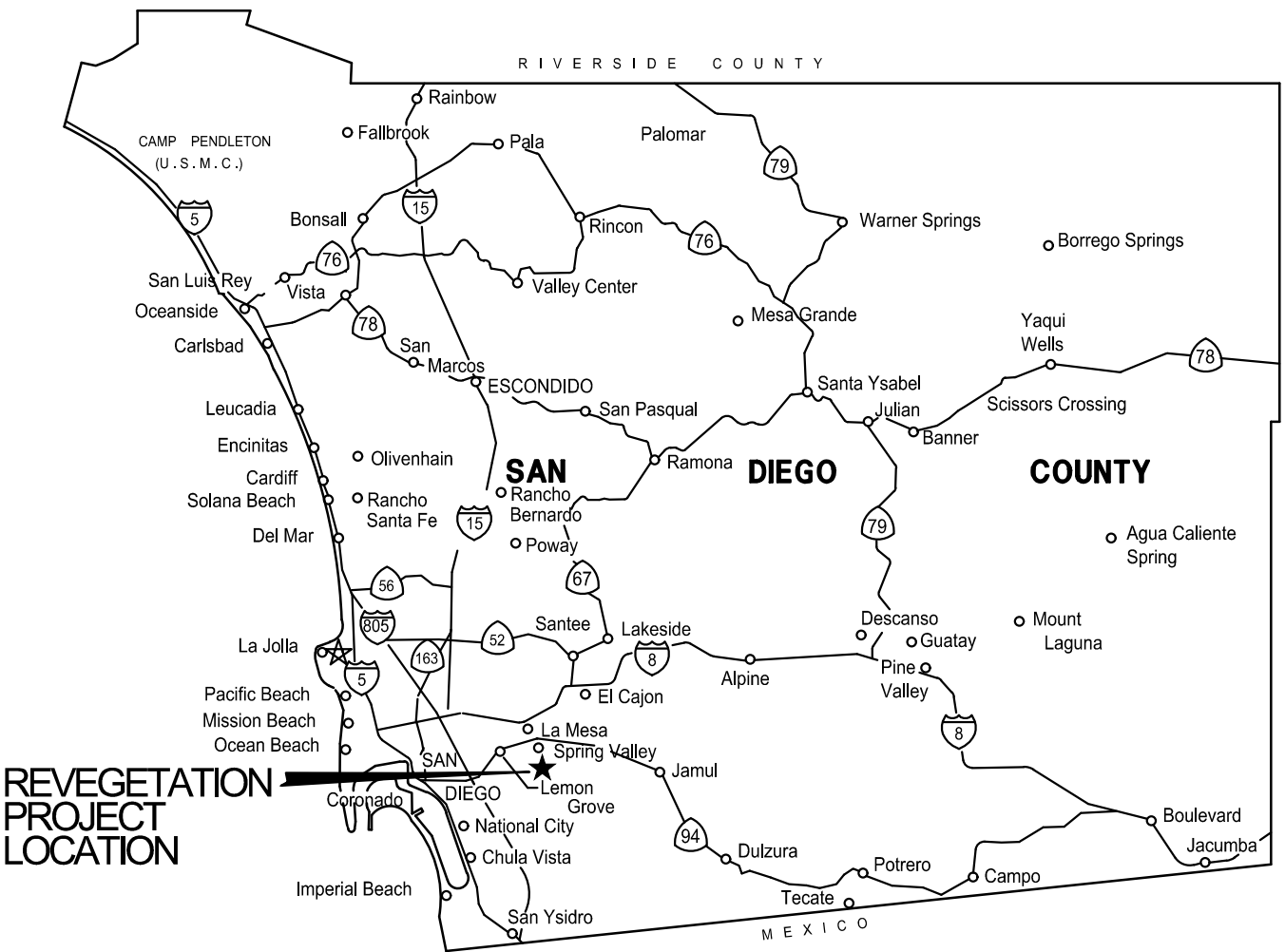


REVEGETATION PLANS FOR:
ENCANTO IMPROVEMENTS I PROJECT

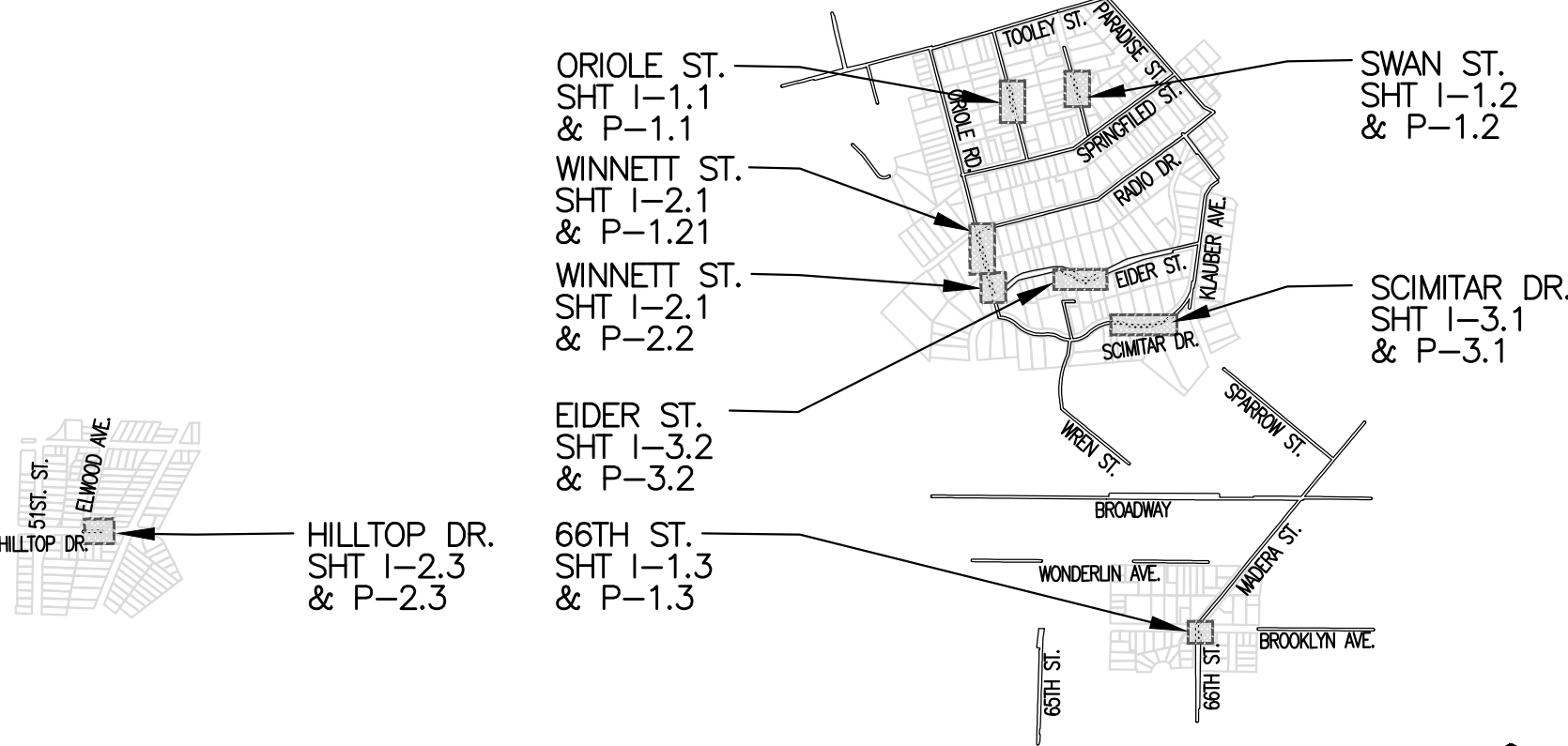
PLAN SHEET INDEX

SHEET NUMBER	DRAWING NUMBER	DESCRIPTION
SHEET 1	T-1	TITLE SHEET
SHEET 2	I-1	IRRIGATION PLAN
SHEET 3	I-2	IRRIGATION PLAN & NOTES
SHEET 4	I-3	IRRIGATION PLAN
SHEET 5	I-4	IRRIGATION DETAILS & NOTES
SHEET 6	I-5	IRRIGATION DETAILS
SHEET 7	P-1	PLANTING PLAN
SHEET 8	P-2	PLANTING PLAN
SHEET 9	P-3	PLANTING PLAN
SHEET 10	P-4	PLANTING LEGEND & NOTES & MAINTENANCE & MONITORING NOTES



REGIONAL MAP

NO SCALE



VICINITY AND PLAN KEY MAP

NO SCALE

ABBREVIATIONS

ABBREVIATIONS	DESCRIPTION
APPROX.	APPROXIMATELY
AC.	ACRE
BMPS	BEST MANAGEMENT PRACTICES
BMZ	BRUSH MANAGEMENT ZONE
CITY	CITY OF SAN DIEGO
DIA.	DIAMETER
EXIST.	EXISTING
GPM	GALLONS PER MINUTE
LBS.	POUNDS
MIN.	MINIMUM
%PLS	PERCENT PURE LIVE SEED
N.A.	NOT APPLICABLE
PEP	PLANT ESTABLISHMENT PERIOD
P.O.C.	POINT OF CONNECTION
PSI	POUNDS PER SQUARE INCH
RE	RESIDENT ENGINEER
SHT.	SHEET
S.F.	SQUARE FOOT
STD.	STANDARD
TYP.	TYPICAL
TEMP.	TEMPORARY
W	WIDTH
W/	WITH
WORK	SCOPE OF WORK

SCOPE OF WORK

ACCORDING TO THESE PLANS AND SPECIFICATIONS THE PROJECT SCOPE OF WORK SHALL CONSIST OF THE FOLLOWING WORK TO BE CONDUCTED:

- SITE PREPARATION, IRRIGATION SYSTEM INSTALLATION, SEED INSTALLATION, AND MAINTENANCE SERVICES.

THE WORK INCLUDES ALL SERVICES, LABOR, MATERIALS, TRANSPORTATION, FACILITIES, APPLIANCES, TOOLS, AND EQUIPMENT NECESSARY TO PERFORM THE WORK AS SHOWN AND NOTED ON THESE DRAWINGS AND AS SPECIFIED HEREIN.

NATIVE REVEGETATION AREA = 0.499 ACRES (21,751 SF)

SITE STABILIZATION AREA = 0.065 ACRES (2,833 SF)

CLIENT REPRESENTATIVE:

CONTRACT ADMINISTRATOR
CITY OF SAN DIEGO
ENGINEERING AND CAPITAL PROJECTS
DESIGNATED REPRESENTATIVE:
STEPHANIE BRACCI
(619) 533-3629

LANDSCAPE ARCHITECT OF WORK:

STUART FRASER LANDSCAPE ARCHITECT #5301
DUDEK
605 THIRD STREET
ENCINITAS, CALIFORNIA 92024
(760) 479-4274

GENERAL NOTES

- REVEGETATION OF THE PROJECT AREA SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF SAN DIEGO LANDSCAPE STANDARDS, GREEN BOOK SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND CITY OF SAN DIEGO SUPPLEMENTAL 'WHITE BOOK' SPECIFICATIONS, UNDER THE DIRECTION OF THE RESIDENT ENGINEER/CITY REPRESENTATIVE (CITY) AND PROJECT BIOLOGIST.
- THESE PLANS ARE TO BE USED AS A GENERAL GUIDE FOR REVEGETATION WITH THE FINAL AREA FOR REVEGETATION (I.E. EROSION CONTROL/SEEDING/MULCH APPLICATION) TO BE DETERMINED IN THE FIELD BASED ON THE FINAL PROJECT FOOTPRINT. THE FINAL LAYOUT SHALL REQUIRE APPROVAL BY THE PROJECT BIOLOGIST PRIOR TO WORK.
- ALL REVEGETATION AREAS WITHIN 100' OF HABITABLE STRUCTURES (I.E. BRUSH MANAGEMENT ZONES (BMZ)) SHALL COMPLY WITH CITY OF SAN DIEGO BRUSH MANAGEMENT REGULATIONS, INCLUDING MAINTENANCE FOR THE DURATION OF THE 25-MONTH MAINTENANCE PERIOD.
- EXOTIC/NON-NATIVE INVASIVE PLANT SPECIES REQUIRED FOR INITIAL AND ONGOING REMOVAL TREATMENT INCLUDE THOSE 1) LISTED IN THE CITY OF SAN DIEGO LANDSCAPE STANDARDS AS INVASIVE PLANT SPECIES, 2) LISTED BY THE CALIFORNIA INVASIVE PLANT COUNCIL (CAL-IPC) AS HIGHLY INVASIVE 3) LOCALLY INVASIVE SPECIES IDENTIFIED ONSITE BY THE CITY AND PROJECT BIOLOGIST.
- BEFORE APPROVAL OF INSTALLATION AND 'FINAL PROJECT ACCEPTANCE' (END OF THE 25-MONTH MAINTENANCE PERIOD), THE CITY MAY REQUIRE ADDITIONAL REMEDIAL OR CORRECTIVE ACTION BE TAKEN, INCLUDING BUT NOT LIMITED TO, WEED ERADICATION AND REMOVAL, THE MODIFICATION TO THE IRRIGATION SYSTEMS, OR THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPPAGE, IN CONSULTATION WITH THE PROJECT BIOLOGIST.

SITE PREPARATION NOTES

- PRIOR TO WORK, CONTRACTOR SHALL STAKE THE BOUNDARY BETWEEN BMZ REVEGETATION AREAS AND NON-BMZ REVEGETATION AREAS WITH 2"x 2"x 6" SURVEY HUB STAKES: STAKING SHALL OCCUR AT EVERY 10' O/C AND ALL CHANGES OF DIRECTION. STAKING SHALL BE MAINTAINED IN PLACE THROUGH PROJECT COMPLETION.
- ALL TRASH AND/OR INORGANIC DEBRIS AND NON-NATIVE VEGETATION SHALL BE REMOVED FROM WORK AREAS BEFORE SOIL PREPARATION. TRASH, DEBRIS AND STRIPPED VEGETATION SHALL BE DISPOSED OF AT AN APPROVED WASTE FACILITY.
- BEFORE CONDUCTING SOIL PREPARATION, THE PROJECT BIOLOGIST SHALL PROVIDE WRITTEN RECOMMENDATIONS TO THE CITY AS TO ANY ADDITIONAL SOIL AMENDING THAT MIGHT BE NECESSARY. AMENDMENTS WILL BE INCORPORATED WITH TILLING.
- THE UPPER THREE INCHES (3") OF SOIL WITHIN REVEGETATED AREAS SHALL BE TILLED TO DECOMPACT SURFACE SOIL AND TRACKWALKED TO PROVIDE UNIFORM SURFACE TEXTURE. ALL DECOMPACTION SHALL BE APPROVED BY THE PROJECT BIOLOGIST PRIOR TO EROSION CONTROL INSTALLATION, IRRIGATION INSTALLATION AND HYDROSEEDING.
- ALL EROSION CONTROL BMPS (I.E. JUTE NETTING, FIBER ROLLS & SILT FENCING) SHALL BE INSTALLED AFTER TILLING AND PRIOR TO HYDROSEEDING. INSTALLATION SHALL BE APPROVED BY THE PROJECT BIOLOGIST PRIOR TO IRRIGATION INSTALLATION AND HYDROSEEDING. ALL EROSION CONTROL DEVICES, OTHER THAN SILT FENCING SHALL BE CONSTRUCTED OF 100% BIODEGRADABLE MATERIALS AND BE CERTIFIED WEED FREE. EROSION CONTROL SHALL BE MAINTAINED PER MAINTENANCE REQUIREMENTS (SHT P-4)
- NATIVE MULCH SHALL BE APPLIED UNIFORMLY TO A DEPTH OF 4" TO SITE STABILIZATION AREAS IDENTIFIED ON SHT P-2, 2.3. IF AVAILABLE, MULCH GROUNDCOVER SHALL BE CHIPPED FROM WEED FREE VEGETATION COLLECTED ONSITE. IF IMPORT OF MULCH IS REQUIRED, MATERIAL SHALL BE CLEAN, FREE FROM WEEDS, SEEDS, AND DEBRIS AS CERTIFIED BY THE SUPPLIER. MULCH MATERIAL REQUIRES THE PRE-APPROVAL OF THE CITY AND PROJECT BIOLOGIST.
- HIGH VIABILITY YELLOW POLYPROPYLENE ROPE (3/8" DIA.) AND T-POST FENCING OR OTHER PERIMETER BARRIER (AS RECOMMENDED BY THE PROJECT BIOLOGIST) SHALL BE INSTALLED AND MAINTAINED BY CONTRACTOR FROM INSTALLATION, THROUGH THE PEP, AND UNTIL THE END OF THE 25-MONTH MAINTENANCE AND MONITORING PERIOD.

T-1

REVEGETATION PLANS FOR THE:
ENCANTO IMPROVEMENTS I PROJECT

TITLE SHEET

SPEC. NO.: TBD		CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS DEPARTMENT SHEET 1 OF 10 SHEETS		IO# TBD	
		SUBMITTED BY: STEPHANIE BRACCI PROJECT MANAGER		CHECKED BY: TBD PROJECT ENGINEER	
		DESCRIPTION		BY	APPROVED
		ORIGINAL		SFF	
CONTRACTOR		DATE STARTED		DATE COMPLETED	
INSPECTOR					



WARNING
0 1
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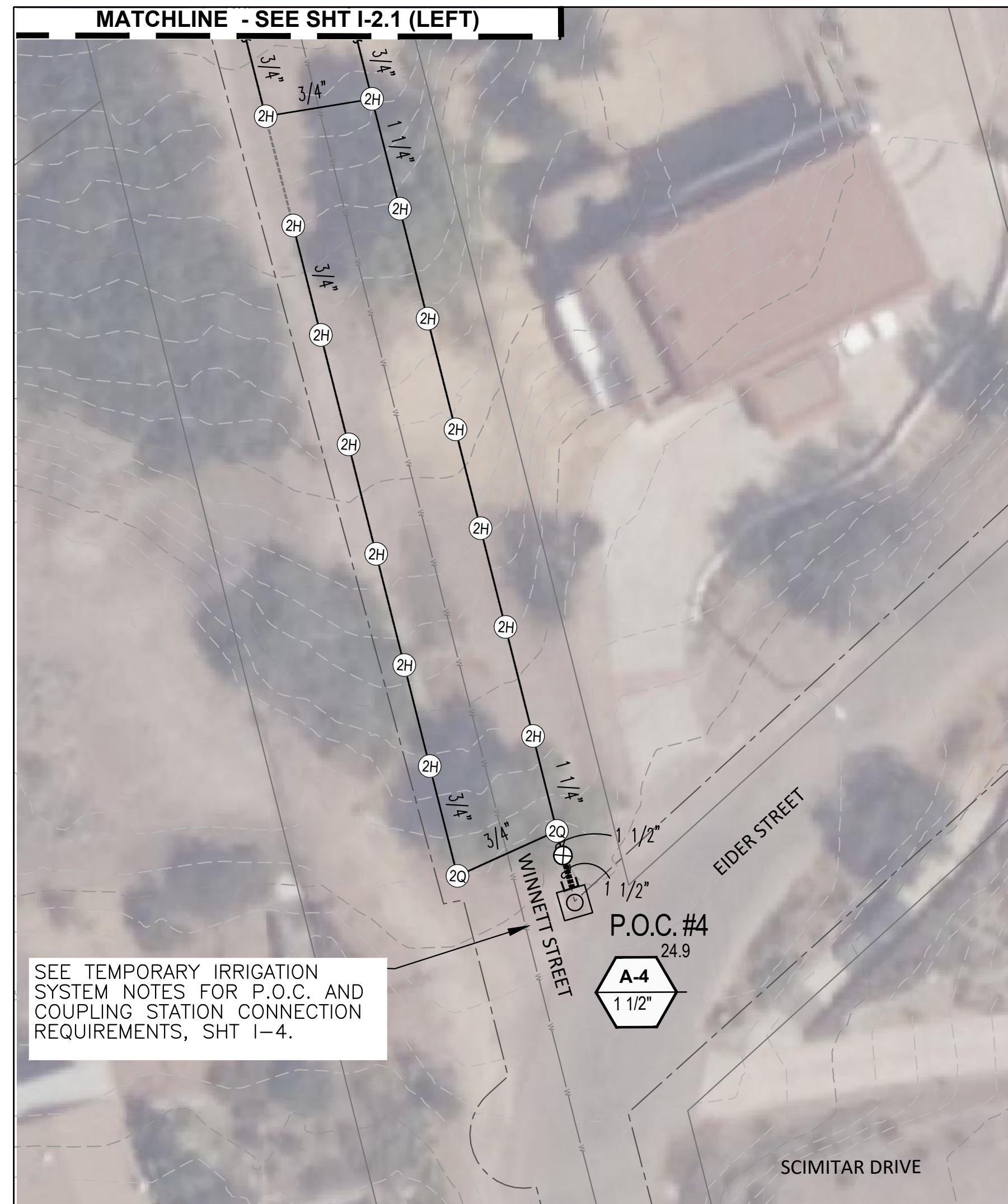
CONSULTANT

DUDEK Engineering, Planning, Environmental Sciences and Management Services

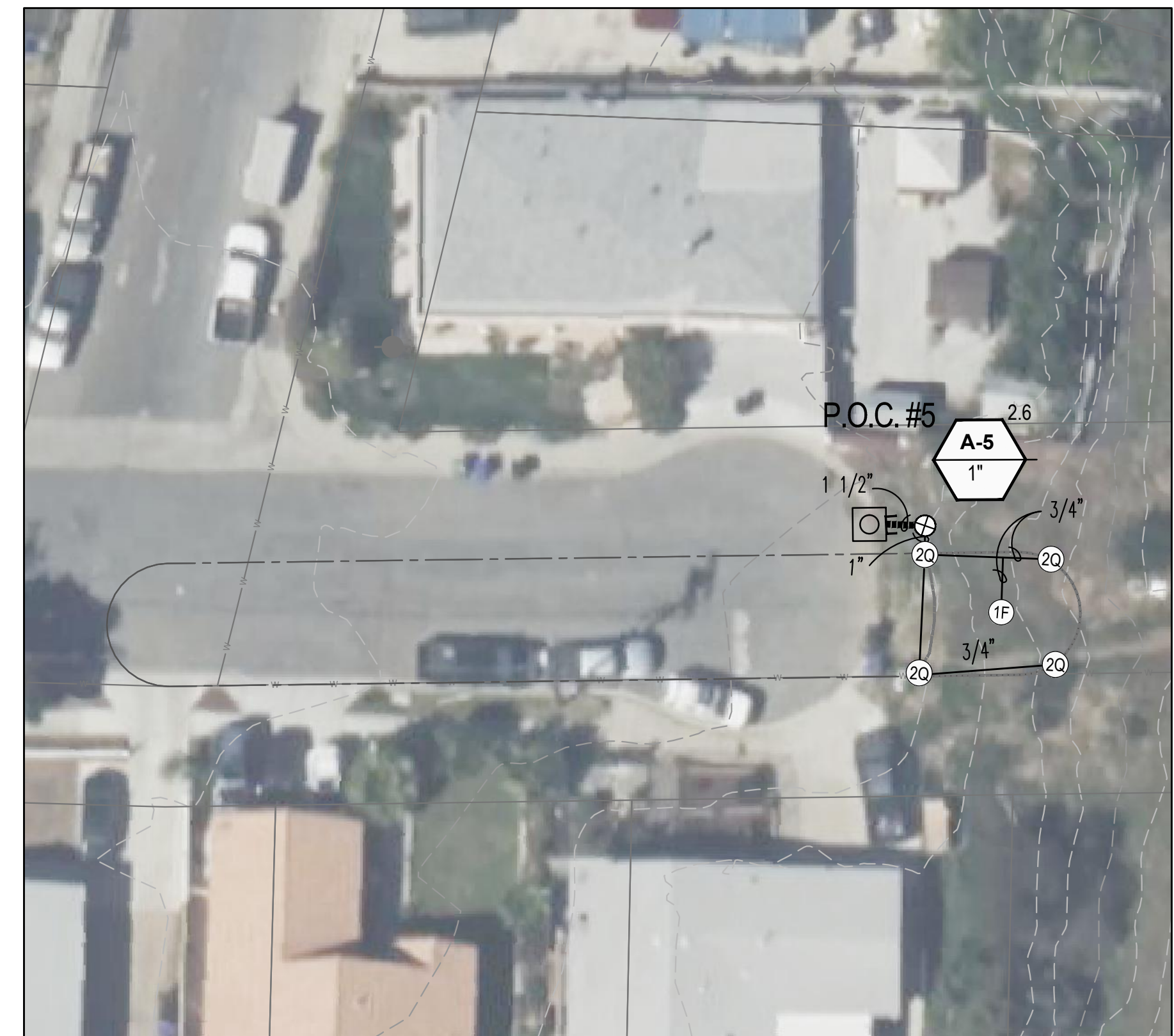
605 Third Street Encinitas, CA 92024 T- (760) 942-5147 F- (760) 632.0164



WINNETT STREET REVEGETATION SHT I-2.1



WINNETT STREET REVEGETATION SHT I-2.2



HILLTOP DRIVE REVEGETATION SHT P-2.3

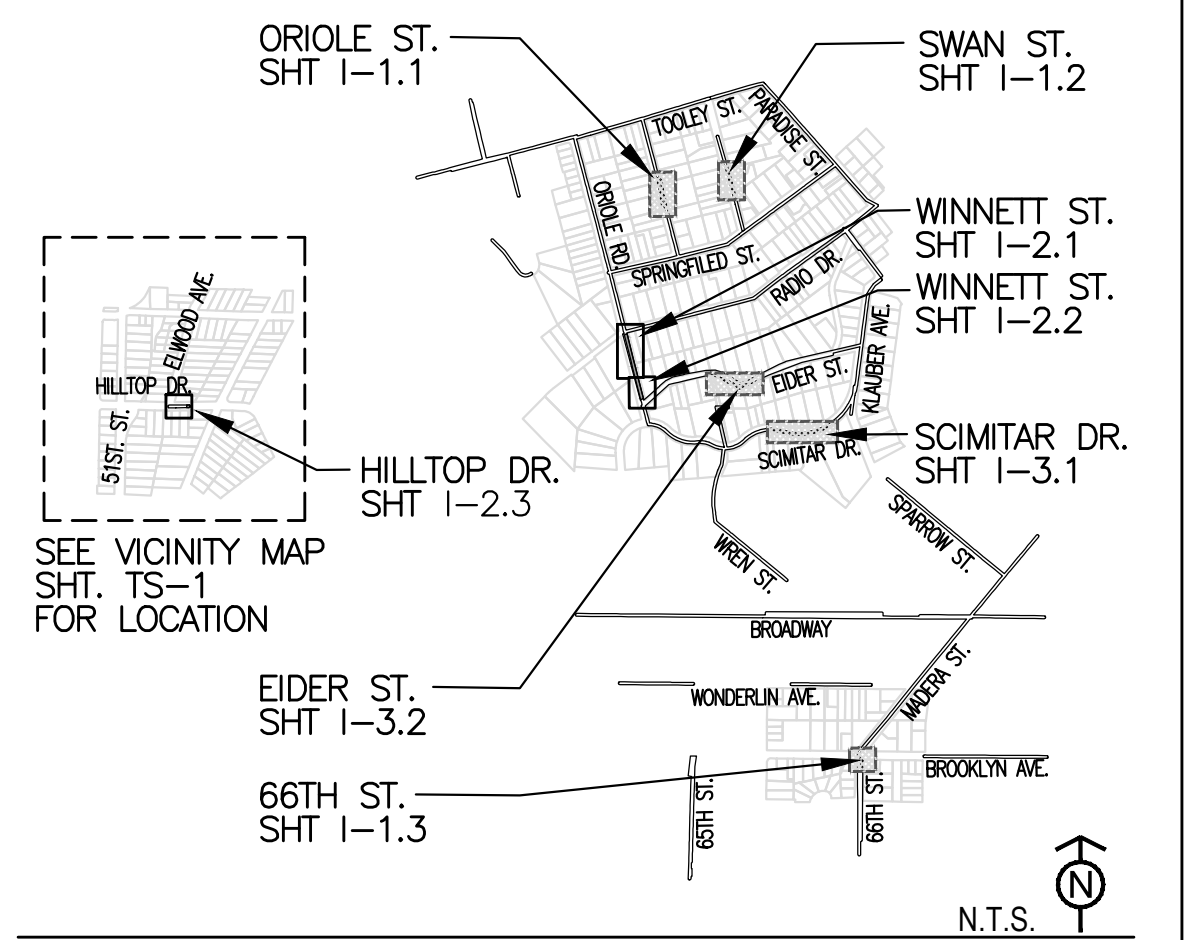
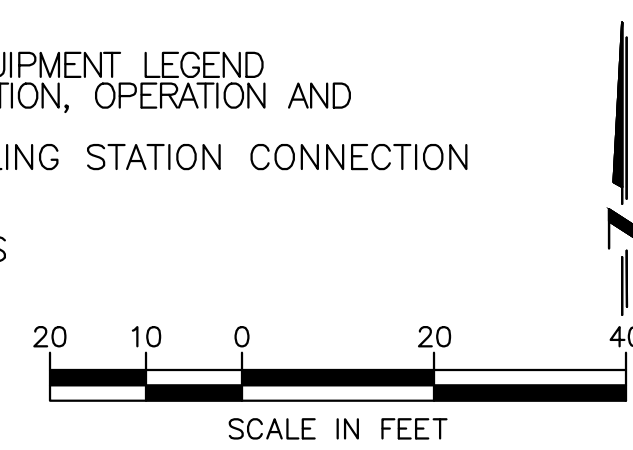
 IRRIGATED REVEGETATION AREAS
 0.163 AC./7,121 SF (THIS SHEET ONLY)
 PROJECT LIMITS
 WATER MAIN
 HYDRANT
 PARCEL BOUNDARIES
 2 FT. CONTOURS
 10 FT. CONTOURS

SEE SHT I-4 FOR:

- SPRINKLER AND EQUIPMENT LEGEND
- IRRIGATION INSTALLATION, OPERATION AND MAINTENANCE NOTES
- P.O.C. AND COUPLING STATION CONNECTION REQUIREMENTS

SEE SHT I-4 FOR:

- IRRIGATION DETAILS



1-2

REVEGETATION PLANS FOR THE: ENCANTO IMPROVEMENTS I PROJECT

IRRIGATION PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 3 OF 10 SHEETS

IO# TBD

SUBMITTED BY:
STEPHANIE BRACCI
PROJECT MANAGER

HECKED BY: TBD
PROJECT ENGINEER

N/A

CCS27 COORDINATE	
XXXXXX XXXXXX	

XXXX-XXXX
CCS83 COORDINATE

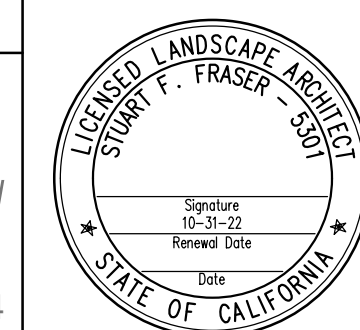
TBD

DATE STARTED _____
DATE COMPLETED _____

DATE COMPLETED _____

CONSULTANT


SPEC. NO.: TBD



CONTRACTOR
INSPECTOR

INSPECTOR

WARNING

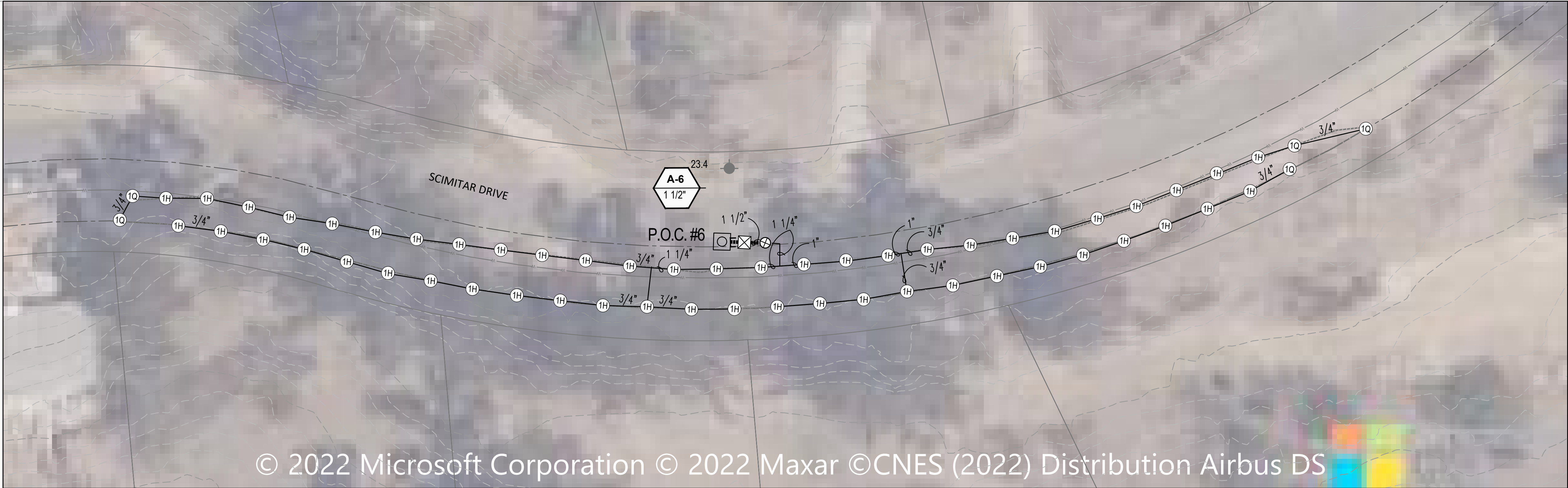


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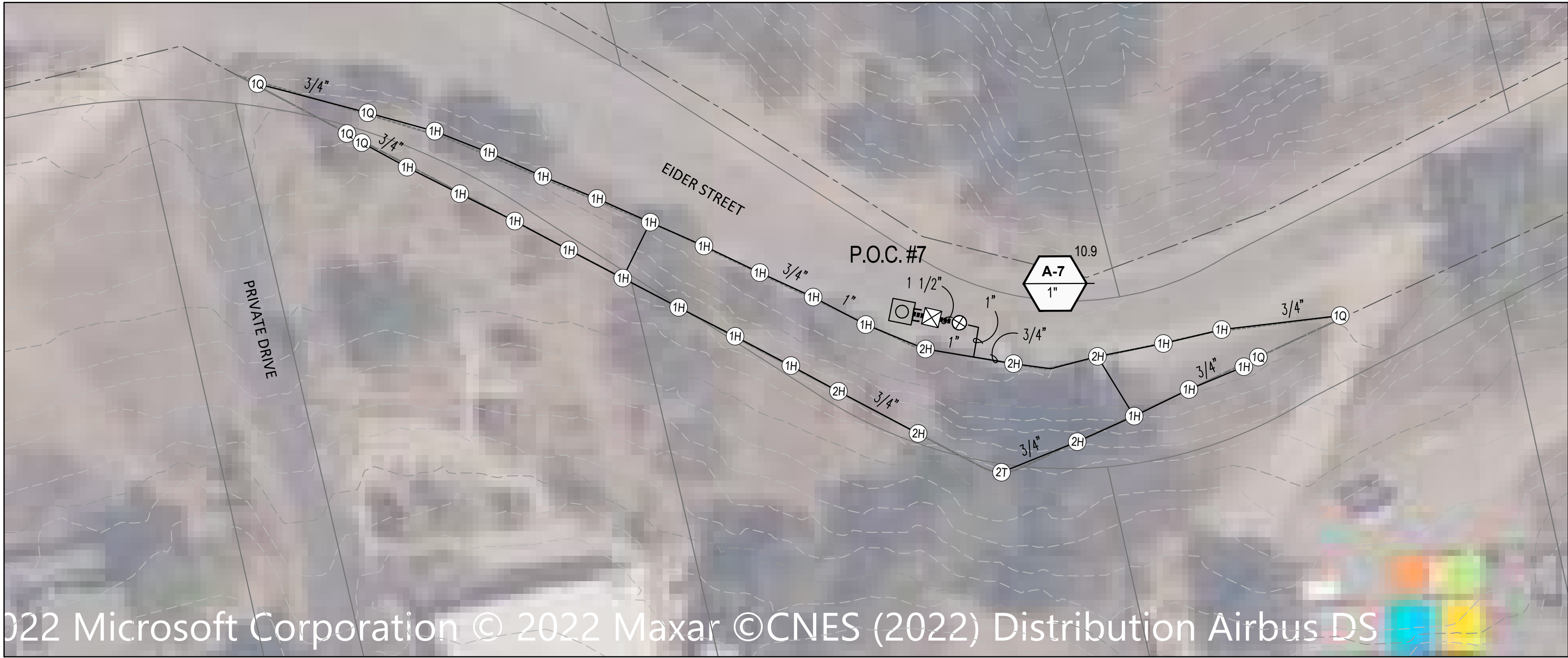
DUDEK

Engineering, Planning,
Environmental Sciences and
Management Services

605 Third Street Encinitas, CA 92024 T- (760) 942-5147 F- (760) 632.0164



SCIMITAR DRIVE REVEGETATION SHT I-3.1



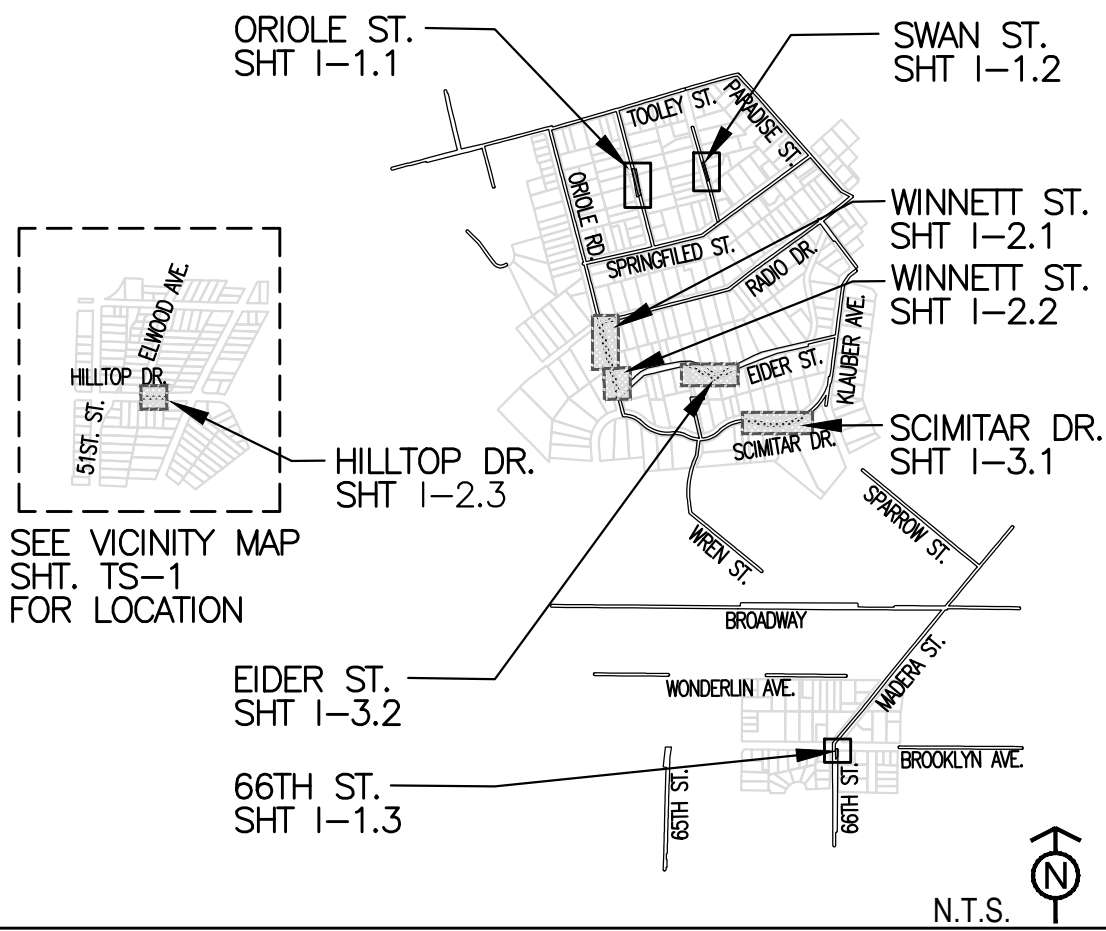
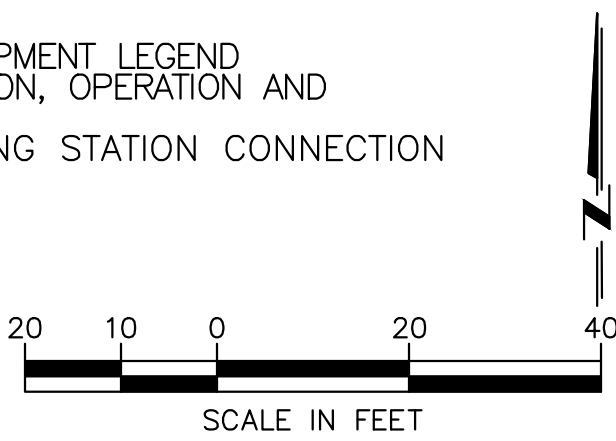
EIDER STREET REVEGETATION SHT I-3.2

SHEET LEGEND

- IRRIGATED REVEGETATION AREAS
0.185 AC./8,038 SF (THIS SHEET ONLY)
- PROJECT LIMITS
- WATER MAIN
- HYDRANT
- PARCEL BOUNDARIES
- 2 FT. CONTOURS
- 10 FT. CONTOURS

SHEET NOTES

- SEE SHT I-4 FOR:
 - SPRINKLER AND EQUIPMENT LEGEND
 - IRRIGATION INSTALLATION, OPERATION AND MAINTENANCE NOTES
 - P.O.C. AND COUPLING STATION CONNECTION REQUIREMENTS
- SEE SHT I-4 FOR:
 - IRRIGATION DETAILS



I-3

REVEGETATION PLANS FOR THE:
ENCANTO IMPROVEMENTS I PROJECT

IRRIGATION PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 4 OF 10 SHEETS

IO# TBD

SUBMITTED BY:
STEPHANIE BRACCI
PROJECT MANAGER

CHECKED BY:
TBD
PROJECT ENGINEER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SFF			

N/A

CCS27 COORDINATE

XXXX-XXXX

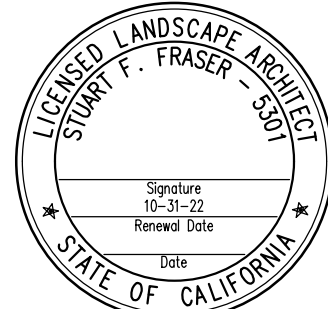
CCS83 COORDINATE

TBD

DATE STARTED

DATE COMPLETED

SPEC. NO.: TBD



CONTRACTOR

INSPECTOR

CONSULTANT

DUDEK

Engineering, Planning,
Environmental Sciences and
Management Services








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SPRINKLER HEAD LEGEND

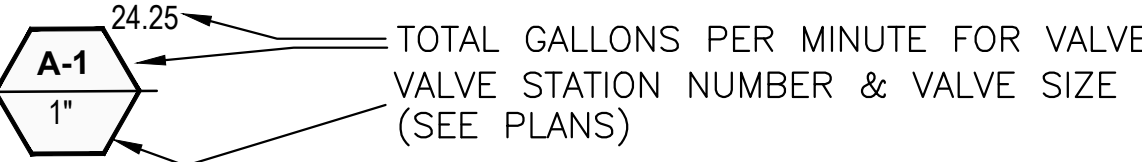
SYMBOL	MANUF.	MODEL NO.	DESCRIPTION	DETAIL	ARC	RADIUS	PSI	GPM	NOTES
	— HUNTER	PRO5-00-PRS40-MP1000-90 (90-210)	SPRAY ROTATOR ON SHRUB HEAD		90	10'	40	0.21	*WITH HC-50F-50M (1/2" DRAIN CHECK VALVE)
	— HUNTER	PRO5-00-PRS40-MP1000-90 (90-210)	SPRAY ROTATOR ON SHRUB HEAD		180	10'	40	0.42	*WITH HC-50F-50M (1/2" DRAIN CHECK VALVE)
	— HUNTER	PRO5-00-PRS40-MP2000-90 (90-210)	SPRAY ROTATOR ON SHRUB HEAD		90	20'	40	0.43	*WITH HC-50F-50M (1/2" DRAIN CHECK VALVE)
	— HUNTER	PRO5-00-PRS40-MP2000-90 (90-210)	SPRAY ROTATOR ON SHRUB HEAD		150	20'	40	0.60	*WITH HC-50F-50M (1/2" DRAIN CHECK VALVE)
	— HUNTER	PRO5-00-PRS40-MP2000-90 (90-210)	SPRAY ROTATOR ON SHRUB HEAD		180	19'	40	0.77	*WITH HC-50F-50M (1/2" DRAIN CHECK VALVE)

* INSTALL HUNTER HCF-50F DRAIN CHECK VALVE ON RISER (PER DETAIL). ADJUST TO ELEVATION UP TO 32 FT. (SEE SPECIFICATIONS)
NOTE: ACTUAL ARCS MAY VARY SLIGHTLY BASED ON SITE CONFIGURATION. ADJUST RADII TO OBTAIN HEAD TO HEAD COVERAGE AND PREVENT OVERSPRAY OUTSIDE OF IRRIGATED AREA.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUF.	MODEL NO	DESCRIPTION	DETAIL	REMARKS
P.O.C.#1	N/A	N/A	POINT OF CONNECTION (P.O.C.)/COUPING STATION AT END OF ORIOLE STREET (SEE PLAN SHT I-1.1)	N.A.	ESTABLISH P.O.C. AT NEW WATER TRUCK/TEMPORARY HOSE COUPLING STATION. CONNECTION SOURCE VIA WATER TRUCK OR HOSE DIRECTLY TO HYDRANT (LOCATED APPROX. 40' SOUTHEAST OF END OF ORIOLE STREET) AND TEMPORARY CONSTRUCTION METER. MIN. 60 PSI AND 20 GPM REQUIRED FROM CONNECTION SOURCE TO CHARGE AND RUN SYSTEM (SEE NOTES).
P.O.C.#2	N/A	N/A	POINT OF CONNECTION (P.O.C.)/COUPING STATION ALONG SWAN STREET (SEE PLAN SHT I-1.2)	N.A.	ESTABLISH P.O.C. AT NEW WATER TRUCK/TEMPORARY HOSE COUPLING STATION. CONNECTION SOURCE VIA WATER TRUCK OR HOSE DIRECTLY TO HYDRANT (LOCATED APPROX. 40' SOUTHEAST OF END OF SWAN STREET) AND TEMPORARY CONSTRUCTION METER. MIN. 60 PSI AND 20 GPM REQUIRED FROM CONNECTION SOURCE TO CHARGE AND RUN SYSTEM (SEE NOTES).
P.O.C.#3	N/A	N/A	POINT OF CONNECTION (P.O.C.)/COUPING STATION ALONG 66TH STREET (SEE PLAN SHT I-1.3)	N.A.	ESTABLISH P.O.C. AT NEW WATER TRUCK/TEMPORARY HOSE COUPLING STATION. CONNECTION SOURCE VIA WATER TRUCK OR HOSE DIRECTLY TO HYDRANT (LOCATED APPROX. AT REVEGETATION AREA) AND TEMPORARY CONSTRUCTION METER. MIN. 60 PSI AND 20 GPM REQUIRED FROM CONNECTION SOURCE TO CHARGE AND RUN SYSTEM (SEE NOTES).
P.O.C.#4	N/A	N/A	POINT OF CONNECTION (P.O.C.)/COUPING STATION. AT INTERSECTION OF WINNETT STREET AND AND EIDER STREET (SEE PLAN SHT I-2.2)	N.A.	ESTABLISH P.O.C. AT NEW WATER TRUCK COUPLING STATION. CONNECTION SOURCE VIA WATER TRUCK. MIN. 60 PSI AND 20 GPM REQUIRED FROM CONNECTION SOURCE TO CHARGE AND RUN SYSTEM (SEE NOTES).
P.O.C.#5	N/A	N/A	POINT OF CONNECTION (P.O.C.)/COUPING STATION. AT END OF HILLTOP DRIVE (SEE PLAN SHT I-2.3)	N.A.	ESTABLISH P.O.C. AT NEW WATER TRUCK COUPLING STATION. CONNECTION SOURCE VIA WATER TRUCK. MIN. 60 PSI AND 20 GPM REQUIRED FROM CONNECTION SOURCE TO CHARGE AND RUN SYSTEM (SEE NOTES).
P.O.C.#6	N/A	N/A	POINT OF CONNECTION (P.O.C.)/COUPING STATION. ALONG SCIMITAR DRIVE (SEE PLAN SHT I-3.1)	N.A.	ESTABLISH P.O.C. AT NEW WATER TRUCK COUPLING STATION. CONNECTION SOURCE VIA WATER TRUCK. MIN. 60 PSI AND 20 GPM REQUIRED FROM CONNECTION SOURCE TO CHARGE AND RUN SYSTEM (SEE NOTES).
P.O.C.#7	N/A	N/A	POINT OF CONNECTION (P.O.C.)/COUPING STATION. ALONG EIDER STREET (SEE PLAN SHT I-3.2)	N.A.	ESTABLISH P.O.C. AT NEW WATER TRUCK COUPLING STATION. CONNECTION SOURCE VIA WATER TRUCK. MIN. 60 PSI AND 20 GPM REQUIRED FROM CONNECTION SOURCE TO CHARGE AND RUN SYSTEM (SEE NOTES).
	N/A	N/A	WATER TRUCK COUPLING STATION		INSTALL ON GRADE IN LOCKING VALVE BOX. LID SHUT AND LOCKED UPON INSTALLATION. STAMP 'CS' ON TOP OF VALVE BOX. INSTALL THRUST BLOCKS AT DOWNSTREAM SIDE OF VALVE BOX. ANCHOR VALVE BOX TO GRADE WITH J-HOOKS.
	WILKINS	MODEL 500 2" SINGLE UNION	PRESSURE REDUCING VALVE		INSTALL ON GRADE IN LOCKING VALVE BOX. LID SHUT AND LOCKED UPON INSTALLATION. STAMP 'PV' ON TOP OF VALVE BOX. INSTALL THRUST BLOCKS AT UPSTREAM SIDE OF VALVE BOX. ANCHOR VALVE BOX TO GRADE WITH J-HOOKS. . SET TO MAX. 60 PSI.
	KBI	BLOCKED TRUE UNION BALL VALVE	1" & 1 1/2" PVC SCH 80 BALL VALVE (LINE SIZE, PER PLANS)		INSTALL ON GRADE IN LOCKING VALVE BOX. LID SHUT AND LOCKED UPON INSTALLATION. STAMP 'BV' ON TOP OF VALVE BOX. INSTALL THRUST BLOCKS AT DOWNSTREAM SIDE OF VALVE BOX. ANCHOR VALVE BOX TO GRADE WITH J-HOOKS. NORMALLY CLOSED.
	RAINBIRD	PSI-M40X-075	INLINE PRESSURE REGULATOR – 40 PSI 3/4"	N.A.	INSTALL ON GRADE THREADED. INSTALL ON LATERAL LINE WITH SCH 80 SLEEVE TO THREADED ADAPTER. STAKE EACH SIDE.
	LATERAL LINE	SCH 40 UV-PVC (ON GRADE)	UV RESISTENT PVC LATERAL LINE		STAKE ON GRADE AT 10' O.C. AND AT ALL CORNERS. STAKES SHALL EXTEND 12" (MIN.) INTO SUBGRADE. PLACE IN PVC SLEEVE 18" BELOW GRADE AT ACCESS RAMP CROSSING. ALL LATERALS SHALL REMAIN OUTSIDE OF ACCESS RAMP AND MIN. 12" FROM CHAINLINK FENCE. SIZE PER PLAN.
	PRESSURE MAINLINE	SCH 40 UV-PVC (ON GRADE)	UV RESISTENT PVC MAINLINE		INSTALL ON GRADE INSIDE EXISTING CHAINLINK FENCE. STAKE ON GRADE AT MIN. 10' O.C. AND AT ALL ENDS. STAKES SHALL EXTEND 16" (MIN.) INTO SUBGRADE. MAINLINE SHALL REMAIN OUTSIDE OF ACCESS RAMP. SIZE PER PLAN

TYPICAL VALVE CALL-OUT & REFERENCE:



LATERAL LINE PIPE SIZING CHART

IRRIGATION GPM	MIN. PIPE SIZE	PIPE TYPE
0 – 8.5	3/4"	PVC SCH 40
8.5 – 12.5	1"	PVC SCH 40
12.5 – 22.5	1 1/4"	PVC SCH 40
22.5 – 34.5	1 1/2"	PVC SCH 40
34.5 – 54.5	2"	PVC SCH 40
54.5 – 74.5	2 1/2"	PVC SCH 40
74.5 – 110.0	3"	PVC CLASS 315

THRUST BLOCKS

- THRUST BLOCKS SHALL BE INSTALLED ALONG THE MAINLINE AT BALL VALVE, COUPLING STATION AND PRESSURE REGUATING VALVE, AS DEPICTED ON DETAILS.
- THRUST BLOCKS SHALL BE CONSTRUCTED AT THE OUTSIDE EDGE OF AN ELBOW OR DOWNSTREAM OF A TEE.
- ALL CONCRETE THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR 90% COMPACTED BACKFILL.
- A MINIMUM APWA CLASS 2000 PORTLAND CEMENT CONCRETE SHALL BE USED ON ALL THRUST BLOCKS.
- FITTINGS SHALL BE ENCASED IN AN 8 MIL VINYL WRAP PLASTIC COVER.
- THRUST BLOCKS SHALL BE A MINIMUM OF 1.5 CUBIC FEET, UNLESS OTHERWISE DEPICTED.

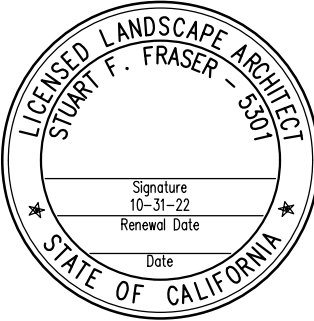
TEMPORARY IRRIGATION SYSTEM INSTALLATION OPERATION AND MAINTENANCE NOTES:

- THE IRRIGATION LAYOUT DEPICTED IN THE PLAN IS DIAGRAMMATIC. LAYOUT SHALL BE INSTALLED PER DIRECTION PROVIDED IN THE PLANS, NOTES, SPECIFICATIONS. ANY DEVIATION REQUESTED, OR CLARIFICATION REQUIRED SHALL BE AT THE DISCRETION OF THE PROJECT BIOLOGIST OR CITY.
- IRRIGATION LINES AND APPURTENANCES SHALL BE LOCATED WITHIN REVEGETATION LIMITS INCLUDING P.O.C AND TRUCK COUPLING STATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY CONSTRUCTION WATER METER AND ALL WATER USAGE FEES FOR DURATION OF 25-MONTH REVEGETATION PROJECT. REIMBURSEMENT FOR WATER USAGE FEES SHALL BE COORDINATED BETWEEN CONTRACTOR AND CITY.
- SEE IRRIGATION EQUIPMENT LEGEND FOR IRRIGATION POINT OF CONNECTION (P.O.C.) REQUIREMENTS FOR EACH REVEGETATION SITE. WATER SOURCE SHALL BE A DIRECT HOSE CONNECTION BETWEEN P.O.C. AND ADJACENT CITY OF SAN DIEGO HYDRANT (VIA CONSTRUCTION METER), OR P.O.C. AND CONTRACTOR WATER TRUCK FROM OFFSITE WATER SOURCE.
- CONTRACTOR SHALL ESTABLISH WATER TRUCK/TEMPORARY HOSE CONNECTION AT WATER COUPLING STATION AND MANUALLY OPERATE VALVE DURING EACH WATERING EVENT. IRRIGATION SHALL BE APPLIED PER THE IRRIGATION REQUIREMENTS DESCRIBED IN THE THESE NOTES.
- WATER SOURCE AT EXISTING WATER HYDRANT LOCATED AT CORNER OF W. WASHINGTON STREET AND INDIA STREET (APPROXIMATELY 165 FT. SW OF SITE). UNDER THE DIRECTION OF THE CITY AND PROJECT BIOLOGIST, TEMPORARY IRRIGATION WILL BE APPLIED AS FOLLOWS: INSTALL TEMPORARY IRRIGATION FOR CONNECTION TO A WATER TRUCK, AS INDICATED ON THE IRRIGATION PLANS. CONTRACTOR SHALL TEMPORARILY IRRIGATE REVEGETATION AREA VIA WATER COUPLING STATION ON A REGULAR BASIS AS INDICATED ON THE IRRIGATION PLANS, AND AS DIRECTED BY THE PROJECT BIOLOGIST, TO SUPPLEMENT NATURAL PRECIPITATION AND TO HELP ASSURE SEED GERMINATION AND COVER DEVELOPMENT FOR A DURATION TO ACHIEVE VEGETATIVE COVER AS DEFINED IN THESE PLANS. THE CITY MAY CHOOSE TO END TEMPORARY IRRIGATION EARLY IF COVER CRITERIA IS MET OR EXTEND OPERATION PAST ACHIEVEMENT OF COVER GOALS.
- FOR WATER TRUCK ACCESS, ALL VEHICLES SHALL REMAIN OUTSIDE REVEGETATION LIMITS AND PRIVATE PARCELS. SITE ACCESS FOR WATER TRUCK WATERING AND AVAILABLE WATER SOURCE CONNECTIONS SHALL BE APPROVED BY THE CITY PRIOR TO WORK.
- TEMPORARY IRRIGATION SHALL BE PROVIDED BY THE CONTRACTOR FOR THE PERIOD TO ACHIEVE 70% VEGETATIVE COVER BY THE END OF THE 25-MONTH MAINTENANCE AND MONITORING PERIOD, AS WELL AS SUFFICIENT TO PROVIDE VEGETATIVE COVER TO PREVENT SHORT-TERM SOIL EROSION.
- WATERING SHALL BE CONDUCTED BY THE CONTRACTOR BEGINNING WITH COMPLETION OF SEEDING. INITIAL WATERING SHALL BE ON A WEEKLY BASIS THROUGH THE FIRST OCTOBER AND AS DIRECTED BY THE PROJECT BIOLOGIST IN CONSULTATION BY THE CITY. FREQUENCY SHALL BE REDUCED TO BIWEEKLY BETWEEN THE FIRST NOVEMBER- THE FOLLOWING APRIL. FURTHER INTERVALS WILL BE DETERMINED BY THE CITY IN CONSULTATION WITH THE PROJECT BIOLOGIST.
- ADDITIONAL WATERING MAY BE REQUIRED DURING PERIODS OF UNSEASONABLY DRY CONDITIONS, AT THE DISCRETION OF THE CITY AND PROJECT BIOLOGIST. THE PROJECT BIOLOGIST AND CITY MAY CHOOSE TO INCREASE OR DECREASE THE WATERING INTERVAL BASED ON NATURAL PRECIPITATION AND THE SUCCESS OF VEGETATION ESTABLISHMENT. THE PROJECT BIOLOGIST AND LANDSCAPE CONTRACTOR SHALL MONITOR SITE CONDITIONS TO DETERMINE SUCCESS AND ADDED REQUIREMENTS FOR TEMPORARY IRRIGATION.
- OPERATION OF THE IRRIGATION SYSTEM SHALL BE MONITORED DURING ALL WATERING EVENTS. THE CONTRACTOR SHALL OPERATE THE SYSTEM UNTIL SOIL IS ADEQUATELY SATURATED DIRECTLY BELOW THE SURFACE, BUT PRIOR TO CAUSING RUNOFF. THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE SYSTEM AS NEEDED TO ENSURE UNIFORM EVEN IRRIGATION COVERAGE AND SHALL BE APPROPRIATE TO THE NEEDS OF THE NATIVE SEEDED SPECIES. THE WATER DELIVERY RATE SHALL BE MATCHED TO THE SLOPE GRADIENT AND THE PERCOLATION RATE OF SOIL.OPERATION SHALL DELIVER WATER SUFFICIENTLY AND UNIFORMLY.
- IRRIGATION SHALL BE PERFORMED IN A MANNER THAT AVOIDS CONCENTRATED RUNOFF, SEEPAGE, AND OVERSPRAY ONTO ADJACENT PROPERTIES, NON-IRRIGATED AREAS, WALLS, ROADWAYS OR STRUCTURES.
- OVERWATERING AS EVIDENCED BY SOGGY SOILS, CONTINUALLY WET PAVEMENT, STANDING WATER, RUNOFF IN THE NATURAL DRAINAGE AND OTHER SIMILAR CONDITIONS SHALL BE MANAGED AND PREVENTED BY THE CONTRACTOR.
- CONTRACTOR SHALL BE REQUIRED TO MAINTAIN THE IRRIGATION SYSTEM OPERATIONAL THROUGH THE DURATION OF THE 25-MONTH MAINTENANCE AND MONITORING PERIOD. LOW GERMINATION RATES FROM THE APPLIED SEED DUE TO IMPROPER WATERING OR NEGLECTED EQUIPMENT SHALL REQUIRE RESEEDING AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL REMOVE ALL TEMPORARY IRRIGATION LINES AND APPURTENANCES FOLLOWING ACCEPTANCE OF REVEGETATION BY THE CITY AND THE PROJECT BIOLOGIST.

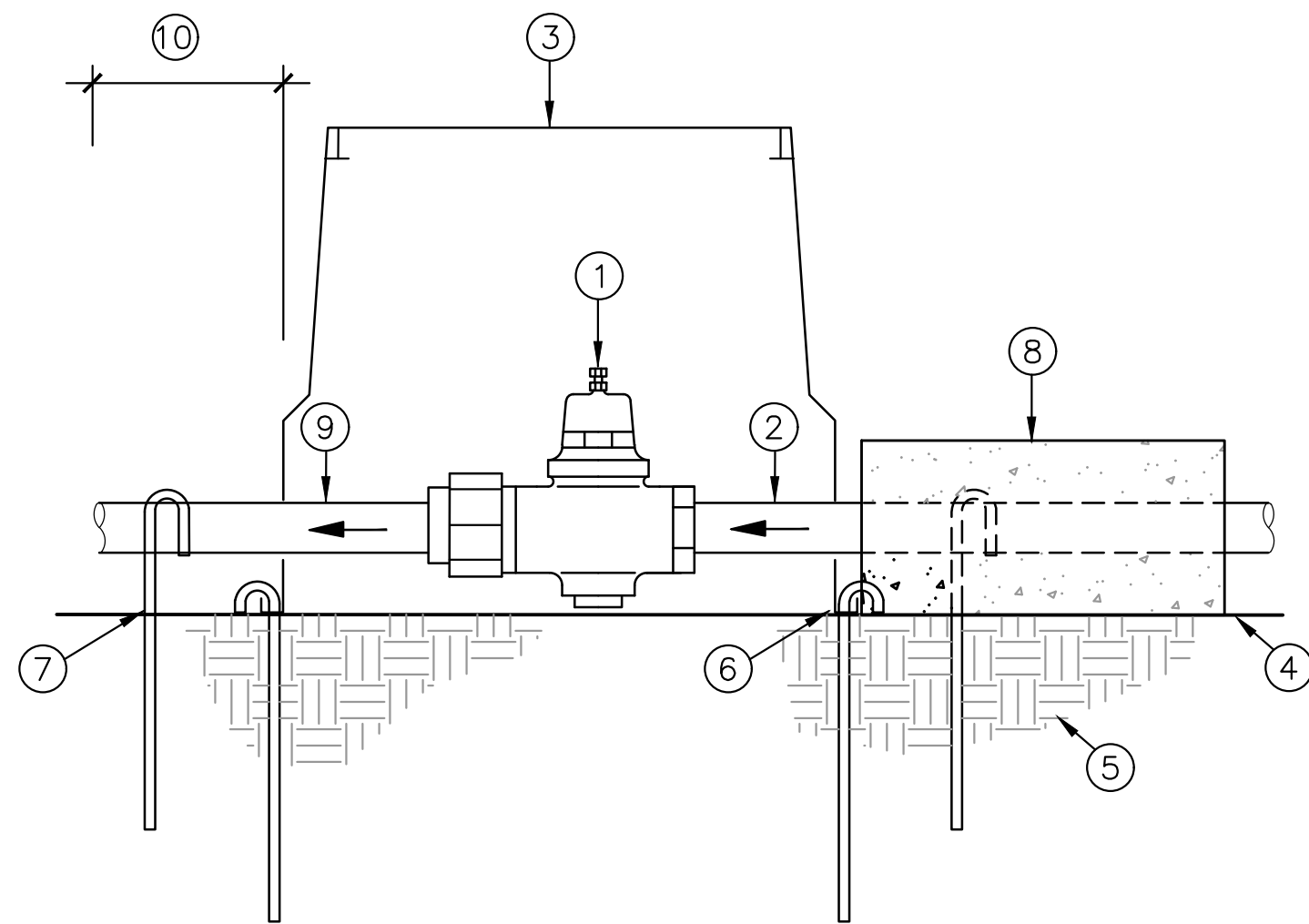
I-4

REVEGETATION PLANS FOR THE:
ENCANTO IMPROVEMENTS I PROJECT

IRRIGATION LEGEND AND NOTES

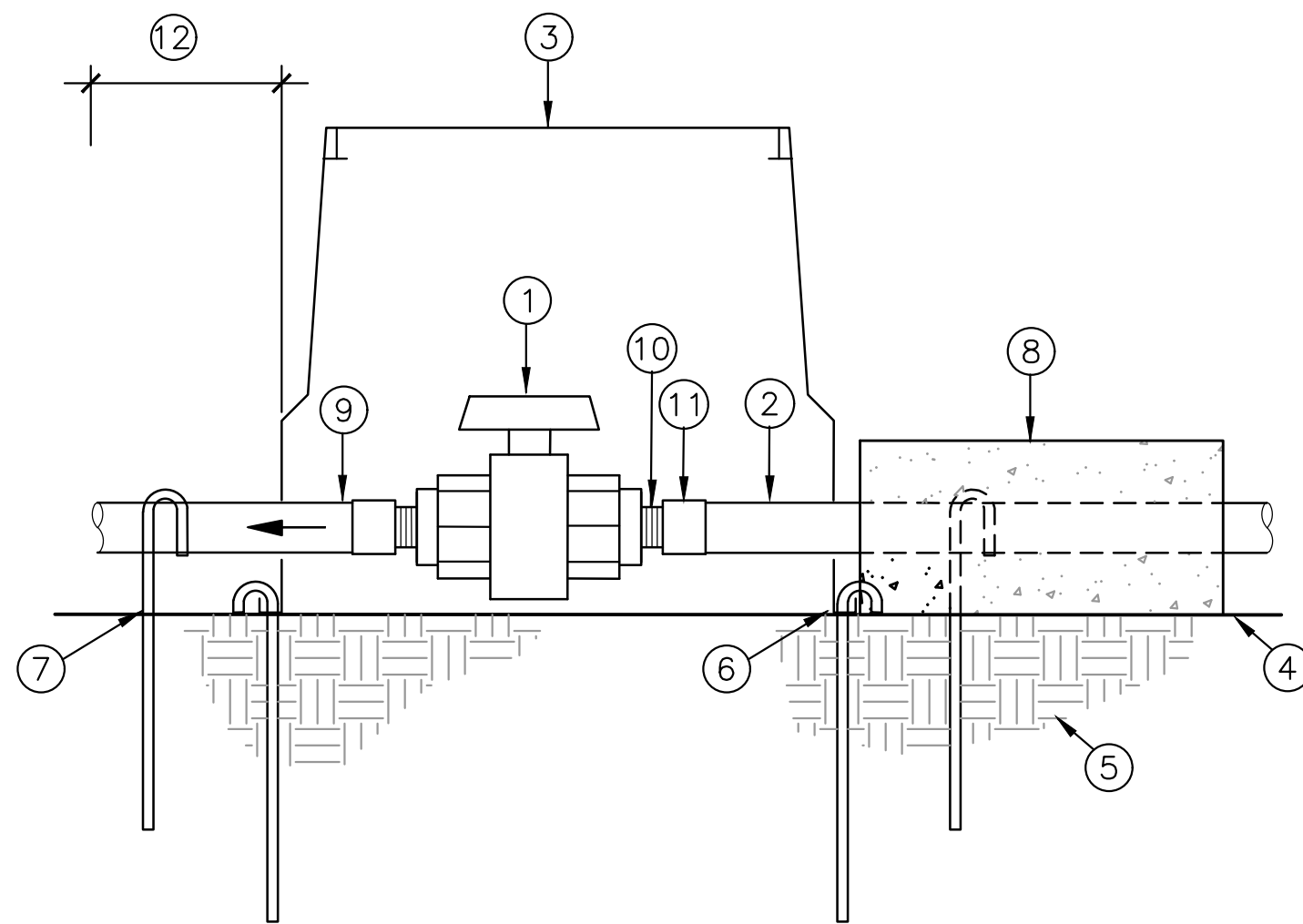
SPEC. NO.: TBD		CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS DEPARTMENT SHEET 5 OF 10 SHEETS		IO# <u>TBD</u>		
		SUBMITTED BY: STEPHANIE BRACCI PROJECT MANAGER		CHECKED BY: TBD PROJECT ENGINEER		
		DESCRIPTION	BY	APPROVED	DATE	FILMED
		ORIGINAL	SFF			
CONTRACTOR _____		DATE STARTED _____		TBD		
INSPECTOR _____		DATE COMPLETED _____				

DRAFT PLANS



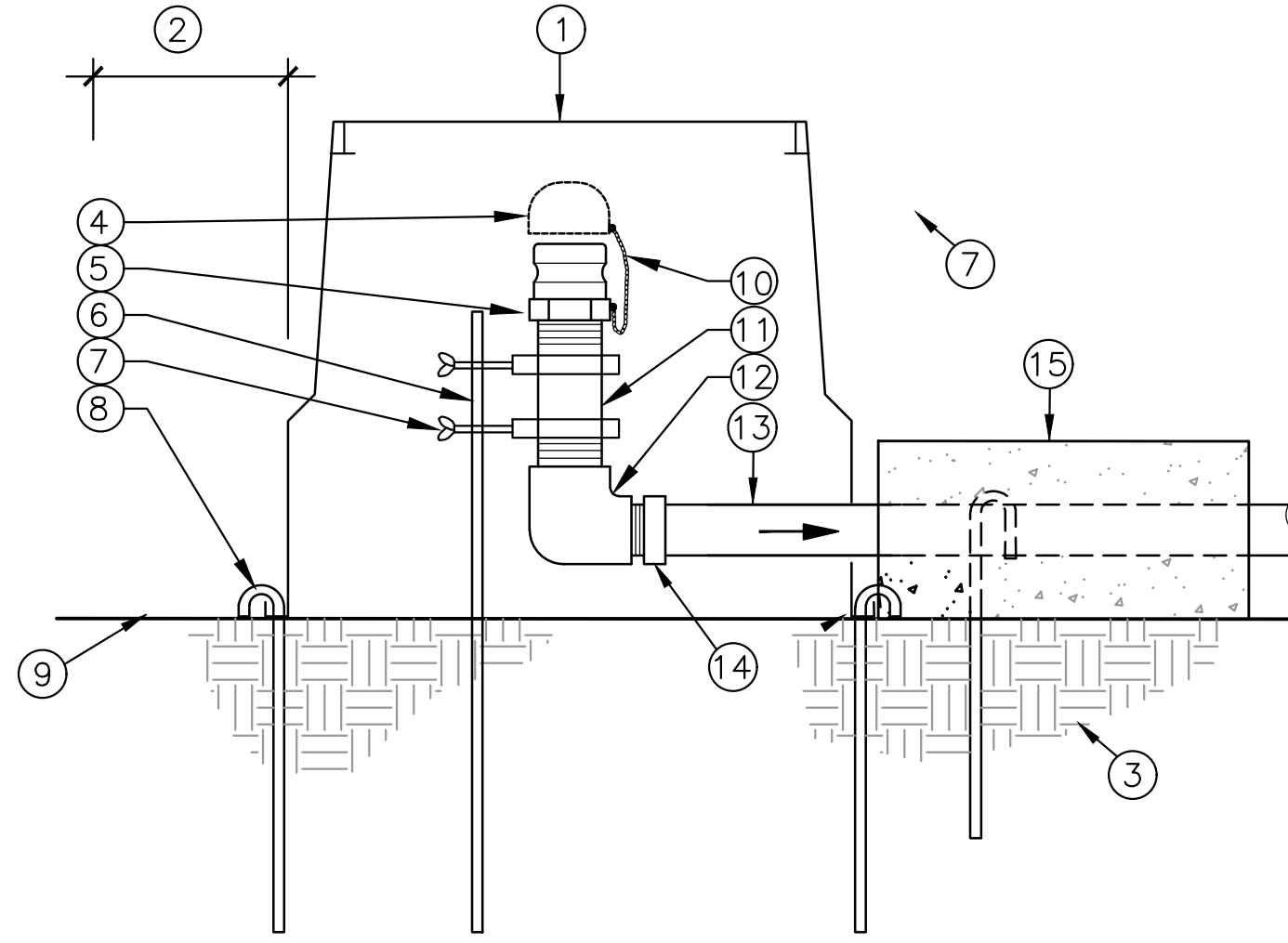
ITEM	DESCRIPTION
1	PRESSURE REGULATOR, W/ UNION END
2	PVC MAINLINE PIPE FROM MASTER VALVE
3	PLASTIC VALVE BOX WITH LOCKING LID, ON GRADE (SEE LEGEND)
4	FINISH GRADE
5	COMPACTED SUBGRADE TO 90%
6	VALVE BOX ANCHORED TO GRADE WITH #4 J-HOOKS, ALL FOUR CORNERS (12" MIN. DEPTH)
7	MAINLINE ANCHORED TO GRADE WITH #4 J-HOOKS, BOTH SIDES
8	12"Wx18"Lx6"H (MIN.) CONCRETE THRUST BLOCK, ENCASE MAINLINE AND #4 J-HOOK ON UPSTREAM SIDE (SEE THRUST BLOCK NOTES)
9	PVC MAINLINE PIPE TO VALVES
10	MIN. 18" FROM EDGE OF PAVEMENT, CURB, ROADS, ETC.

A PRESSURE REGULATING VALVE (ON GRADE)
SECTION - NOT TO SCALE



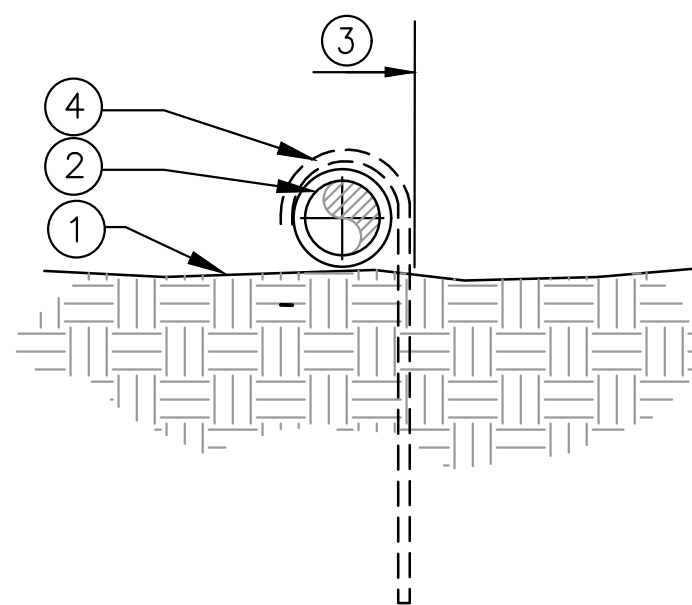
ITEM	DESCRIPTION
1	PRESSURE REGULATOR, W/ UNION END
2	PVC MAINLINE PIPE FROM MASTER VALVE
3	PLASTIC VALVE BOX WITH LOCKING LID, ON GRADE (SEE LEGEND)
4	FINISH GRADE
5	COMPACTED SUBGRADE TO 90%
6	VALVE BOX ANCHORED TO GRADE WITH #4 J-HOOKS, ALL FOUR CORNERS (12" MIN. DEPTH)
7	MAINLINE ANCHORED TO GRADE WITH #4 J-HOOKS, BOTH SIDES
8	12"Wx18"Lx8"H (MIN.) CONCRETE THRUST BLOCK, ENCASE MAINLINE AND #4 J-HOOK ON UPSTREAM SIDE (SEE THRUST BLOCK NOTES)
9	PVC MAINLINE PIPE TO VALVES/EMITTERS
10	SHORT NIPPLES PVC, SCH 80 (typ)
11	PVC SCH 80 FEMALE ADAPTER (typ)
12	MIN. 18" FROM EDGE OF PAVEMENT, TRAIL, ETC

D MANUAL CONTROL BALL VALVE (ON GRADE)
SECTION - NOT TO SCALE



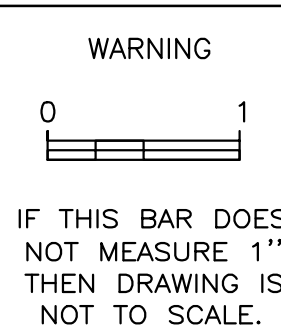
ITEM	DESCRIPTION
1	RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID, SEE NOTES
2	12" FROM EDGE OF PAVEMENT, CURB, ROADS ETC.
3	COMPACTED SUBGRADE TO 90%
4	RUBBER COVER CHAINED TO CAMLOCK
5	2" ALUMINUM CAMLOCK MALE TO FEMALE THREADS
6	24" REBAR STAKE (min 16" into subgrade)
7	V.I.T. SPRINKLER TIE W/PROTECTIVE VINYL COVER - (MIN. 2 PER STAKE, EVENLY SPACED)
8	VALVE BOX ANCHORED TO GRADE WITH #4 J-HOOKS, ALL FOUR CORNERS (12" MIN. DEPTH)
9	FINISH GRADE
10	CHAIN OR WIRE TO CONNECT COVER TO CAMLOCK (KEEP CAPPED)
11	2" RED BRASS NIPPLE (length as required)
12	2" RED BRASS THREADED ELL
13	2" PVC MAINLINE PIPE, SEE LEGEND
14	PVC SCH 80 MALE ADAPTER (slip x thread)
15	12"Wx18"Lx6"H (MIN.) CONCRETE THRUST BLOCK, ENCASE MAINLINE AND #4 J-HOOK ON DOWNSTREAM SIDE (SEE THRUST BLOCK NOTES)

B P.O.C. TRUCK/HOSE COUPLING STATION
NOT TO SCALE



ITEM	DESCRIPTION
1	EXISTING GRADE
2	PVC IRRIGATION LATERAL/MAINLINE, SEE PLANS AND LEGEND
3	LOCATE WITHIN REVEGETATION AREA
4	#4 REBAR J-STAKE AT 10' O.C. (MAX.) AND ON ENDS. EXTEND 16" INTO SUBGRADE (MIN.) (ON-GRADE)

E MAINLINE/LATERAL LINE (ON GRADE)
NOT TO SCALE

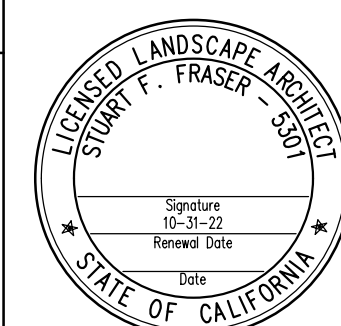


CONSULTANT

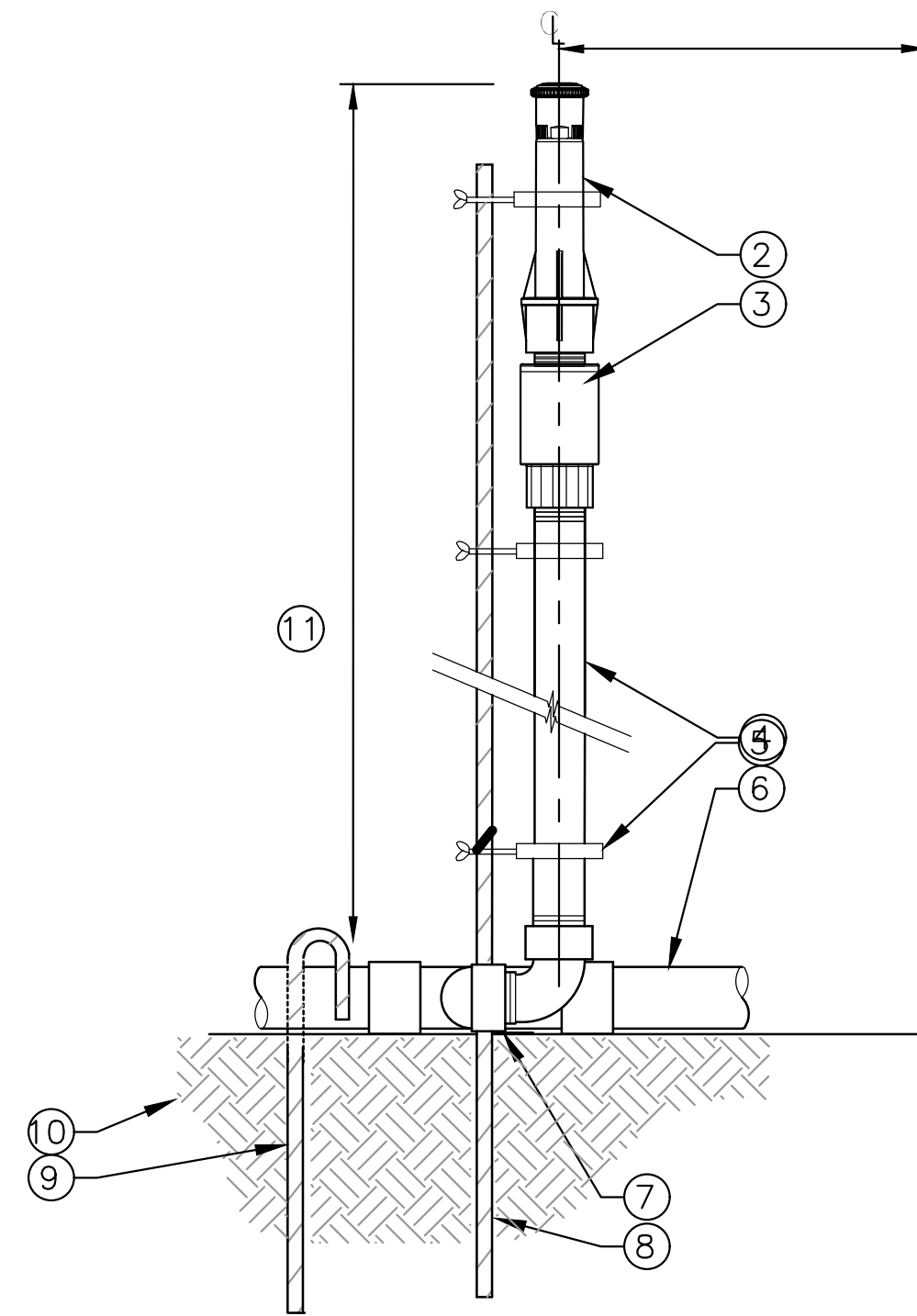
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CONTRACTOR	
INSPECTOR	

DATE STARTED
DATE COMPLETED

ITEM	DESCRIPTION
1	12" (MIN.) FROM EDGE OF PAVEMENT, CURB, ROADS, ETC.
2	GEAR DRIVEN MP ROTATOR SPRAY NOZZLE ON PRS SHRUB HEAD (SEE LEGEND)
3	IN-LINE DRAIN CHECK VALVE (SEE LEGEND FOR REQ.)
4	24" SCH. 80 PVC RISER
5	RUBBER TWIST TIE TO SECURE HEAD AND RISER TO STAKE -MIN. 3
6	UV RESISTANT PVC LATERAL LINE ON GRADE
7	SWING JOINT ASSEMBLY ATTACHED TO PVC PIPE FITTING (2" marlex st. ells)
8	48" #3 REBAR STAKE (min 18" into grade)
9	NO. 3 REBAR J-STAKE AT 10' O.C. (MAX.) AND AT PIPE
10	ENDS. (stakes to extend min. 12" into subgrade)
10	EXISTING GRADE
11	36" MIN. ABOVE FINISH GRADE

C ON-GRADE ROTATOR SPRINKLER HEAD DETAIL
NOT TO SCALE

1-5

REVEGETATION PLANS FOR THE: ENCANTO IMPROVEMENTS I PROJECT

IRRIGATION DETAILS

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 6 OF 10 SHEETS

IO#	TBD
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SUBMITTED BY:
STEPHANIE BRACCI
PROJECT MANAGER

CHECKED BY:
TBD
PROJECT ENGINEER

N/A

CCS27 COORDINATE

XXXX-XXXX

TBD

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SFF			

CONTRACTOR _____	DATE STARTED _____
INSPECTOR _____	DATE COMPLETED _____

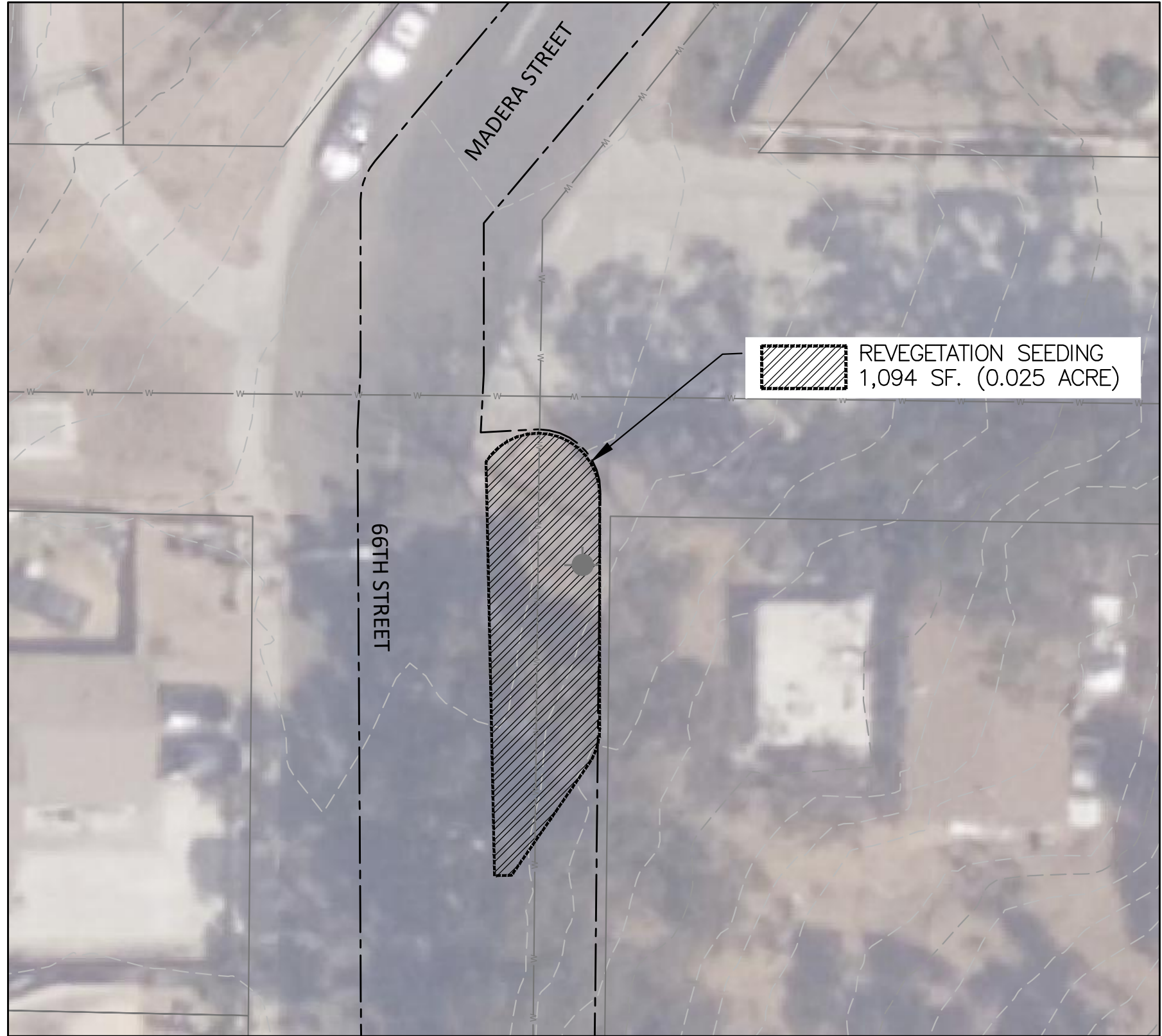
DRAFT PLANS



ORIOLE STREET REVEGETATION SHT P-1.1



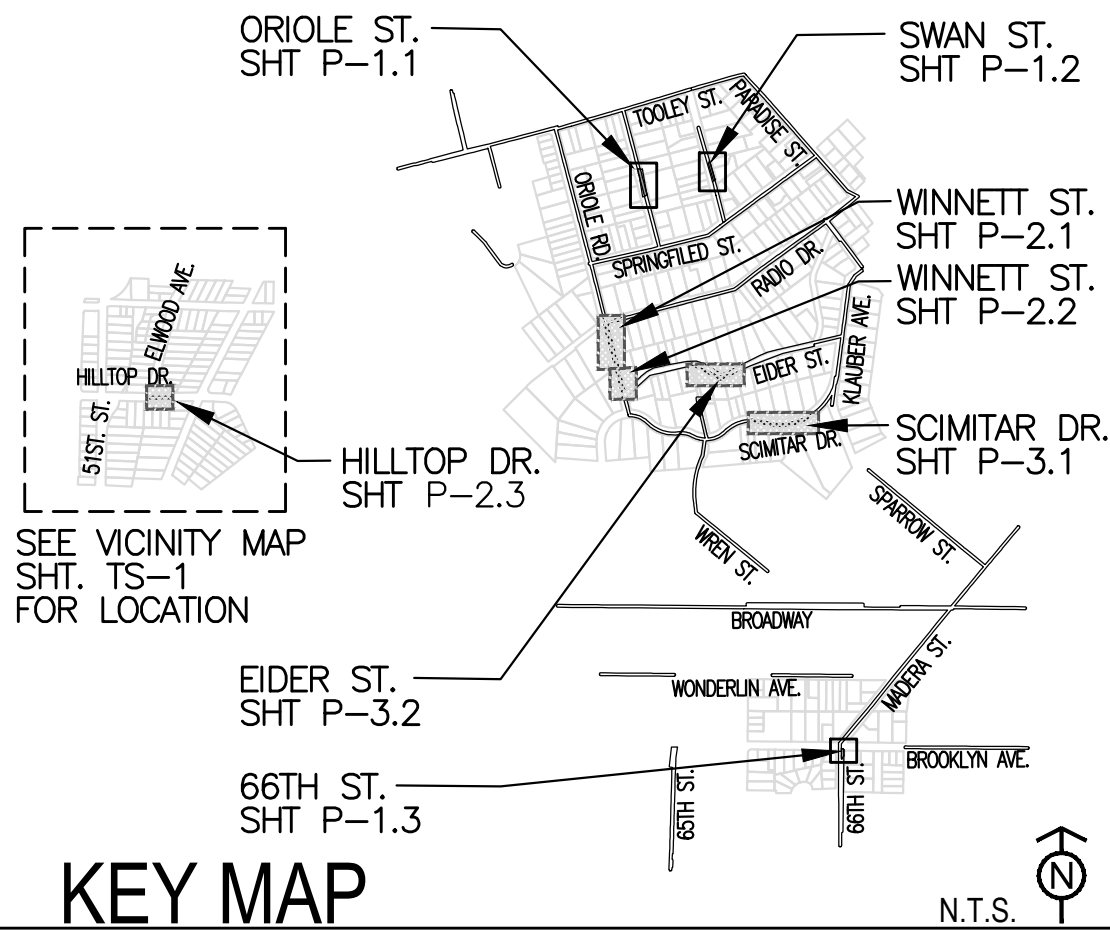
SWAN STREET REVEGETATION SHT P-1.2



66TH STREET REVEGETATION SHT P-1.3

SHEET LEGEND

- BMZ REVEGETATION SEEDING AREAS
0.151 AC./6,592 SF (THIS SHEET ONLY)
- PROJECT LIMITS
- WATER MAIN
- HYDRANT
- PARCEL BOUNDARIES
- 2 FT. CONTOURS
- 10 FT. CONTOURS



KEY MAP

P-1

REVEGETATION PLANS FOR THE:
ENCANTO IMPROVEMENTS I PROJECT

SITE PREPARATION/PLANTING PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 7 OF 10 SHEETS

IO# TBD

SUBMITTED BY:
STEPHANIE BRACCI
PROJECT MANAGER

CHECKED BY:
TBD
PROJECT ENGINEER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SFF			

N/A

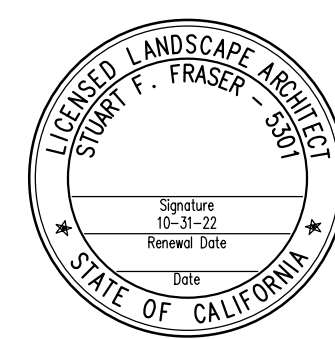
CCS27 COORDINATE

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CCS83 COORDINATE

TBD

SPEC. NO.: TBD



CONTRACTOR
INSPECTOR

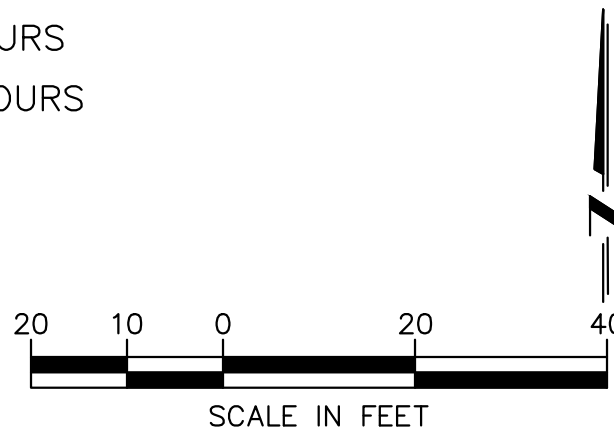
DATE STARTED
DATE COMPLETED

WARNING
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WINNETT STREET REVEGETATION SHT P-2.1



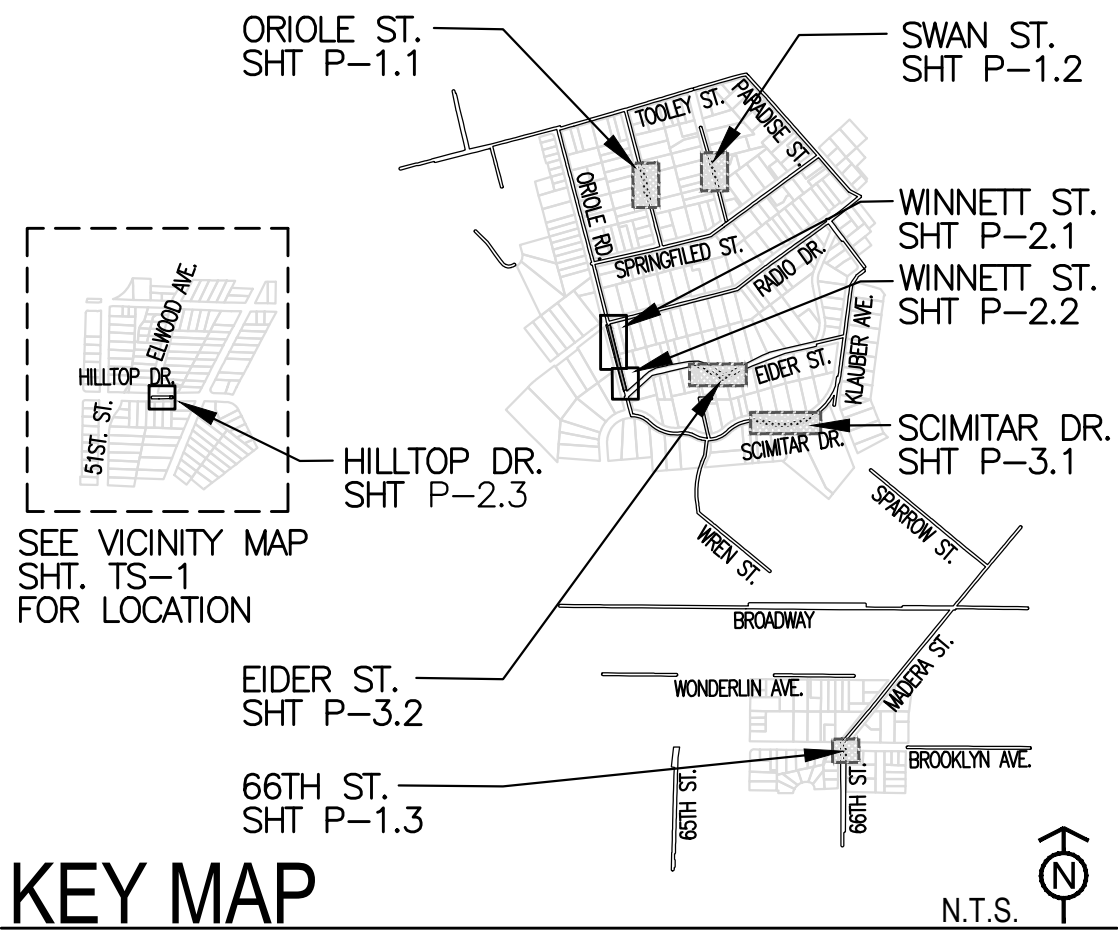
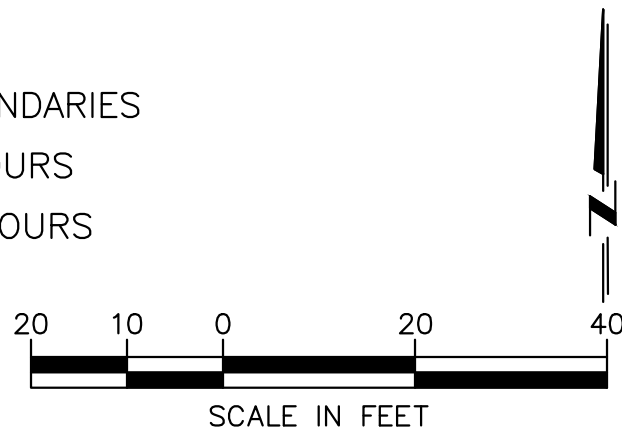
WINNETT STREET REVEGETATION SHT P-2.2



HILLTOP DRIVE REVEGETATION SHT P-2.3

SHEET LEGEND

- REVEGETATION SEEDING AREAS COMBINED 0.163 AC./7,121 SF (THIS SHEET ONLY)
- BMZ REVEGETATION SEEDING AREAS
- SITE STABILIZATION TREATMENT AREA 0.065 AC./2,833 SF (THIS SHEET ONLY)
- PROJECT LIMITS
- WATER MAIN
- HYDRANT
- PARCEL BOUNDARIES
- 2 FT. CONTOURS
- 10 FT. CONTOURS



P-2

REVEGETATION PLANS FOR THE:
ENCANTO IMPROVEMENTS I PROJECT

SITE PREPARATION/PLANTING PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 8 OF 10 SHEETS

IO# TBD

SUBMITTED BY:
STEPHANIE BRACCI
PROJECT MANAGER

CHECKED BY:
TBD
PROJECT ENGINEER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SFF			

N/A
CCS27 COORDINATE
XXXX-XXXX
CCS83 COORDINATE

TBD

DATE STARTED
DATE COMPLETED

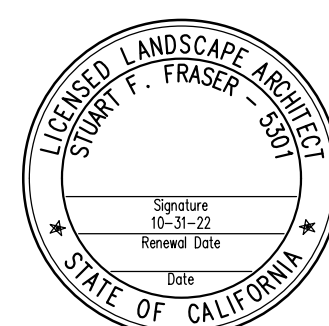
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Management Services

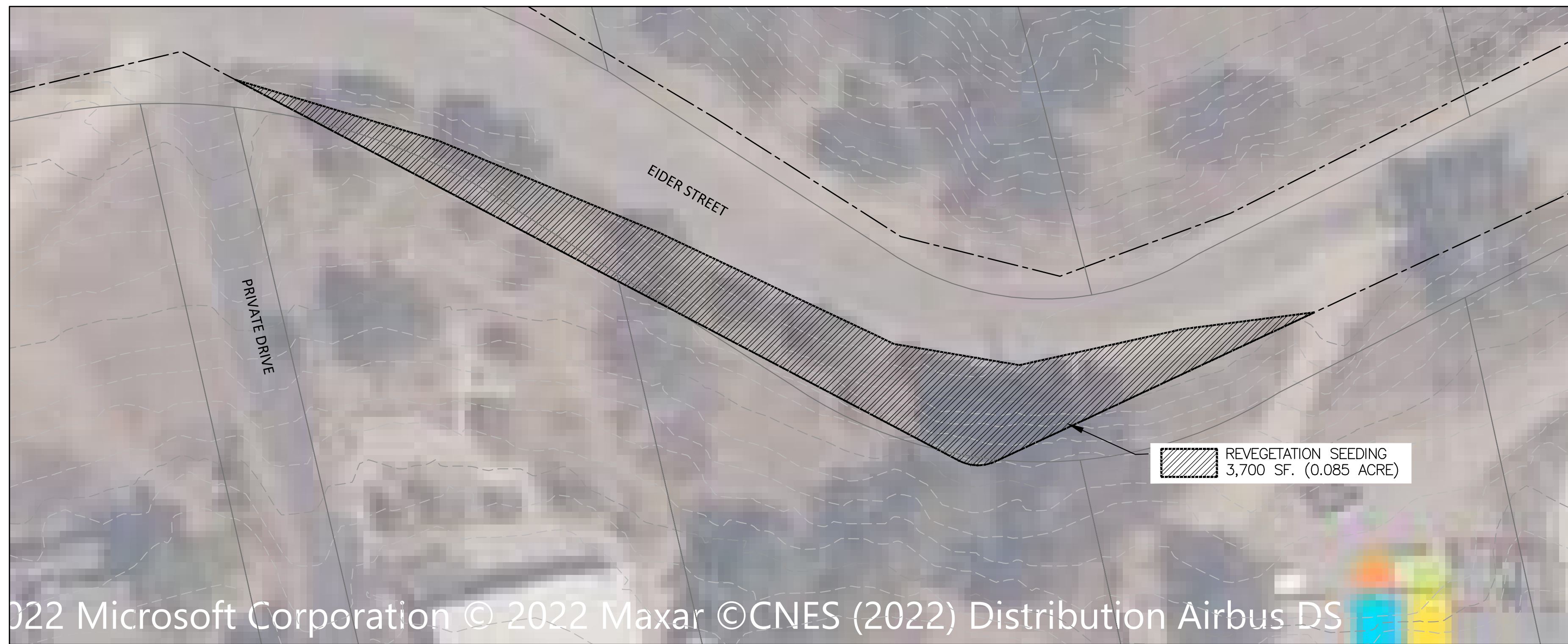
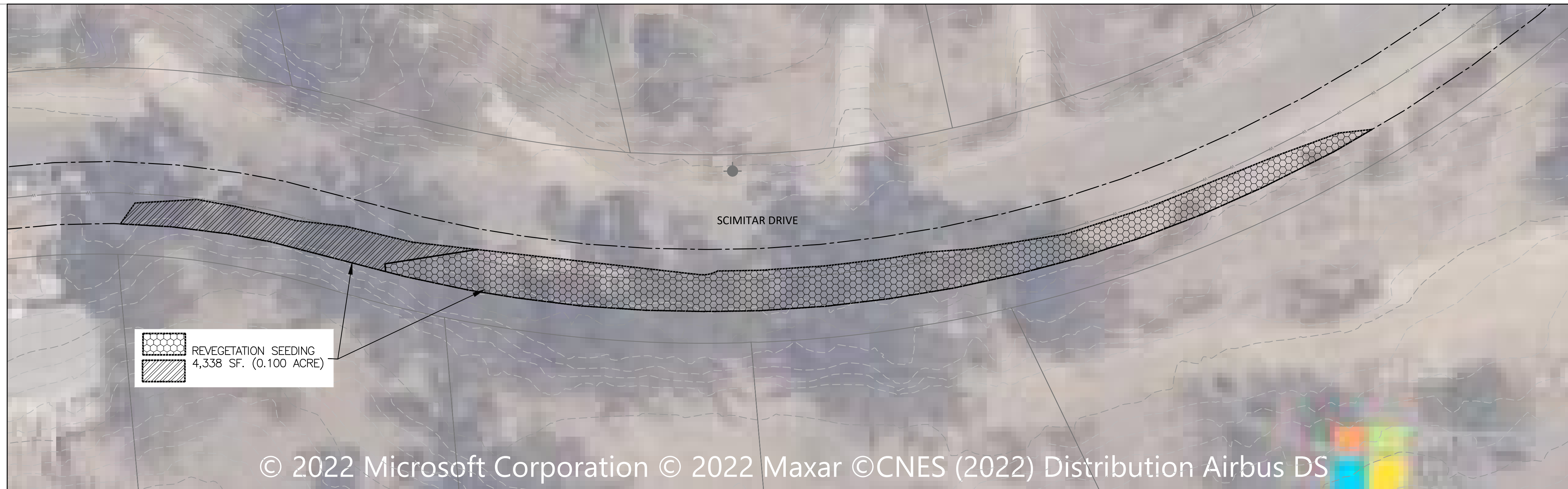
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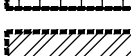








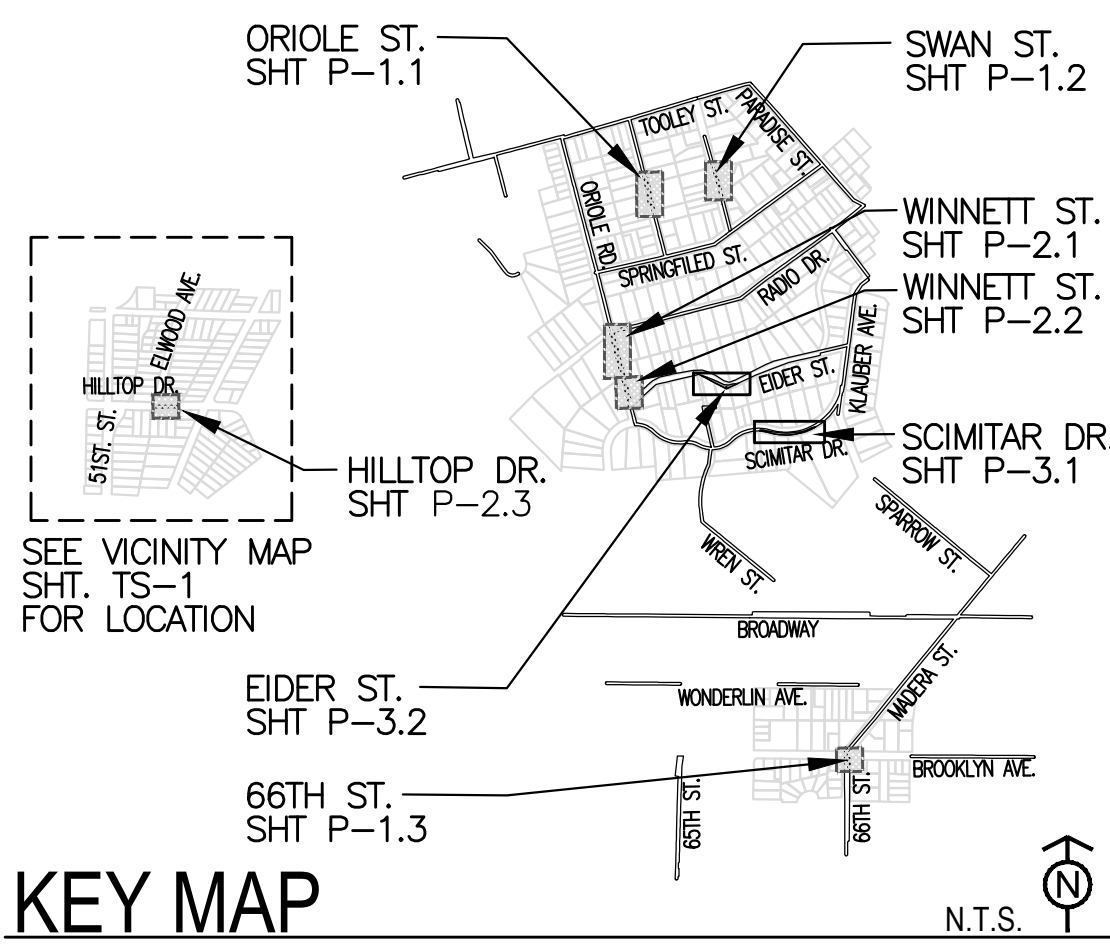
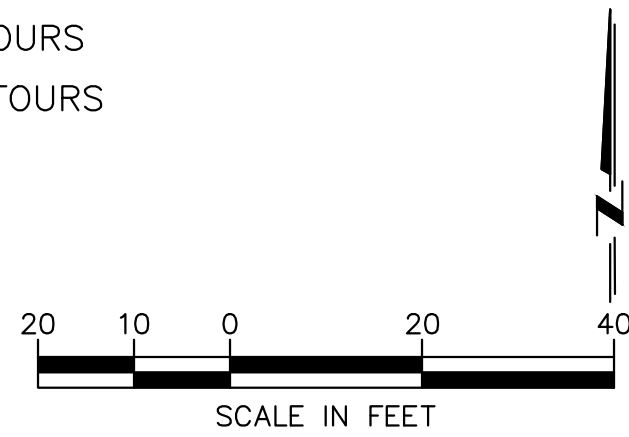
CONTRACTOR
INSPECTOR

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SHEET LEGEND

-  REVEGETATION SEEDING AREAS
 BMZ REVEGETATION SEEDING AREAS
 PROJECT LIMITS
 WATER MAIN
 HYDRANT
 PARCEL BOUNDARIES
 2 FT. CONTOURS
 10 FT. CONTOURS
- COMBINED
 0.185 AC./8,038 SF
 (THIS SHEET ONLY)



P-3

REVEGETATION PLANS FOR THE: ENCANTO IMPROVEMENTS I PROJECT

SITE PREPARATION/PLANTING PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 9 OF 10 SHEETS

IO# TBD

SUBMITTED BY:
STEPHANIE BRACC
PROJECT MANAGER

CHECKED BY:
TBD
PROJECT ENGINEER

N/A

CCS27 COORDINATE

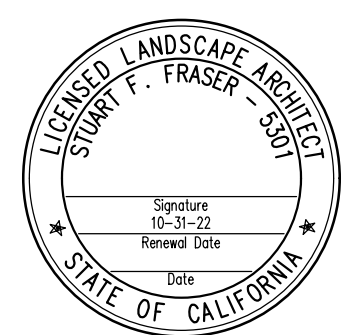
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TBD

DATE STARTED
DATE COMPLETED

DATE COMPLETED

SPEC. NO.: TBD



CONTRACTOR
INSPECTOR

INSPECTOR

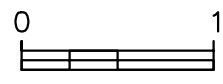
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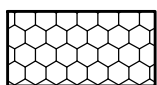

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SEED LEGEND

NATIVE REVEGETATION/NON-HABITAT FORMING UPLAND SEED MIX (0.499 Acres/21,751 SF)

SYMBOL	BOTANICAL NAME	COMMON NAME	PLS ¹	LBS/ACRE ²	TOTAL LBS ²
 REVEGETATION AREA	ACMISPON GLABER	DEERWEED	85	1.0	0.5
	AMBROSIA PSYLOSTACHYA	WESTERN RAGWEED	20	1.5	0.7
	AMSIACKIA MENZIESII VAR. INTERMEDIA	RANCHER'S FIDDLENECK	29	1.0	0.5
	BROMUS CARINATUS	CALIFORNIA BROME GRASS	86	3.0	1.5
	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	25	2.0	1.0
 BMZ REVEGETATION AREA	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	78	1.5	0.7
	FESTUCA MICROSTACHYS ³	PACIFIC FESCUE	72	2.0	1.0
	ISOCOMA MENZIESII	COASTAL GOLDENBUSH	15	1.0	0.5
	LASTHENIA GRACILIS ³	NEEDLE GOLDFIELDS	30	1.0	0.5
	LUPINUS BICOLOR ³	MINIATURE LUPINE	90	2.0	1.0
	LUPINUS SUCCULENTUS ³	ARROYO LUPINE	90	3.0	1.5
	PLANTAGO ERECTA ³	DOT SEED PLANTAIN	85	5.0	2.4
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	80	1.5	0.7
	TOTAL:		25.5		12.5

- ¹ PLS = PERCENT LIVE SEED (MINIMUM)
- ² BULK SEED
- ³ QUICK GERMINATING NURSE CROPS FOR EROSION CONTROL

SEEDING NOTES

- ALL SEEDS SHALL HAVE ORIGINATED FROM WITHIN SAN DIEGO COUNTY COASTAL AREAS TO THE EXTENT PRACTICAL (E.G. WITHIN A 25 MILE RADIUS), OR AS APPROVED BY THE RE AND PROJECT BIOLOGIST, OR CONTRACTOR SHALL PROVIDE EVIDENCE THAT THE SEED ARE NOT AVAILABLE AND SHALL NOTIFY THE CITY REPRESENTATIVE AND THE PROJECT BIOLOGIST FOR ALTERNATIVE COMPLIANCE.
- ALL SEEDS SHALL MEET THE MINIMUM % PURE LIVE SEED (PLS) AS NOTED IN TABLES. IF THE MINIMUM % PLS COUNT CANNOT BE MET CONTRACTOR SHALL COORDINATE AND OBTAIN WRITTEN APPROVAL FROM THE PROJECT BIOLOGIST FOR ALTERNATIVE COMPLIANCE (I.E.. SUBSTITUTION, INCREASED QUANTITY). ANY POTENTIAL SUBSTITUTIONS MUST BE APPROVED BY THE PROJECT BIOLOGIST PRIOR TO APPLICATION OF SEED.
- %PLS (DEPICTED IN THE SEED PALETTE) IS CALCULATED BY MULTIPLYING THE PERCENT SEED PURITY BY PERCENT SEED GERMINATION, WHICH SHALL BE THE METHOD USED BY THE PROJECT BIOLOGIST TO DETERMINE SEED QUALITY.
- CONTRACTOR SHALL SUBMIT ALL SEED TAGS FOR SEED PRODUCTS TO BE USED WITHIN THE PROJECT TO THE CITY AND PROJECT BIOLOGIST FOR APPROVAL PRIOR TO APPLICATION. ALL SEED TAGS FROM MATERIALS ACTUALLY APPLIED SHALL BE RETAINED BY THE CONTRACTOR AND SHALL BE TURNED OVER TO THE PROJECT BIOLOGIST IN ORDER TO VERIFY COMPLIANCE WITH THE SPECIFIED MATERIALS.
- THE SEED MIX IDENTIFIED ON THESE PLANS SHALL BE APPLIED IN ALL AREAS IDENTIFIED ON THE PLAN FOR REVEGETATION, AND AS DIRECTED BY THE PROJECT BIOLOGIST.
- SEEDING SHALL OCCUR ONLY AFTER THE PROJECT BIOLOGIST HAS OBSERVED AND APPROVED THAT THE SITE HAS BEEN PROPERLY CLEARED OF ALL NON-NATIVE VEGETATION AND THE IRRIGATION SYSTEM HAS BEEN INSTALLED, INSPECTED AND VERIFIED AS OPERATIONAL.
- THE SEED SHALL BE INSTALLED VIA HYDROSEED METHODS, UNLESS OTHERWISE DIRECTED BY THE PROJECT BIOLOGIST. SEED APPLIED SHALL ACHIEVE 100% COVER UPON APPLICATION OF THE FOLLOWING SLURRY MIX:
 - VIRGIN WOOD FIBER W/GREEN MARKER DYE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE
 - GUAR GUM TACKIFIER APPLIED AT A MINIMUM RATE OF 150 LBS. PER ACRE.
 - SEED MIX AS INDICATED IN THE SEEDING PALETTE APPLIED IN THE QUANTITY LISTED PER ACRE
- EQUIPMENT USED FOR THE APPLICATION OF THE HYDROSEED SLURRY MIX SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENOUSLY MIX THE SLURRY. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY AT THE RATES INDICATED.
- PROJECT BIOLOGIST SHALL CONSIDER THE ESTABLISHED 70% SUCCESS CRITERIA, IN THE EVENT THAT ADDITIONAL SEED IS NEEDED TO SUPPLEMENT THE QUANTITY SHOWN ON THESE SEEDING PLANS.

SOIL STABILIZATION LEGEND

 SOIL STABILIZATION AREA – APPLY MULCH PER SITE PREPARATION NOTES (SHT TS–1)

MAINTENANCE REQUIREMENTS:

- REVEGETATION AND SITE STABILIZATION AREAS SHALL BE MAINTAINED FOR A PERIOD OF NOT LESS THAN 25 MONTHS (TABLE 1) OR FOR A DURATION DETERMINED BY THE CITY AND PROJECT BIOLOGIST. ALL REVEGETATION AND SITE STABILIZATION AREAS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL APPROVAL BY THE CITY AT THE END OF THE 25-MONTH PERIOD, OR EXTENDED MAINTENANCE PERIOD IF PROJECT DOES NOT MEET THE PERFORMANCE STANDARDS/SUCCESS CRITERIA (TABLE 2). THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING INSTALLATION ACCEPTANCE (AT THE END OF 120 DAY PEP) AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY REPRESENTATIVE AND PROJECT BIOLOGIST.
- EROSION CONTROL AND PERIMETER FENCING SHALL BE REMAIN IN PLACE, INTACT AND MAINTAINED FUNCTIONAL THROUGH THE 120-DAY PEP AND FOR THE DURATION OF THE 25-MONTH MAINTENANCE AND MONITORING PERIOD. EROSION CONTOL SHALL BE MAINTAINED TO THE SATISFACTION OF THE CITY AND PROJECT BIOLOGIST. ALL ABOVE GROUND EROSION CONTROL MEASURES SUCH AS BUT NOT LIMITED TO SILT FENCING, GRAVEL BAGS, AND/OR FIBER ROLLS SHALL BE REMOVED BY THE CONTRACTOR FOLLOWING CITY ACCEPTANCE OF THE 25-MONTH MAINTENANCE AND MONITORING PERIOD.
- THE CONTRACTOR SHALL MAINTAIN THE SITE FREE OF TRASH AND INORGANIC DEBRIS THROUGH COMPLETION OF THE 25-MONTH MAINTENANCE AND MONITORING PERIOD.
- WEEDING, HERBICIDE, AND/OR PESTICIDE APPLICATION SHALL BE CONDUCTED REGULARLY BY THE CONTRACTOR. WEEDING SHALL BE DONE AT A MINIMUM OF BI-WEEKLY UNTIL THE END OF THE 120-DAY PEP, AND MONTHLY THEREAFTER THROUGHOUT THE 25-MONTH MAINTENANCE PERIOD. WEEDS SHALL BE REMOVED AND PROPERLY DISPOSED OF OFFSITE. CONTRACTOR SHALL OBTAIN APPROVAL FROM CITY REPRESENTATIVE AND PROJECT BIOLOGIST BEFORE HERBICIDE/PESTICIDE APPLICATIONS, AND SHALL APPLY HERBICIDE/PESTICIDE PER MANUFACTURER'S RECOMMENDATIONS AND PER ANY STATE OF CALIFORNIA GUIDELINES. CONTRACTOR MUST POSSESS A VALID STATE PESTICIDE AND/OR HERBICIDE LICENSE AT ALL TIMES.
- CONTRACTOR SHALL CONTROL ALL WEEDS AS IDENTIFIED BY THE PROJECT BIOLOGIST, SUCH THAT NO WEED COVER EXCEEDS 5% OF THE PROJECT SITE, BEFORE THEY DEVELOP SIGNIFICANT VEGETATION COVER (AT THE DISCRETION AT THE PROJECT BIOLOGIST), AND BEFORE THEY DEVELOP VEGETATIVE PARTS AND SET SEED.
- BMZ WITHIN PPROJECT AREAS SHALL BE MAINTAINED IN COMPLIANCE WITH CITY OF SAN DIEGO BRUSH MANAGEMENT REGULATIONS FOR THE DURATION OF THE 25-MONTH MAINTENANCE PERIOD. NATIVE SHRUBS FROM THE APPLIED SEED MIX (ISOCOMA MENZIESII, ACMISPON GLABER) OR NATURALLY RECRUITING NATIVE SHRUBS SHALL BE MAINTAINED TO A MAXIMUM OF 55% COVER IN BMZ.
- VEGETATION COVER AND MAX. INVASIVE SPECIES COVER SHALL BE REQUIRED TO MEET ESTABLISHED SUCCESS CRITERIA (SHT P–4; TABLE 2, SUCCESS CRITERIA), FOR THE FOLLOWING MILESTONE PERIODS: 120-DAYS FOLLOWING INSTALLATION, AT THE END OF YEAR ONE AND 25 MONTHS FOLLOWING COMPLETION OF THE 120-DAY PLANT ESTABLISHMENT PERIOD (PEP), THE PROJECT BIOLOGIST AND CITY REPRESENTATIVE MAY APPROVE LESSER % AS ACCEPTABLE BASED ON SITE CONDITIONS.
- SITE STABILIZATION AREAS SHALL NOT BE REQUIRED FOR ACHIEVEMENT OF ESTABLISHED PROJECT PERFORMANCE STANDARDS FOR NATIVE COVER ESTABLISHMENT, BUT ARE REQUIRED TO MAINTAIN BELOW THE NON-NATIVE COVER REQUIREMENT.
- CONTRACTOR SHALL REMOVE ALL TEMPORARY IRRIGATION LINES AND APPURTENANCES (SEE IRRIGATION NOTES, SHT. I–2), AND PERIMETER CONTROLS (ROPE AND POST FENCING) FOLLOWING ACCEPTANCE OF REVEGETATION BY THE CITY .

TABLE 1. MAINTENANCE MONITORING AND REPORTING SCHEDULE

PERIOD	ACTIVITY FOR PROJECT BIOLOGIST/CONTRACTOR	BIOLOGIST SITE VISIT FREQUENCY	SUBMITTALS/ CHECKLIST	REPORTING FREQUENCY
REVEGETATION INSTALLATION	PROJECT BIOLOGIST: RESPONSIBLE FOR MONITORING CONTRACTOR: RESPONSIBLE FOR INSTALLATION AND MAINTENANCE	AS NEEDED, BUT MINIMUM WEEKLY	BIOLOGIST REPORTS: BASED ON REVEGETATION PLAN CRITERIA	UPON COMPLETION OF SUCCESSFUL INSTALLATION (AS DETERMINED BY THE PROJECT BIOLOGIST)
120 DAY PEP	PROJECT BIOLOGIST: RESPONSIBLE FOR MONITORING CONTRACTOR: RESPONSIBLE FOR MAINTENANCE	MONTHS 1 & 2 – BIWEEKLY (MINIMUM) MONTHS 3 & 4 – ONCE PER MONTH (MINIMUM)	BIOLOGIST REPORTS: BASED ON THE REVEGETATION PLAN CRITERIA	AT THE END OF THE PEP***
25 MONTH LONG-TERM MAINTENANCE & MONITORING	PROJECT BIOLOGIST: RESPONSIBLE FOR MONITORING CONTRACTOR: RESPONSIBLE FOR MAINTENANCE	EVERY 3 MONTHS	BIOLOGIST REPORTS: BASED ON THE REVEGETATION PLAN CRITERIA	EVERY THREE MONTHS FOR THE FIRST 9 MONTHS YEAR 1*** 25 MONTHS***

NOTE: IF 25 MONTH SUCCESS CRITERIA ARE NOT MET, THE MAINTENANCE AND MONITORING (M&M) PROGRAM WILL BE EXTENDED AS REQUIRED. QUARTERLY MAINTENANCE AND MONITORING WITH YEARLY REPORTING SHALL CONTINUE AS NEEDED.
***PEP, YEAR 1 AND 25 MONTH FINAL REPORT(S) REQUIRED TO INCLUDE ABOVE INFORMATION.

TABLE 2. SUCCESS CRITERIA (NATIVE REVEGETATION AREAS)

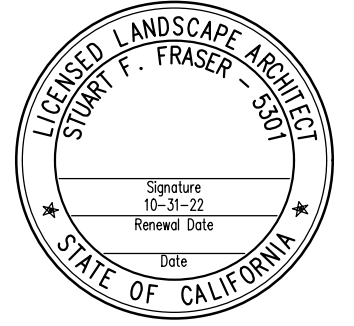
PARAMETER	% VEGETATION COVER (NATIVE REVEGETATION AREAS) ^{1,3,4}	NON-NATIVE COVER ³
120 DAYS	25%	<5% AT ANY TIME, 0% INVASIVE EXOTICS ²
1 YEAR	40%	<5% AT ANY TIME, 0% INVASIVE EXOTICS ²
25 MONTHS	70%	<5% AT ANY TIME, 0% INVASIVE EXOTICS ²

- AT THE DISCRETION OF THE PROJECT BIOLOGIST, RECRUITED ANNUAL NON-NATIVE GRASS AND FORB SPECIES NOT LISTED AS HIGHLY INVASIVE ON THE CAL-IPC INVASIVE PLANT LIST CAN BE USED TO MEET THE % VEGETATION COVER FOR EROSION CONTROL.
- LISTED BY CITY OF SAN DIEGO LANDSCAPE STANDARDS AND/OR CAL-IPC AS HIGHLY INVASIVE, PER THEIR MOST CURRENT INVENTORY.
- SITE STABILIZATION AREA SHALL NOT BE REQUIRED FOR ACHIEVEMENT OF ESTABLISHED PROJECT PERFORMANCE STANDARDS FOR % VEGETATION COVER, BUT IS REQUIRED TO MAINTAIN BELOW THE NON-NATIVE COVER REQUIREMENT.
- SHRUB COVER WITHIN BMZ SHALL NOT EXCEED 55%

P-4

REVEGETATION PLANS FOR THE:
ENCANTO IMPROVEMENTS I PROJECT
PLANTING LEGENDS, DETAIL AND
IMPLEMENTATION AND LONG-TERM
MAINTENANCE AND MONITORING NOTES

CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS DEPARTMENT SHEET 10 OF 10 SHEETS					IO# <u>TBD</u>
					SUBMITTED BY: <u>STEPHANIE BRACCI</u> PROJECT MANAGER
					CHECKED BY: <u>TBD</u> PROJECT ENGINEER
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	SFF				N/A
					CCS27 COORDINATE
					XXXX–XXXX CCS83 COORDINATE
					TBD

SPEC. NO.: TBD

CONTRACTOR _____
INSPECTOR _____
DATE STARTED _____
DATE COMPLETED _____

CONSULTANT



Engineering, Planning,
Environmental Sciences and
Management Services

605 Third Street Encinitas, CA 92024 T- (760) 942-5147 F- (760) 632.0164

WARNING

0 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.