVE ADDED A NOTE OF COMPLIANCE BELOW.
- TREES AND OTHER LANDSCAPE MATERIAL SHALL NOT INTERFERE WITH ANY REQUIRED SOLAR ACCESS.
- ALL LANDSCAPE MATERIAL WITHIN SIGHT LINES PLANTED AND AT MATURITY IS UNDER 30 INCHES IN HEIGHT.
- ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS
- AREAS WITHIN 5' OF STRUCTURE WALLS SHALL RECEIVE A 3" LAYER OF 3/4" GRAVEL WITH NO MULCH OR PLANTERS.

**HYDROSEEDING NOTES**

- GENERAL SPECIFICATIONS**
- ALL SLOPES INDICATED ON THE PLANS TO BE HYDROSEEDED SHALL BE HYDROSEEDED PER THE FOLLOWING NOTES:
  - HYDROSEEDING MIXTURES AND RATES OF APPLICATION - SEE PLANT LEGEND FOR SEED MIXES #1, #2 AND #3. NO SEED SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR EXPRESS WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. ALL SEEDS ARE AVAILABLE AT 5 & 5 SEEDS - (805) 684-0436.
  - HYDROSEEDING SUSPENSION OR SLURRY COMPOSITION
    - SEED MIXTURE @ REQ. RATE PER ACRE.
    - GUAR TACKIFIER - 60 LBS. / ACRE
    - CLASS II COMPOST\*\* - 1,000 LBS / ACRE
    - AM 120 MYCORRHIZAL INOCULUM - 120 LBS / ACRE
    - WOOD FIBER MULCH - 1,800 LBS / ACRE
    - HYDROMULCH COMPOST TO BE FULLY COMPOSTED, STABLE, MATURE PRODUCT
  - APPLICATION PROCEDURES AND EQUIPMENT
    - EQUIPMENT. HYDRAULIC EQUIPMENT USED FOR THE APPLICATION OF THE SEED AND SLURRY OF PREPARED FIBER MULCH SHALL BE OF THE "SUPER HYDROSEEDER" TYPE. THIS EQUIPMENT SHALL HAVE A BUILT-IN AGITATION SYSTEM AND OPERATING CAPACITY SUFFICIENT TO AGITATE, SUSPEND AND HOMOGENEOUSLY MIX A SLURRY CONTAINING NOT LESS THAN 40% OF FIBER MULCH FOR EACH 100 GALLONS OF WATER.
 

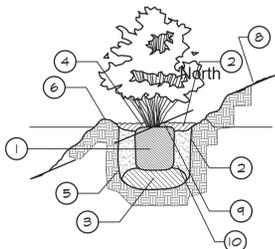
THE SLURRY DISTRIBUTION LINES SHALL BE LARGE ENOUGH TO PREVENT STOPPAGE AND SHALL BE EQUIPPED WITH A SET OF HYDRAULIC SPRAY NOZZLES WHICH WILL PROVIDE A CONTINUOUS NON-FLUCTUATING DISCHARGE. THE SLURRY TANK SHALL HAVE A MINIMUM CAPACITY OF 1,500 GALLONS AND SHALL BE MOUNTED ON A TRAVELING UNIT, EITHER SELF-PROPELLED OR DRAWN BY A SEPARATE UNIT, WHICH WILL PLACE THE SLURRY TANK SPRAY NOZZLES WITHIN SUFFICIENT PROXIMITY TO THE AREAS TO BE SEEDED.
    - PREPARATION. THE SLURRY PREPARATION SHALL TAKE PLACE AT THE SITE OF WORK AND SHALL BEGIN BY ADDING WATER TO THE TANK WHEN THE ENGINE IS AT HALF-THROTTLE. WHEN THE WATER LEVEL HAS REACHED THE HEIGHT OF THE AGITATOR SHAFT, GOOD RECIRCULATION SHALL BE ESTABLISHED AND, AT THIS TIME, THE SEED SHALL BE ADDED FOLLOWED BY THE FIBER MULCH.
    - FIBER MULCH SHALL ONLY BE ADDED TO THE MIXTURE AFTER THE SEED AND WHEN THE TANK IS AT LEAST ONE-THIRD (1/3) FILLED WITH WATER. THE ENGINE THROTTLE SHALL BE OPENED TO FULL SPEED WHEN THE TANK IS HALF-FILLED WITH WATER. ALL THE FIBER MULCH SHALL BE ADDED BY THE TIME THE TANK IS TWO THIRDS (2/3) TO THREE FOURTHS (3/4) FULL. SPRAYING SHALL COMMENCE IMMEDIATELY WHEN THE TANK IS FULL.
    - APPLICATION. THE OPERATOR SHALL SPRAY THE AREA WITH A UNIFORM, VISIBLE COAT BY USING THE GREEN COLOR OF THE FIBER MULCH AS A GUIDE. 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 ON EACH OTHER. CONTINUE APPLICATION UNTIL A GOOD COAT IS ACHIEVED AND THE MATERIAL IS SPREAD AT THE REQUIRED RATE PER ACRE.
    - ALL BARE SPOTS SHALL BE RESEEDED WITH SAME HYDROSEED AND SUSPENSION COMPOSITION WITHIN THIRTY (30) DAYS TO THE SATISFACTION OF THE OWNER.

MINIMUM TREE SEPARATION DISTANCE	
IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNAL, STOP SIGN	20 FEET
UNDERGROUND UTILITY LINES	5 FEET (SEWER-10 FEET)
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.)	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET



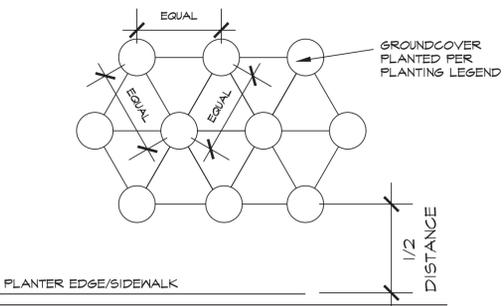
**Tree Planting & Staking**

- TREE PLANTED PER DETAIL
- STAKE BELOW CROWN OF TREE
- CORDED RUBBER TREE TIE - 2 PER STAKE. SECURE WITH 16d GALVANIZED NAIL
- 2" DIAMETER X 10' LONG LODGEPOLE PINE STAKE (2 TOTAL)
- TREE ROOTBALL
- DIG HOLE 2X WIDTH AND DEPTH OF ROOTBALL AND FILL WITH WATER AND ALLOW TO PERCOLATE INTO SUBSOIL. COVER WITH 2" OF APPROVED BARK MULCH FOR TREES, 18"-24" FROM TRUNK.
- FILL HOLE WITH 6" DEPTH NATIVE BACKFILL MATERIAL. TAMP AND MOUND SLIGHTLY.
- SET ROOT BALL IN HOLE SO THAT ROOT CROWN IS 1" ABOVE FINISH GRADE.
- REPLACE BACKFILL MATERIAL (PER SPECIFICATIONS) UP TO 2/3 THE HEIGHT OF THE ROOT BALL, TAMPING AND SETTLING AROUND REMAINING 1/3 OF ROOT BALL.
- CREATE IRRIGATION BASIN A MINIMUM OF 6" BEYOND SIDES OF ROOT BALL.
- IRRIGATE FROM TOP TO SETTLE BACKFILL AND BERM, FILLING BASIN.
- FINISH GRADE
- PLACE 1" OF BARK MULCH 1"-2" FROM TRUNK
- PLANT TABLETS PER PLANTING NOTES OR SPECIFICATIONS
- NOTE: TREE STAKING REQUIRED FOR TREES 15 GAL. SIZE AND LARGER

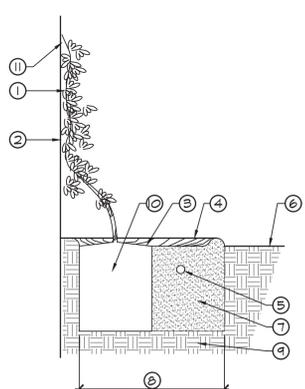


**Shrub Planting**

- SHRUB ROOTBALL
- DIG HOLE 2X WIDTH AND DEPTH OF ROOTBALL AND FILL WITH WATER AND ALLOW TO PERCOLATE INTO SUBSOIL. COVER WITH 2" OF APPROVED BARK MULCH FOR TREES, 18"-24" FROM TRUNK.
- FILL HOLE WITH 6" DEPTH NATIVE BACKFILL MATERIAL. TAMP AND MOUND SLIGHTLY.
- SET ROOT BALL IN HOLE SO THAT ROOT CROWN IS 1" ABOVE FINISH GRADE.
- REPLACE BACKFILL MATERIAL (PER SPECIFICATIONS) UP TO 2/3 THE HEIGHT OF THE ROOT BALL, TAMPING AND SETTLING AROUND REMAINING 1/3 OF ROOT BALL.
- CREATE IRRIGATION BASIN A MINIMUM OF 6" BEYOND SIDES OF ROOT BALL.
- IRRIGATE FROM TOP TO SETTLE BACKFILL AND BERM, FILLING BASIN.
- FINISH GRADE
- PLACE 1" OF BARK MULCH 1"-2" FROM MAIN STEM
- PLANT TABLETS PER PLANTING NOTES OR SPECIFICATIONS



**Groundcover Spacing**



**Vine Planting**

- VINE
- WALL
- PLANT SO THAT CROWN IS 1" ABOVE FINISH GRADE
- 4" WATERING BASIN
- PLANT TABLETS PER PLANTING NOTES OR SPECIFICATIONS
- FINISH GRADE
- BACKFILL MIX PER PLANTING NOTES OR SPECIFICATIONS
- 2X ROOTBALL DIAMETER
- UNDISTURBED NATIVE SOIL
- ROOT BALL
- REMOVE FROM NURSERY STAKE. ATTACH TO WALL WITH VINE TIE

**Plant Legend**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (UNLESS OTHER WISE NOTED)	QTY	WUCOLS ZONE 4
<b>TREES</b>					
●	AGONIS FLEXUOSA	PEPPERMINT TREE	15 GAL.	10	L
*	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.	6	L
▲	CHITALPA TASHKENTENSIS	DESERT WILLOW	24" BOX	2	L
●	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	15" BOX	4	L
■	PLATANUS ACERFOLIA	LONDON PLANE TREE	24" BOX	6	L
▲	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL.	27	L
▲	QUERCUS ILEX	COAST LIVE OAK	24" BOX	7	L
○	EXISTING TREE TO REMAIN			18	
<b>SHRUBS</b>					
①	AGAVE BLUE FLAME	BLUE FLAME AGAVE	5 GAL.	6	L
△	CEANOTHUS 'DARK STAR'	SPIDER CEANOTHUS	5 GAL.	19	L
□	CISTUS LADANIFER 'BLANCHE'	WHITE ROCKROSE	5 GAL.	69	L
⊕	FREMONTODENDRON 'KEN TAYOR'	FLANNEL BUSH	5 GAL.	30	L
○	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	61	L
⊕	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	37	L
*	RHUS INTEGIFOLIA	LEMONADE BERRY	5 GAL.	49	L
⊕	TEGOMA ORANGE JUBILEE	YELLOW BELLS	5 GAL.	5	L
⊕	SALVIA 6 'FURMAN'S RED'		5 GAL.	51	L
⊕	SALVIA 'WINNIFRED GILMAN'		5 GAL.	93	L
<b>GROUND COVERS</b>					
▨	BACCHARIS P. 'PIGEON POINT'	COYOTE BRUSH	FLATS AT 12" O.C.		L
▨	CISTUS SALVIFOLIUS	SAGE LEAVED ROCK ROSE	1 GAL. AT 4' O.C.		L
▨	HYDROSEED MIX #1: S&S SEEDS 'CHAPARRAL SAGE SCRUB MIX'		44 LBS/AC.		L
<b>BASIN</b>					
▨	CAREX TUMULICOLA	FOOTFILL SEDGE	PLUGS @ 12" O.C.		L
▨	JUNCUS PATENS	GRAY RUSH	PLUGS @ 12" O.C.		L
▨	MUHLENBERGIA RIGENS	DEER GRASS	PLUGS @ 12" O.C.		L
<b>PLANTABLE WALL</b>					
WALL PLANTING MIX TO BE 25% OF EACH OF THE SPECIES LISTED BELOW MIXED RANDOMLY IN PLANTABLE CELLS. REMOVE ALL NURSERY STAKES FROM VINES.					
▨	LANTANA 'NEW GOLD'	LANTANA	1 GAL.		L
▨	LONICERA J. 'HALLIANA'	HALL'S HONEYSUCKLE	1 GAL.		L
▨	MACFADYENA UNGUIS-CATI	CAT'S CLAW	1 GAL.		L
▨	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL.		L
▨	3" LAYER OF 3/4" GRAVEL ONLY AT BUILDING FACE				

**CAP CALCULATION**

PROPOSED NEW TREES	62 EA.
EXISTING TREES REMOVED	5 EA.
TOTAL NET INCREASE IN TREES	57 EA.

DATE: 12-22-2025  
 DRAWN BY: ML  
 JOB NUMBER:  
 FILE:  
 REVISIONS:

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION	APPROVED BY	DATE

PRIVATE CONTRACT

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

PLANTING, LEGEND, NOTES AND DETAILS FOR:  
**South Village Storage**

CALIFORNIA COORDINATE INDEX 250-1779

APPROVED FOR: WILLIAM P. MORGAN COUNTY ENGINEER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

GRADING PERMIT NO. PDS2025-LP-25-058



LANDSCAPE ARCHITECT'S NAME: HOWARD ASSOCIATES, INC. PHONE NO. (619) 718-9960

**GENERAL NOTES**

- THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION FROM DAMAGE, AND SHALL REPAIR, AT HIS COST, ANY DAMAGE RESULTING FROM HIS OPERATIONS. CONTRACTORS ON THE JOB SHALL CARRY THE FOLLOWING INSURANCE: (1) WORKER'S COMPENSATION; (2) PUBLIC COMPREHENSIVE GENERAL LIABILITY; AND (3) PROPERTY DAMAGE. IN AN EMERGENCY THREATENING THE LIFE, SAFETY, OR ADJACENT WORK, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY. THE CONTRACTOR SHALL MAINTAIN THE FOLLOWING MINIMUM LIABILITY COVERAGE DURING THE CONTRACT PERIOD: BODILY INJURY: \$250,000 PER INDIVIDUAL, PER OCCURRENCE; PROPERTY DAMAGE: \$100,000 PER OCCURRENCE, AGGREGATE.
- THE CONTRACTOR SHALL CAUSE TO BE NAMED AS ADDITIONAL INSURED IN SUCH CONTRACTOR'S PUBLIC LIABILITY AND AUTOMOBILE LIABILITY POLICIES THE FOLLOWING: (1) OWNER, (2) HOWARD ASSOCIATES, INC.
- THE CONTRACTOR AGREES TO HOLD HARMLESS THE OWNER AND LANDSCAPE ARCHITECT FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF ANY OF HIS SUBCONTRACTORS, MATERIAL SUPPLIERS OR AGENTS.
- ALL LOCAL, MUNICIPAL, STATE AND FEDERAL LAWS, RULES, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN CODES AND THE INFORMATION AND DESIGNS PRESENTED IN THESE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE BEGINNING WORK. THE LOCATIONS OF THESE ITEMS SHOWN IN THE PLANS ARE APPROXIMATE ONLY, AND THERE MAY BE ADDITIONAL UTILITIES PRESENT WHICH ARE NOT INDICATED ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE INFORMATION AND DESIGNS PRESENTED IN THESE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND REVIEW A SET OF THE APPROPRIATE ARCHITECTURAL, ELECTRICAL, AND CIVIL ENGINEERING PLANS PRIOR TO BEGINNING WORK.
- PERMITS FOR ALL WORK INDICATED IN THESE PLANS SHALL BE OBTAINED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL HAVE A VALID CONTRACTOR'S LICENSE FOR THE PARTICULAR WORK BEING PERFORMED. THE CONTRACTOR SHALL NOT ALLOW THE LICENSE TO LAPSE DURING THE CONTRACT PERIOD.
- NO MATERIAL SUBSTITUTIONS OF ANY KIND WILL BE ALLOWED WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- OWNER IS HEREBY NOTIFIED THAT ALL WORK ON THESE PLANS IS SUBJECT TO NORMAL WEAR AND TEAR, AND ALL WORK MUST BE MAINTAINED ON A REGULAR BASIS. AN ANNUAL MAINTENANCE INSPECTION SHALL BE PERFORMED BY A LANDSCAPE ARCHITECT LICENSED IN THE STATE OF CALIFORNIA. THIS INSPECTION SHALL INCLUDE, BUT NOT BE LIMITED TO, PLANT MATERIAL, IRRIGATION SYSTEMS, PAVING, POOL, FENCING AND LIGHTING.
- OWNER IS HEREBY NOTIFIED THAT PLANT MATERIALS ARE LIVING, GROWING ORGANISMS, AND THAT IMPROPER MAINTENANCE MAY RESULT IN THEIR DEATH, OR CAUSE OTHER PROBLEMS SUCH AS ROOT INTRUSION OR THE DEVELOPMENT OF SURFACE ROOTS. OWNER IS HEREBY FURTHER NOTIFIED THAT SOME OR ALL PLANT MATERIALS, INCLUDING TREES, SHRUBS, AND GROUND COVERS, SHOWN IN THESE DRAWINGS MAY NEED TO BE REMOVED AND/OR REPLACED AT SOME FUTURE TIME.
- IT SHALL BE THE OWNER'S RESPONSIBILITY TO PROVIDE ALL FUTURE OWNERS OF THIS PROJECT WITH A SET OF THESE PLANS, INCLUDING THESE NOTES.

**GENERAL CONSTRUCTION NOTES**

- ALL EXISTING DIMENSIONS AND LOCATIONS OF EXISTING OBJECTS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEMENTS PRIOR TO BID.
- ALL CONSTRUCTION SHALL CONFORM TO MINIMUM SPECIFICATIONS AND REQUIREMENTS OF REGIONAL, LOCAL AND STATE GOVERNMENTAL AGENCIES.
- OWNER SHALL APPROVE ALL MATERIALS PRIOR TO ORDERING. SUBMIT FINISH SAMPLES OF FLATWORK FOR OWNER APPROVAL PRIOR TO ORDERING.
- PERMITS FOR ANY CONSTRUCTION DEPICTED IN THESE PLANS SHALL BE OBTAINED BY THE CONTRACTOR.
- CONTRACTOR SHALL SHIELD EXISTING WORK WITH VISQUEEN TO PREVENT SPLATTERING OF CONCRETE OR MORTAR.
- ALL PAVING SHALL SURFACE DRAIN AT MINIMUM 1% AWAY FROM WALLS AND STRUCTURES TOWARD SWALES. ALL PLANTED AREAS SHALL DRAIN AT MIN. 2% TOWARD SWALES. SEE CIVIL ENGINEERING DRAINAGE PLAN FOR ALL GRADING.
- ALL WRITTEN DIMENSIONS ON PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- IN CASE OF DISCREPANCIES BETWEEN WRITTEN SPECIFICATIONS AND GRAPHIC INFORMATION OR OTHER INFORMATION, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION.

**CONCRETE NOTES**

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 4,000 PSI. CEMENT SHALL BE TYPE I. FINISH MEDIUM BROOM FINISH AND COLOR SHALL BE NATURAL GREY UNLESS OTHERWISE NOTED.
- REINFORCING SHALL COMPLY WITH ASTM A615, GRADE 40.
- CONTRACTOR SHALL INSTALL FULL-DEPTH EXPANSION JOINTS AND SCORE JOINTS AS SHOWN ON PLANS AND DETAILS, AND ADD ADDITIONAL JOINTS WHERE NECESSARY TO CONTROL CONCRETE CRACKING.

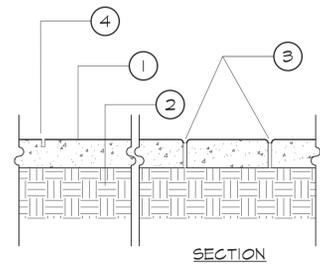
**METAL FENCING NOTES**

- STEEL TUBING: COLD ROLLED DOMESTIC TUBULAR STEEL, ASTM A500
- GALVANIZING: PRE-GALVANIZED 0.9 MIL ZINC COATINGS
- ACRYLIC/POLYESTER COATINGS: BAKED ON TO A .6 MIL THICKNESS.

- PRIMER: EPOXY POLYAMIDE PRIMER - ELECTROSTATICALLY SPRAY PAINT ENTIRE PANEL WITH 2.0 MIL THICK WET COAT OF PRIMER.
- PAINT: POLYURETHANE - ELECTROSTATICALLY SPRAY PAINT ENTIRE PANEL 2.0 MIL THICK WET COAT OF POLYURETHANE TOPCOAT.
- WELDING: STEEL IS MANUFACTURE - WELDED FOR CLEAN, NEAT WELDS. WELDED CONTINUOUSLY AROUND FOR STRENGTH AND COMPLETE STEEL AGAINST THE ELEMENTS. ALL WELDS AND OTHER CONNECTIONS EXPOSED IN THE FINISHED WORK SHALL BE GRIND AND DRESSED SMOOTH AND SO THAT THE SHAPE AND PROFILE OF THE ITEM WELDED IS PRESERVED.
- CLEANING: WELDING SPLATTER REMOVED, GRINDING WHERE NECESSARY FOR NEAT SURFACE. PANEL IS THEN WIPED DOWN TO REMOVE SURFACE DUST AND OILS. WELDS ARE RELUVENATED WITH GOLD GALV. AND ACRYLIC.
- QUALITY CONTROL INSPECTED AT EACH STAGE.
- PRE-PACKED WITH FOAM FOR DAMAGE PREVENTION.
- LANDSCAPE CONTRACTOR SHALL SECURE ALL FIELD MEASUREMENTS REQUIRED FOR PROPER AND ADEQUATE FABRICATION AND INSTALLATION OF FENCING.
- METAL FENCING AND GATES SHALL BE FABRICATED AND ASSEMBLED IN THE SHOP TO THE GREATEST EXTENT POSSIBLE.
- ALL GATES SHALL BE SELF-CLOSING WITH STEEL STOPS. CONTRACTOR TO PROVIDE MASTER KEYPED LOCKS FOR ALL POOL GATES, PER OWNER'S DIRECTION.
- MANUFACTURED TUBULAR STEEL FENCE MATERIAL (PANELS) SHALL BE GUARANTEED AGAINST RUST FOR A PERIOD OF FIVE (5) YEARS, AFTER COMPLETION AND ACCEPTANCE OF PANELS PLACED. THIS IS CONSIDERED THE MANUFACTURER'S WARRANTY.
- THE CONTRACTOR PLACED TUBULAR STEEL (WELDS AT POSTS AND OTHER INSTALLATION POINTS) SHALL BE GUARANTEED AGAINST RUST FOR A PERIOD OF THREE (3) YEARS AFTER COMPLETION AND ACCEPTANCE OF TUBULAR STEEL FENCE PLACED. THIS IS CONSIDERED THE CONTRACTOR'S WARRANTY.
- ALL TUBULAR STEEL CONNECTIONS SHALL BE CONTINUOUSLY WELDED. ALL TUBING TO HAVE ENDS WELDED CLOSED. ALL STEEL SHALL BE PAINTED WITH ONE (1) COAT ZINC SHIELD PRIMER AND TWO (2) COATS HIGH GLOSS POLYURETHANE OR EQUAL. FINAL COLOR FOR ALL TUBULAR STEEL FENCE SHALL BE BLACK.

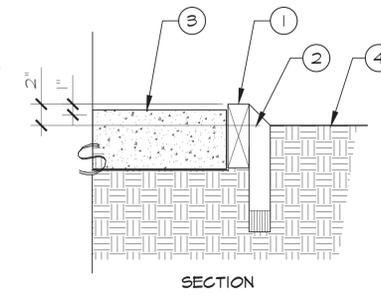
**LANDSCAPE DRAINAGE NOTES**

- ALL GRADING AND DRAINAGE SHALL BE PER CIVIL ENGINEER PRECISE GRADING PLANS.
- ALL LOCAL, MUNICIPAL AND STATE CODES, LAWS, RULES AND REGULATIONS PERTAINING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE PLANS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK HEREIN PRIOR TO BEGINNING WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT IN PLACE ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION. ANY UTILITIES DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- SLEEVE ALL DRAIN LINES AS THEY PASS UNDER PAVED AREAS, WITH SCHEDULE 40 SLEEVES TWICE THE SIZE OF THE WORKING PIPE.
- GRADE ALL LANDSCAPED AREAS TO DRAIN AT 2% MINIMUM GRADE TOWARD AREA DRAINS, SWALES OR CURBS.



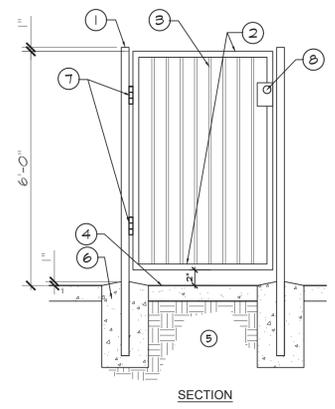
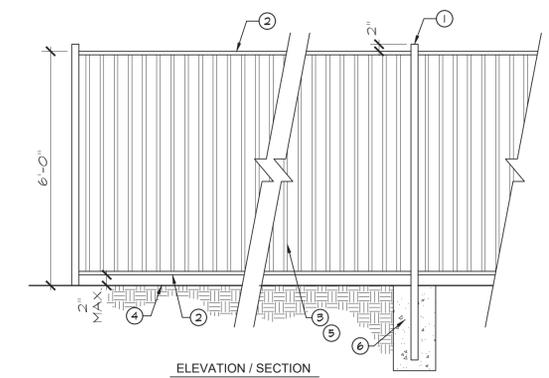
- ① 4" CONCRETE PAVING - 2500 PSI @ 28 DAYS UNLESS OTHERWISE SPECIFIED
- ② COMPACTED SUBGRADE
- ③ 1/2" PREFORMED FELT EXPANSION JOINT WITH 1/4" RADIUS @ EDGES - MAX 20' O.C.
- ④ 1/4" SAWCUT OR TOOLED SCORE JOINT PER CONSTRUCTION PLAN - MAX 5' O.C.

**A Concrete Paving**



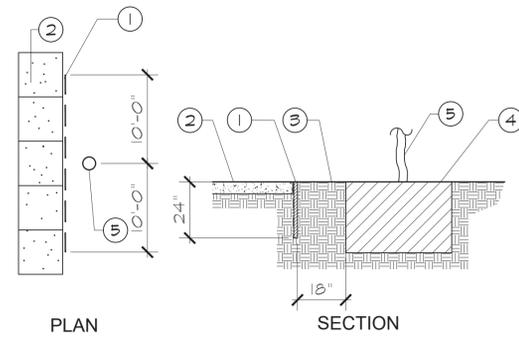
- ① 2 x 4 REDWOOD HEADER - NAIL TO STAKE WITH (2) GALVANIZED NAILS, EACH LOCATION - USE (2) 1 x 4 PIECES FOR ALL CURVED AREAS
- ② REDWOOD STAKE - CUT TOP @ 45 DEGREES
- ③ FINISH GRADE - DG PAVING - 4" STABILIZED TAN D.G. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING
- ④ FINISH GRADE - SHRUB AREAS

**B DG Paving with Redwood Header Board**



- ① 2"x2" SQ. METAL POST @ 8'-0" O.C. AND CORNERS
- ② 1-3/8" ROUND METAL RAILS
- ③ 3/4" ROUND METAL PICKETS @ 4' O.C.
- ④ FINISH GRADE OR FINISH SURFACE PAVING
- ⑤ 90% COMPACTED SUBGRADE
- ⑥ CONCRETE FOOTING PER STRUCTURAL ENGINEER
- ⑦ SELF-CLOSING HINGES
- ⑧ LOCKABLE LATCH

**C Tubular Steel View Fence and Gate**



- ① ROOT BARRIER: 24" DEEP "BIO-BARRIER" OR APPRV'D EQUAL
- ② PAVED SURFACE
- ③ FINISH GRADE
- ④ ROOT BALL
- ⑤ TREE TRUNK

NOTE:  
ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE WITHIN 5' OF A PAVED WALK, DRIVEWAY, OR CURB, WITHIN 10' OF PUBLIC RIGHTS-OF-WAY ADJACENT TO DRIVEWAYS, SIDEWALKS, CURBS OR ASPHALT, AND WITHIN 5' OF AN ELECTRICAL, CABLE, SEWER OR WATER LINE OR UTILITY BOX.

**Root Barrier**

DATE: 12-22-2025  
DRAWN BY: ML  
JOB NUMBER:  
FILE:  
REVISIONS:

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION	APPROVED BY	DATE

PRIVATE CONTRACT		
SHEET 11	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	11 SHEET
CONSTRUCTION DETAILS FOR: <b>South Village Storage</b>		
CALIFORNIA COORDINATE INDEX		250-1779
APPROVED FOR: WILLIAM P. MORGAN COUNTY ENGINEER	DATE: 3/3/21	
BY:	GRADING PERMIT NO. PDS2025-LP-25-058	
DATE:		



LANDSCAPE ARCHITECT'S NAME: HOWARD ASSOCIATES, INC. PHONE NO. (619) 718-9660