

SMITH SUBDIVISION LANDSCAPE CONSTRUCTION PLANS

SHEET INDEX

SHEET #	SHEET TITLE
1	TITLE SHEET
2-4	IRRIGATION PLANS AND NOTES
5-6	IRRIGATION DETAILS
7	IRRIGATION RUN TIME SCHEDULES
8	WATER CONSERVATION PLAN
9-11	PLANTING PLAN AND NOTES
12	PLANTING DETAILS

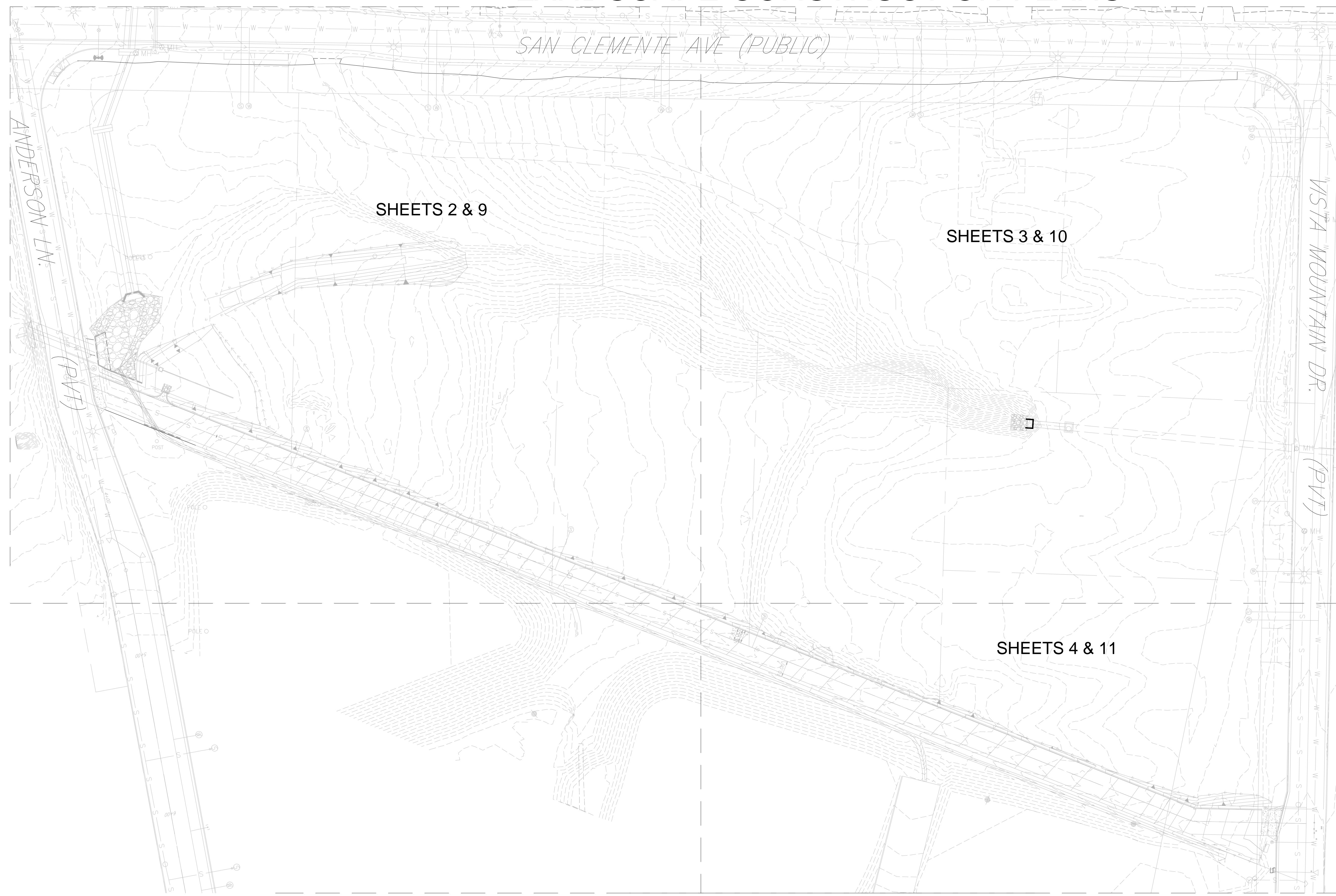
I AM FAMILIAR WITH AND AGREE TO COMPLY WITH THE REQUIREMENTS FOR LANDSCAPE IMPROVEMENTS AS DESCRIBED IN CHAPTER 18.56 OF THE VISTA DEVELOPMENT CODE. THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THE REGULATIONS TO PROVIDE EFFICIENT LANDSCAPE WATER USE.

Timothy Michael Smith

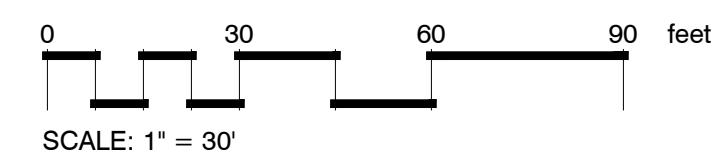
TIMOTHY MICHAEL SMITH, LLA #4008

BRUCE SMITH (APPLICANT)

- FOLLOWING GRADING BUT PRIOR TO THE COMMENCEMENT OF THE IRRIGATION SYSTEM'S INSTALLATION, A SOILS MANAGEMENT REPORT MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. IT SHALL CONTAIN THE FOLLOWING: AN ANALYSIS OF THE SOIL FOR THE PROPOSED LANDSCAPE AREA OF THE PROJECT INCLUDING SOIL TEXTURE, SOIL INFILTRATION RATE, PH, TOTAL SOLUBLE SALTS, PLANT SODIUM, PERCENT ORGANIC MATTER, HORTICULTURAL SUITABILITY, AND RECOMMENDATIONS FOR SOIL AMENDMENTS AND MULCH THAT MAY BE NECESSARY TO PROVIDE FOR HEALTHY PLANT SURVIVAL AND GROWTH.
- THE PROJECT LANDSCAPE ARCHITECT SHALL SUPERVISE THE INSTALLATION TO INSURE THAT THE WORK IS INSTALLED PER THE PLANS APPROVED BY THE CITY. THIS SHALL INCLUDE AN OBSERVATION OF THE IRRIGATION SYSTEM OF ALL POINTS OF CONNECTION (PRIOR TO BACKFILL), BACKFLOW PROTECTION DEVICES, MAINLINES, ELECTRICAL CONNECTIONS, AUTOMATIC CONTROLLERS, CONTROL VALVES, AS WELL AS ALL SOIL AMENDMENTS, ROOT BARRIERS, EXISTING AND PROPOSED PLANTINGS, TREE STAKING AND MULCH. THE COMPLETED IRRIGATION SYSTEM MUST BE TESTED TO VERIFY ADEQUATE COVERAGE AND THAT NO OVERSPRAY OR RUNOFF IS OCCURRING.
- PRIOR TO REQUEST OF THE APPLICANT FOR REVIEW AND APPROVAL BY THE CITY OF THE PROJECT'S COMPLETION, PROVIDE AN IRRIGATION SCHEDULE SHOWING THE TIME PERIOD WHEN IRRIGATION WILL BE SCHEDULED AND CONFIRM THAT NO OVERHEAD IRRIGATION SHALL BE USED BETWEEN THE HOURS OF 10:00 AM AND 8:00 PM.
- PRIOR TO THE REQUEST OF THE APPLICANT FOR REVIEW AND APPROVAL BY THE CITY OF THE PROJECT'S COMPLETION, IDENTIFY THE ENTITY WHO WILL BE RESPONSIBLE FOR MAINTENANCE AND PROVIDE A LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE TO INCLUDE THE FOLLOWING:
 - ADJUSTMENTS AND REPAIR OF THE IRRIGATION SYSTEM TO PREVENT RUNOFF AND EROSION AND TO DETECT IRRIGATION SYSTEM FAILURE.
 - REPLACEMENT OF DEAD, DYING AND DISEASED VEGETATION
 - ERADICATION OF INVASIVE SPECIES
 - ADDITION OF SOIL AMENDMENTS WHEN NECESSARY TO SUPPORT AND MAINTAIN HEALTHY PLANT GROWTH
 - FERTILIZING, PRUNING AND WEEDING AND MAINTAINING TURF AREAS
 - MAINTENANCE TO AVOID OBSTRUCTION OF MOTORIST'S VIEW.
- THE SUBMISSION BY THE PROJECT LANDSCAPE ARCHITECT'S CERTIFICATE OF COMPLETION SHALL SERVE AS A FORMAL REQUEST FOR FINAL OBSERVATION BY THE CITY. THE CERTIFICATE OF COMPLETION SHALL INCLUDE:
 - CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS WITH ANY DEVIATIONS NOTED,
 - AN UPDATED IRRIGATION SCHEDULE,
 - IRRIGATION AND MAINTENANCE SCHEDULE, AND
 - SOILS MANAGEMENT REPORT.
- THE CITY'S INSPECTION SHALL INCLUDE, BUT NOT BE LIMITED TO CONFORMANCE WITH THE APPROVED IRRIGATION AND PLANTING PLANS. TENTATIVE APPROVAL SHALL BE GRANTED WHEN THE CITY IS SATISFIED THAT THE INSTALLATION OF THE LANDSCAPING AND IRRIGATION SYSTEM HAS BEEN SATISFACTORILY INSTALLED PER THE APPROVED PLANS.
- FINAL APPROVAL OF LANDSCAPE INSTALLATION SHALL REQUIRE AND ADDITIONAL FIELD OBSERVATION OF THE LANDSCAPING AND IRRIGATION SYSTEM BY THE CITY NO SOONER THAN ONE YEAR FROM THE DATE OF TENTATIVE APPROVAL. PRIOR TO THE REQUEST FOR FINAL APPROVAL, THE OWNER IS REQUIRED TO OBTAIN AN IRRIGATION AUDIT REPORT PREPARED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR, CERTIFYING SATISFACTORY TESTING FOR THE FOLLOWING: DISTRIBUTION UNIFORMITY, OVERSPRAY AND RUNOFF CONTROL, AND THAT WATER USE DOES NOT EXCEED THE MAWA ONCE LANDSCAPING HAS BEEN ESTABLISHED. THIS REPORT MUST BE SUBMITTED PRIOR TO THE REQUESTED FINAL INSPECTION BY THE CITY.



SHEET KEY MAP



NO.	DESCRIPTION	CITY	DATE	VID	DATE

APPROVED CHANGES

Wynn - Smith Landscape Architecture, Inc.
12315 Oak Knoll Road, Suite 230, Poway, California 92064
Tel: 858.513.0030 Fax: 858.513.0032



CITY of VISTA

LANDSCAPE PLANS FOR:
SMITH SUBDIVISION
STA 10+00.00 TO 13+34.76

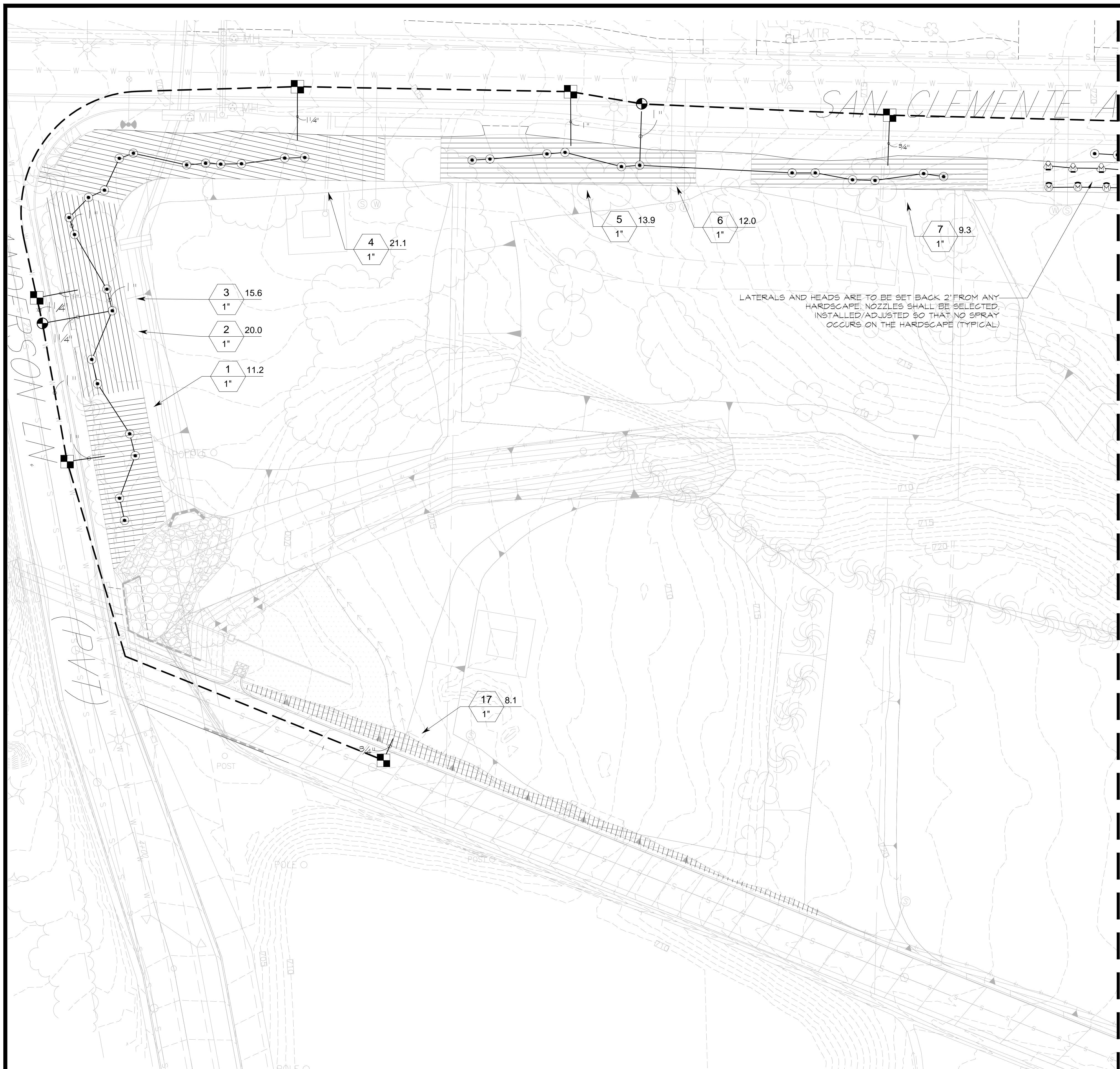
ADDRESS: 2495 SAN CLEMENTE AVENUE, VISTA, CA

APPROVED

CITY ENGINEER	55075	6-30-14	EXPIRES DATE	SHEET 1 OF 12
---------------	-------	---------	--------------	---------------

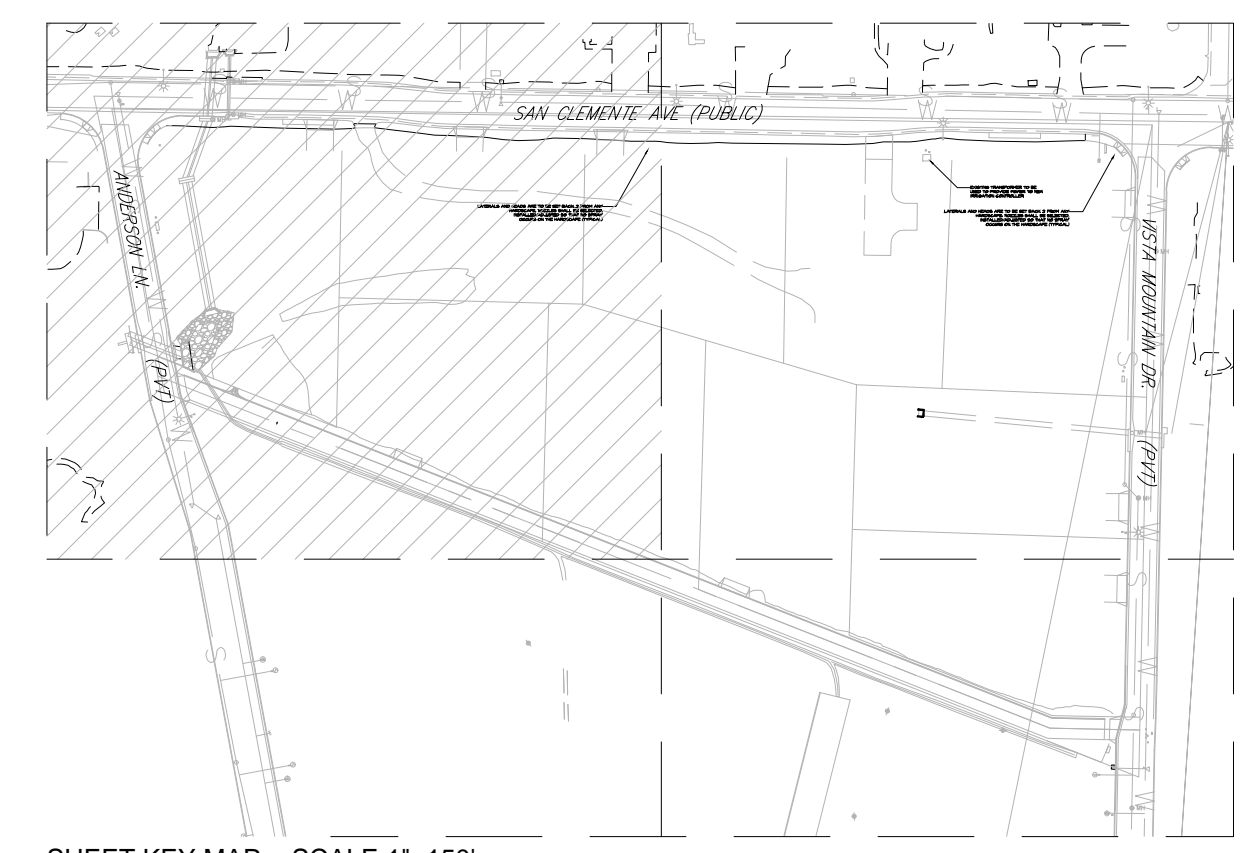
BENCH MARK:
FD SPIKE S'LY SIDE PP NO.730861H, UP 2.54 FROM GROUND,
POLE LOCATED ON N'LY SIDE OF VALE TERRACE COV #0035
ADJ. ELEV.=595.93 VS. REC. ELEV.=595.945

DWG-4013



IRRIGATION SCHEDULE

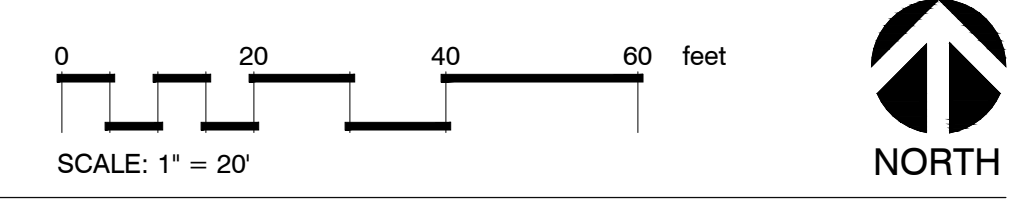
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Hunter MP1000 PROS-00 Shrub Rotator, fixed-riser, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	25	40	4/6
	Hunter MP2000 PROS-00 Shrub Rotator, fixed-riser, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc on PRS40 body.	8	40	4/6
	Hunter MP1000 PROS-12-CV (2) Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	28	40	5/6
	Hunter MP2000 PROS-12-CV (2) Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc on PRS40 body.	7	40	4/6
	Hunter PRS-PRS30-00-MSBN Multi-Stream Bubbler, fixed riser, 25=25gpm, 50=50gpm, 10=1.0gpm, 20=2.0gpm.	80	30	6/6
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	10		3/6
	Area to Receive Dripline Hunter PLD-06-12 (14) In-Line Pressure Compensating Landscape Dripline with Built-In Check Valve. 0.6GPH emitters at 12.0" O.C. Dripline laterals spaced at 14.0" apart, with emitters offset for triangular pattern. UV Resistant.	15,238 s.f.		5/5
	Hunter PGV-101-MB 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male Thread x 1" Barb Inlet/Outlet. Globe Configuration, With Flow Control.	7		4/5
	Febco 825YA 1-1/2" Reduced Pressure Backflow Preventer	1		2/5
	Hunter IC-1800-PED-SS Modular Controller, 18 stations, Outdoor Model, Stainless Steel Pedestal. Commercial Use. With two ICM-600 modules included.	1		1/5
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	1		
	Hunter FLOW-CLIK-100 Flow Sensor SOV with Interface Panel, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp, install Interface Panel as required.	1		3/5
	V.I.T. Products SBBC-30CR Low profile, tube and wire construction smooth touch surface, cold rolled steel, backflow enclosure. 31.5"L, 28"H, 17.75"W (80.01cm L, 71.12cm H, 45.085cm W).	1		
	Water Meter 1" Vista Irrigation District	1		
	Irrigation Lateral Line: PVC Class 200 SDR 21 Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	2,267 l.f.		2/6
	Irrigation Mainline: PVC Schedule 40	1,528 l.f.		7/5
	Valve Callout Valve Number Valve Flow Valve Size			



SEE SHEET 4 FOR IRRIGATION NOTES, VALVE SCHEDULE AND VALVE CRITICAL ANALYSIS



IRRIGATION PLAN AND NOTES



NO.	DESCRIPTION	QTY	DATE	VID	DATE

WYNN - SMITH LANDSCAPE ARCHITECTURE, INC.
12315 Oak Knoll Road, Suite 230, Poway, California 92064
Tel: 858.513.0030 Fax: 858.513.0032



CITY of VISTA

IRRIGATION PLANS FOR:
SMITH SUBDIVISION
STA 10+00.00 TO 13+34.76

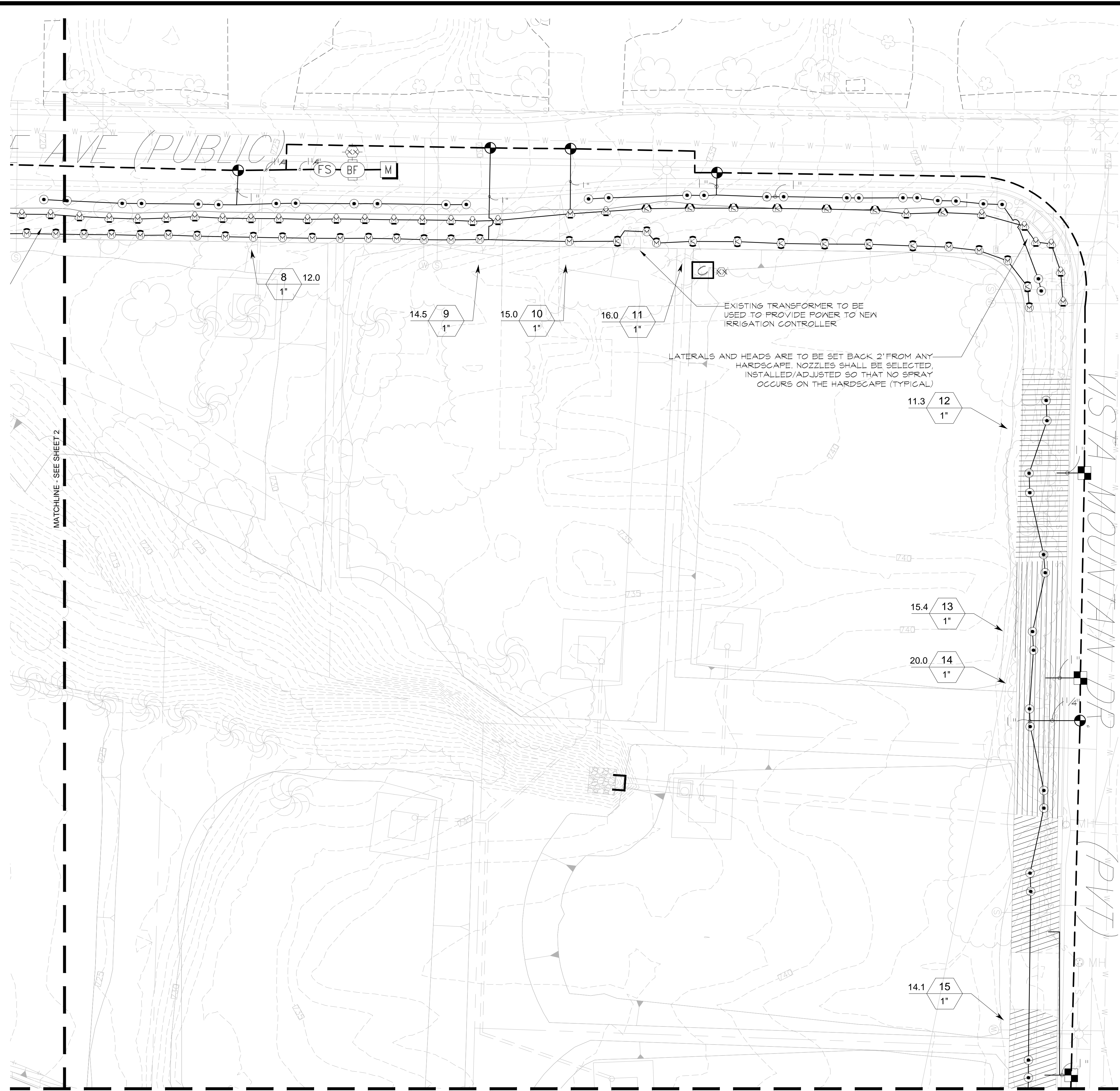
ADDRESS: 2495 SAN CLEMENTE AVENUE, VISTA, CA

APPROVED

CITY ENGINEER	55075	6-30-14	EXPIRES	DATE

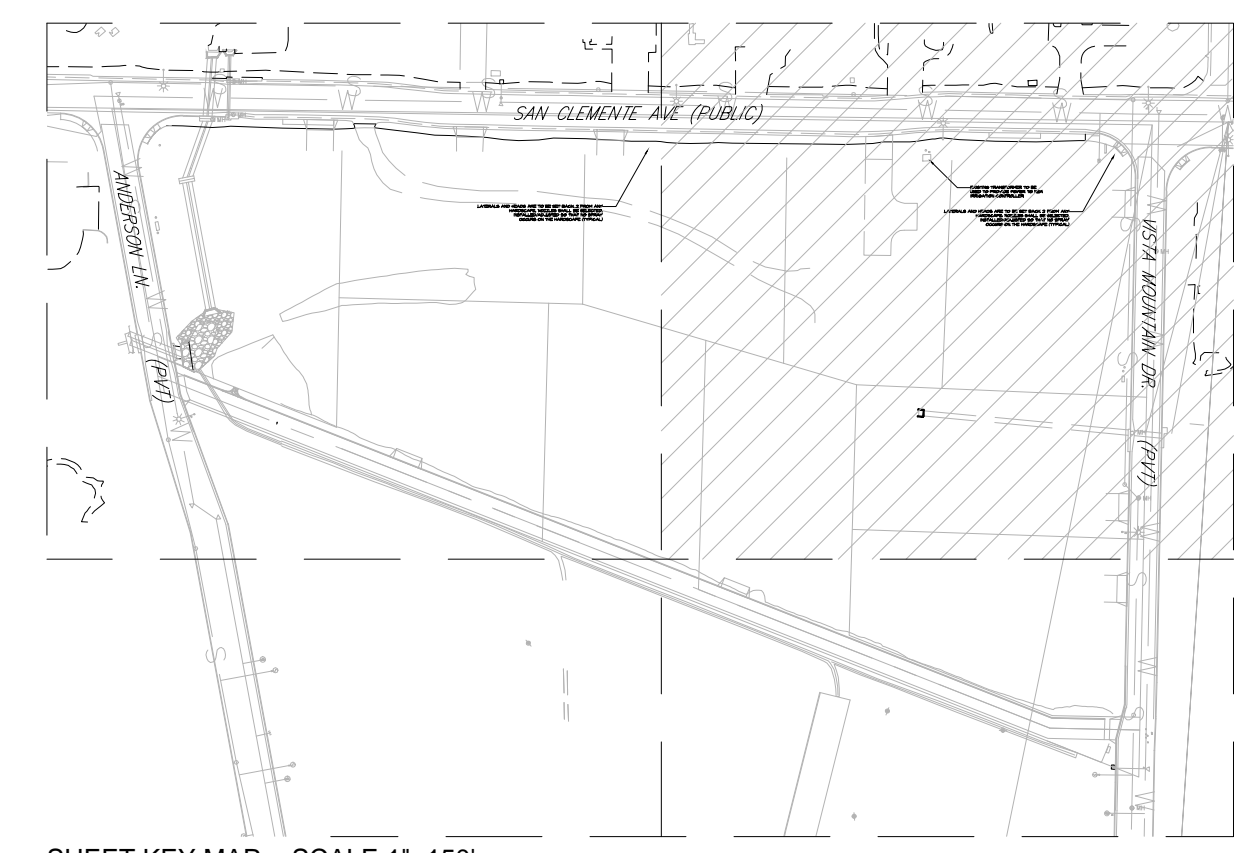
BENCH MARK:
FD SPIKE S'LY SIDE PP NO.730861H, UP 2.54 FROM GROUND,
POLE LOCATED ON N'LY SIDE OF VALE TERRACE COV #0035
ADJ. ELEV=595.93 VS. REC. ELEV=595.945

SHEET 2 OF 12
DWG-4013

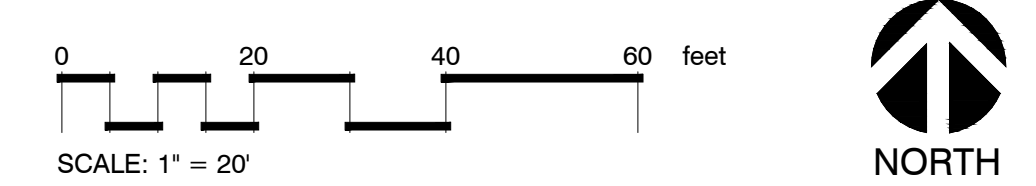


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Hunter MP1000 PROS-00 Shrub Rotator, fixed-riser, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	25	40	4/6
	Hunter MP2000 PROS-00 Shrub Rotator, fixed-riser, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc on PRS40 body.	8	40	4/6
	Hunter MP1000 PROS-12-CV (2) Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	28	40	5/6
	Hunter MP2000 PROS-12-CV (2) Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc on PRS40 body.	7	40	4/6
	Hunter PROS-PRS30-00-MSBN Multi-Stream Bubbler, fixed riser, 25=0.25gpm, 50=0.5gpm, 10=1.0gpm, 20=2.0gpm.	80	30	6/6
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	10		3/6
	Area to Receive Dripline Hunter PLD-06-12 (14) In-Line Pressure Compensating Landscape Dripline with Built-In Check Valve, 0.6GPH emitters at 12.0" O.C. Dripline laterals spaced at 14.0' apart, with emitters offset for triangular pattern. UV Resistant.	15,238 s.f.		5/5
	Hunter PGV-101-MB 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male Thread x 1" Barb Inlet/Outlet. Globe Configuration, With Flow Control.	7		4/5
	Febco 825YA 1-1/2" Reduced Pressure Backflow Preventer	1		2/5
	Hunter IC-1800-PED-SS Modular Controller, 18 stations, Outdoor Model, Stainless Steel Pedestal. Commercial Use. With two ICM-600 modules included.	1		1/5
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	1		
	Hunter FLOW-CLIK-100 Flow Sensor SOV with Interface Panel, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp, install Interface Panel as required.	1		3/5
	V.I.T. Products SBBC-30CR Low profile, tube and wire construction smooth touch surface, cold rolled steel, backflow enclosure. 31.5"L, 28"H, 17.75"W (80.01cm L, 71.12cm H, 45.085cm W).	1		
	Water Meter 1" Vista Irrigation District	1		
	Irrigation Lateral Line: PVC Class 200 SDR 21 Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	2,267 l.f.		2/6
	Irrigation Mainline: PVC Schedule 40 Valve Callout Valve Number Valve Flow Valve Size	1,528 l.f.		7/5



IRRIGATION PLAN AND NOTES



NO.	DESCRIPTION	QTY	DATE	VID	DATE
APPROVED CHANGES					

WYNN - SMITH LANDSCAPE ARCHITECTURE, INC.
 12315 Oak Knoll Road, Suite 230, Poway, California 92064
 Tel: 858.513.0030 Fax: 858.513.0032



CITY of VISTA

IRRIGATION PLANS FOR:
SMITH SUBDIVISION
 STA 10+00.00 TO 13+34.76

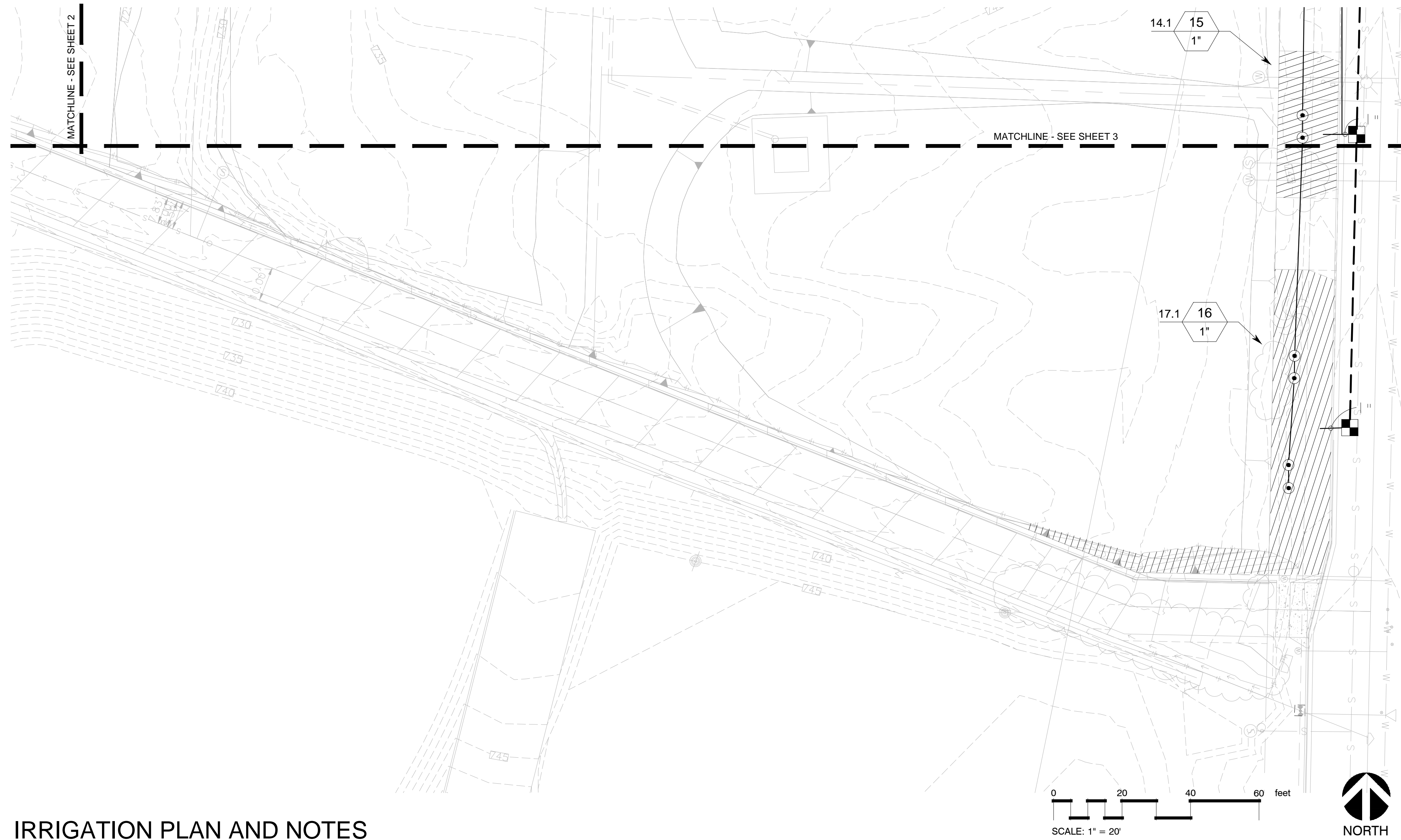
ADDRESS: 2495 SAN CLEMENTE AVENUE, VISTA, CA

APPROVED

CITY ENGINEER	55075	6-30-14	SHEET 3 OF 12
RCE	EXPIRES DATE		

BENCH MARK:
 FD_SPIKE S'LY SIDE PP_N0,730861H, UP 2.54 FROM GROUND,
 POLE LOCATED ON N'LY SIDE OF VALE TERRACE COV #0035
 ADJ. ELEV=595.93 VS. REC. ELEV.=595.945

DWG-4013



IRRIGATION PLAN AND NOTES

IRRIGATION NOTES

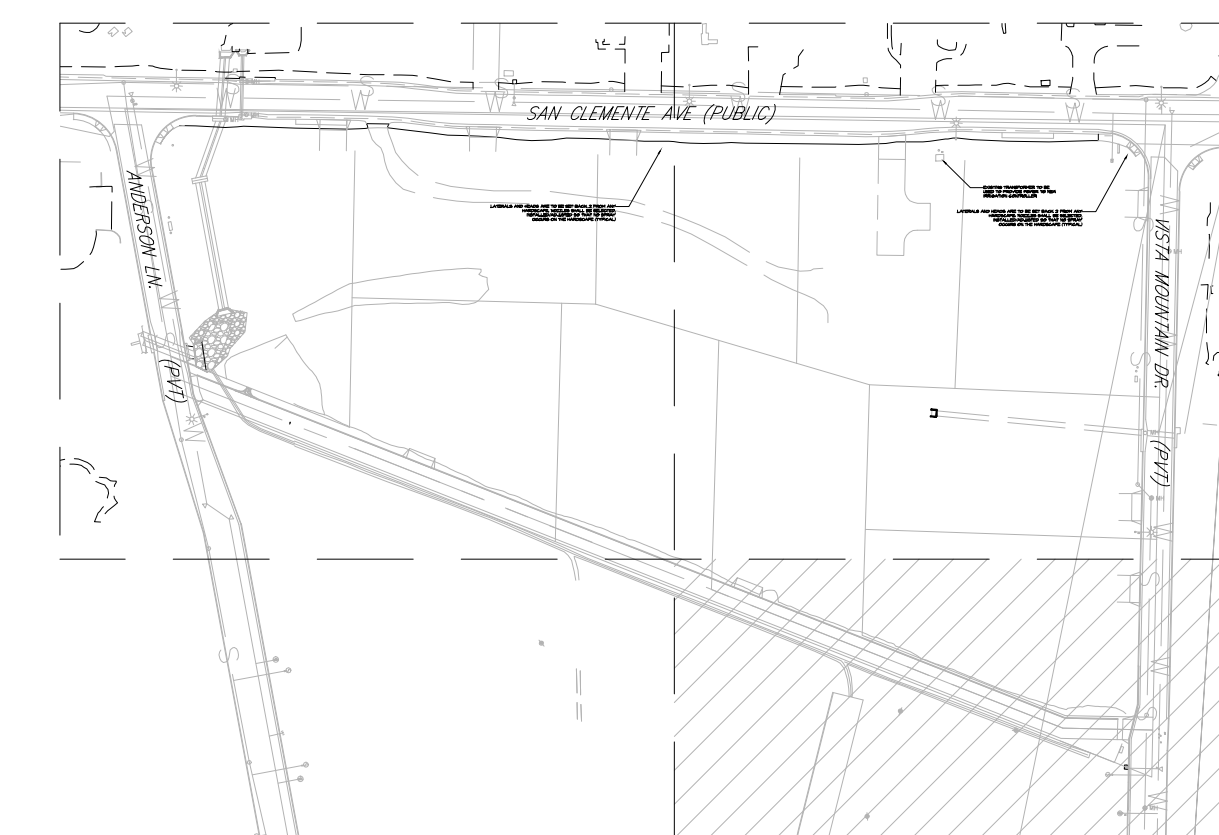
- CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING SITE CONDITIONS, UTILITIES, AND SERVICES PRIOR TO TRENCHING. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IMMEDIATELY.
- CONTRACTOR SHALL VERIFY APPROPRIATE STATIC WATER PRESSURE AT NEW VALVES OR POINT OF CONNECTION, MAIN LOCATIONS, SIZES, ETC. PRIOR TO BEGINNING WORK. VERIFICATION SHALL BE MADE WITH THE OWNER. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PLUMBING PERMIT AND ALL NECESSARY PERMITS PRIOR TO COMMENCING INSTALLATION.
- IT IS INTENDED THAT THE CONTRACTOR SHALL INSTALL SYSTEMS THAT ARE COMPLETE AND FUNCTIONING PROPERLY IN EVERY WAY.
- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING AGENCIES.
- PLANS ARE BASED ON INFORMATION AVAILABLE AT TIME OF DESIGN. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO BIDDING PROJECT.
- CONTRACTOR SHALL REVIEW IRRIGATION SPECIFICATIONS PRIOR TO BEGINNING WORK.
- REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHER TRADES.
- POINTS OF CONNECTION SHALL BE AS SHOWN ON PLANS OR AS NOTED.
- A NEW CONTROLLER SHALL BE INSTALLED TO OPERATE REMOTE CONTROL VALVES. VERIFY PROPOSED CONTROLLER LOCATION WITH OWNER PRIOR TO CONSTRUCTION. REQUIRED AT CONTROLLER, 120 VOLTS, 60 CYCLE, ELECTRICAL P.O.E., BY OTHERS.
- CONTRACTOR SHALL SUPPLY AND INSTALL 2 EXTRA CONTROLLER WIRES TO THE FURTHEST VALVE ON SYSTEM ON EACH END.
- INSTALL ONLY ONE REMOTE CONTROL VALVE PER BOX. GROUP TOGETHER, PARALLEL TO EACH OTHER WHEREVER POSSIBLE. BOXES SHALL BE SET 2" ABOVE FINISH GRADE IN SHRUB AND GROUND COVER AREAS.
- PLANS ARE DIAGRAMMATIC AND APPROXIMATE. ALL VALVES AND OTHER IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS, AND WITHIN THE RESPECTIVE PROPERTIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED.
- ALL PIPING UNDER EXISTING OR FUTURE PAVING SHALL BE INSTALLED PRIOR TO PAVING OR REPAVING. INSTALL IN SCHEDULE 40 PVC SLEEVES 2X PIPE DIAMETER, AND EXTEND 2" OUTSIDE EDGE OF PAVING. NO TEES, ELLS, OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING UNLESS PLANS NOTE OTHERWISE.
- CONTROL WIRE SLEEVES LOCATED UNDER PAVING SHALL BE INSTALLED IN SLEEVES UNDER THE FOLLOWING SCHEDULE: 1-20 WIRES, 1-2" SLEEVE, 20-40 WIRES, 2-2" SLEEVES.
- ALL END RUNS OF PVC PIPING ARE TO BE 3/4" UNLESS NOTED OTHERWISE.
- FLUSH ALL PIPE CLEAN PRIOR TO INSTALLING IRRIGATION HEADS.
- NO CLOSE NIPPLES OR CROSSES WILL BE USED.
- INSTALL ANTI-DRAIN VALVES ON LOWEST THREE HEADS OF EACH LATERAL, AS FIELD CONDITIONS DICTATE AND / OR PLANS INSTRUCT TO PREVENT LOW HEAD DRAINAGE.
- ALL SPRAY IRRIGATION MUST BE FULLY INSTALLED AND OPERATIONAL PRIOR TO INSTALLATION OF PLANTING.
- CONTRACTOR SHALL ADJUST PRESSURE REGULATOR TO ENSURE PROPER DESIGN PRESSURE AT THE FURTHEST HEAD ON THE SYSTEM.
- TREE LOCATIONS TAKE PRECEDENCE OVER IRRIGATION LINES. STAKE ALL TREE LOCATIONS PRIOR TO TRENCHING.

CRITICAL ANALYSIS

Generated: 2013-02-14 15:21
 P.O.C. NUMBER: 01
 Water Source Information: Vista Irrigation District
 FLOW AVAILABLE
 Water Meter Size: 1"
 Flow Available: 37.50 gpm
 PRESSURE AVAILABLE
 Static Pressure at POC: 126.00 psi
 Elevation Change: 5.00 ft
 Service Line Size: 1 1/4"
 Length of Service Line: 20.00 ft
 Pressure Available: 123.00 psi
 DESIGN ANALYSIS
 Maximum Station Flow: 21.09 gpm
 Flow Available at POC: 37.50 gpm
 Residual Flow Available: 16.41 gpm
 Critical Station: 4
 Design Pressure: 30.00 psi
 Loss Elev. high head to valve: 0.00 psi
 Pipe Loss Critical Head: 0.33 psi
 Loss Fitting Factor: 0.03 psi
 Loss through Valve: 36.00 psi
 Pressure Req. at Critical Station: 66.36 psi
 Loss for Fittings: 1.08 psi
 Loss for Main Line: 10.75 psi
 Loss for POC to Valve Elevation: 0.00 psi
 Loss for Backflow: 11.51 psi
 Loss for Water Meter: 2.53 psi
 Critical Station Pressure at POC: 92.23 psi
 Pressure Available: 123.00 psi
 Residual Pressure Available: 30.77 psi

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	PSI	PSI @ POC	GPM	PRECIP
1	Hunter ICZ-101-25	1"	Area for Dripline	47.23	65.94	11.24	0.87 in/h
2	Hunter PGV-101-MB	1"	Bubbler	36.44	64.94	20.00	30.64 in/h
3	Hunter ICZ-101-25	1"	Area for Dripline	55.19	77.03	15.64	0.87 in/h
4	Hunter ICZ-101-25	1"	Area for Dripline	66.37	92.23	21.09	0.87 in/h
5	Hunter ICZ-101-25	1"	Area for Dripline	51.75	68.18	13.89	0.87 in/h
6	Hunter PGV-101-MB	1"	Bubbler	33.79	48.69	12.00	30.64 in/h
7	Hunter ICZ-101-25	1"	Area for Dripline	45.04	57.90	9.26	0.87 in/h
8	Hunter PGV-101-MB	1"	Bubbler	32.91	45.45	12.00	30.64 in/h
9	Hunter PGV-101-MB	1"	Shrub Rotary	45.80	59.87	14.50	0.29 in/h
10	Hunter PGV-101-MB	1"	Shrub Rotary	44.40	59.08	14.97	0.28 in/h
11	Hunter PGV-101-MB	1"	Bubbler	35.02	51.27	16.00	30.64 in/h
12	Hunter ICZ-101-25	1"	Area for Dripline	47.32	63.02	11.33	0.87 in/h
13	Hunter ICZ-101-25	1"	Area for Dripline	54.38	74.77	15.37	0.87 in/h
14	Hunter PGV-101-MB	1"	Bubbler	37.87	64.73	20.00	30.64 in/h
15	Hunter ICZ-101-25	1"	Area for Dripline	53.35	74.31	14.13	0.87 in/h
16	Hunter ICZ-101-25	1"	Area for Dripline	58.90	85.85	17.14	0.87 in/h
17	Hunter ICZ-101-25	1"	Area for Dripline	43.33	61.71	8.05	0.87 in/h



SHEET KEY MAP - SCALE 1"=150'



CITY of VISTA

IRRIGATION PLANS FOR:
SMITH SUBDIVISION
 STA 10+00.00 TO 13+34.76

ADDRESS: 2495 SAN CLEMENTE AVENUE, VISTA, CA

APPROVED

CITY ENGINEER	55075	6-30-14	EXPIRES	DATE	SHEET 4 OF 12
---------------	-------	---------	---------	------	---------------

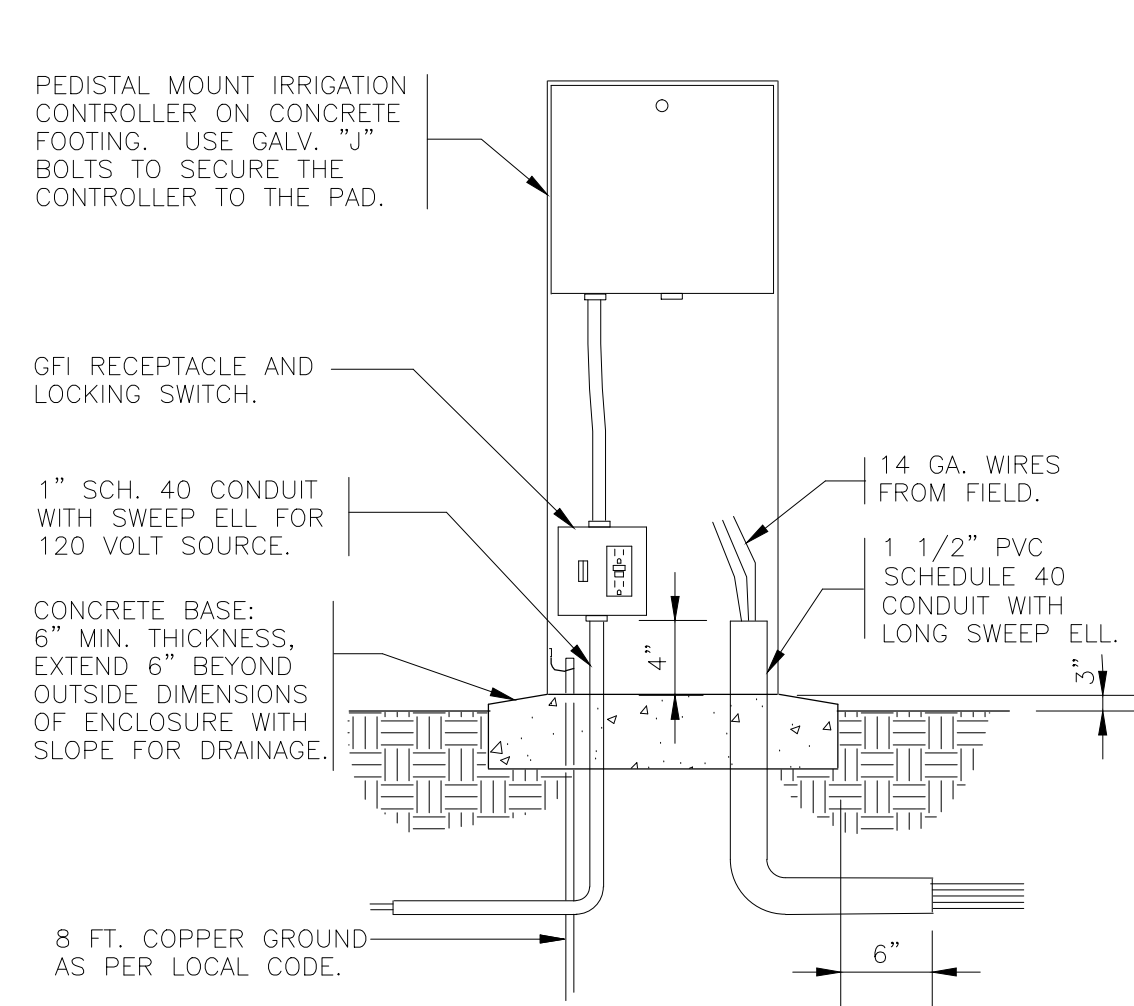
BENCH MARK:
 FD SPIKE S'LY SIDE PP NO.730861H, UP 2.54 FROM GROUND,
 POLE LOCATED ON N'LY SIDE OF VALE TERRACE COV #0035
 ADJ. ELEV=595.93 VS. REC. ELEV=595.945

DWG-4013

NO.	DESCRIPTION	CITY	DATE	VID	DATE
APPROVED CHANGES					

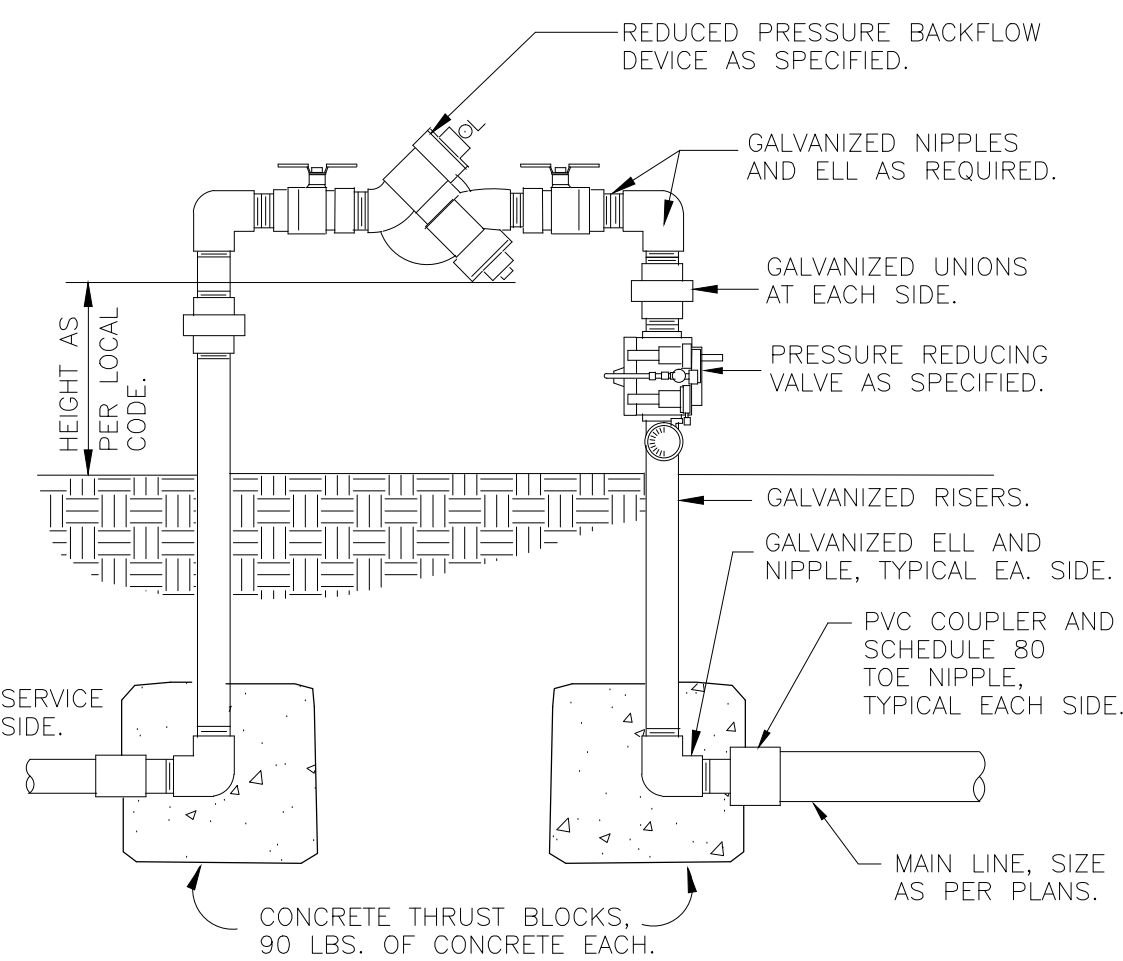
Wynn - Smith Landscape Architecture, Inc.
 12315 Oak Knoll Road, Suite 230, Poway, California 92064
 Tel: 858.513.0030 Fax: 858.513.0032





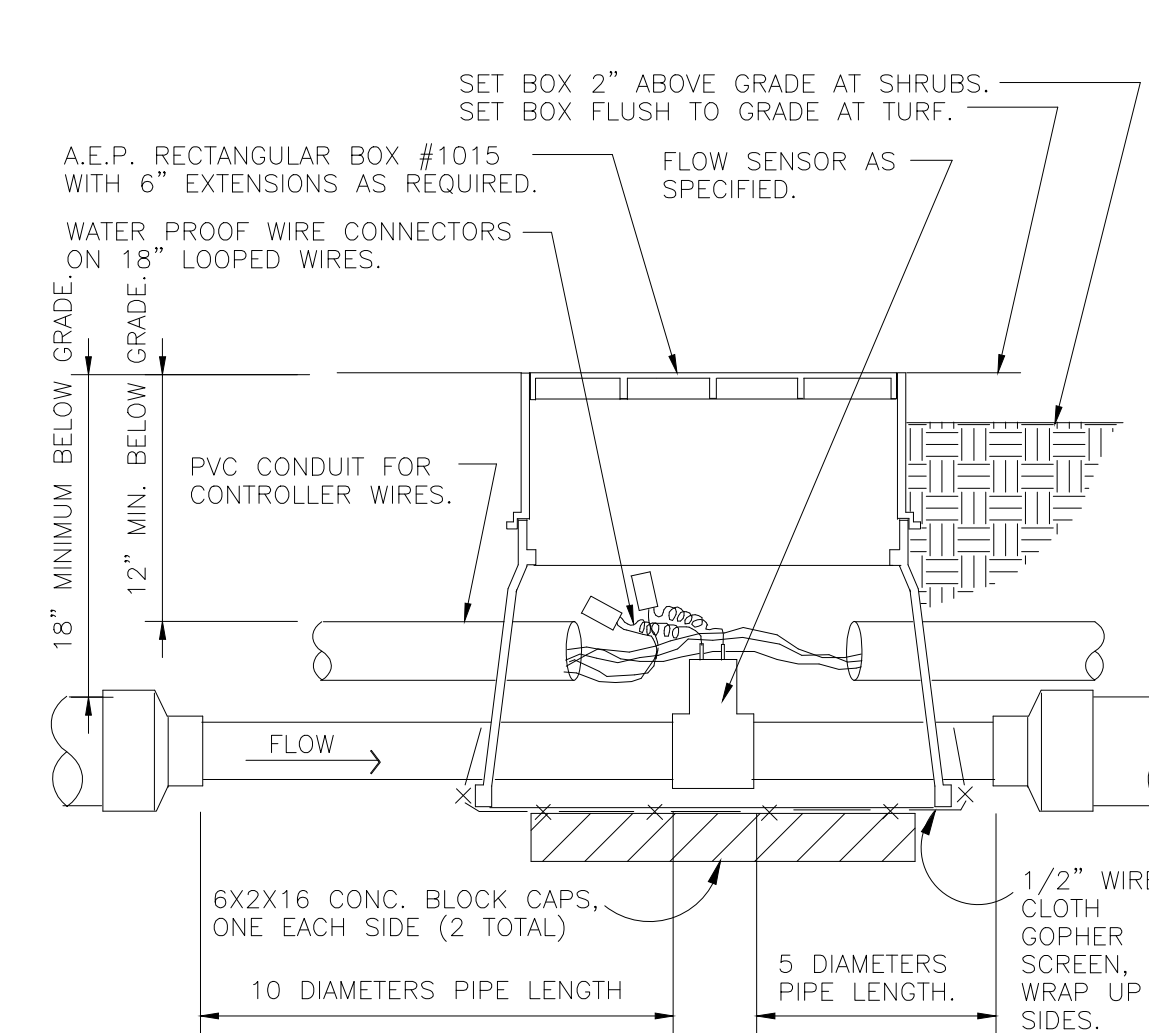
1 PEDESTAL MOUNT CONTROLLER

1" = 1'-0" 328409.13-03



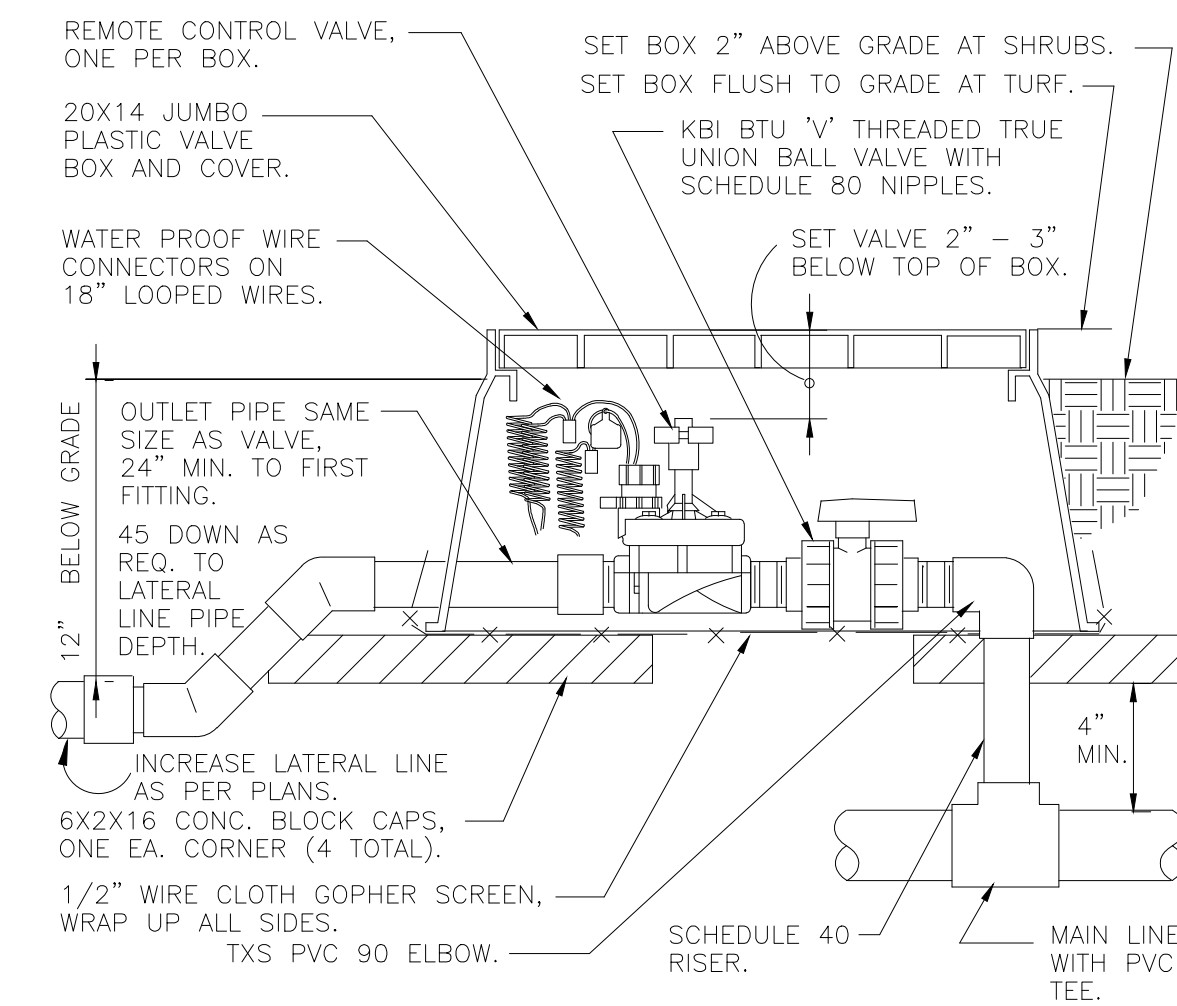
2 REDUCED PRESSURE BACKFLOW

1" = 1'-0" 328409.43-03



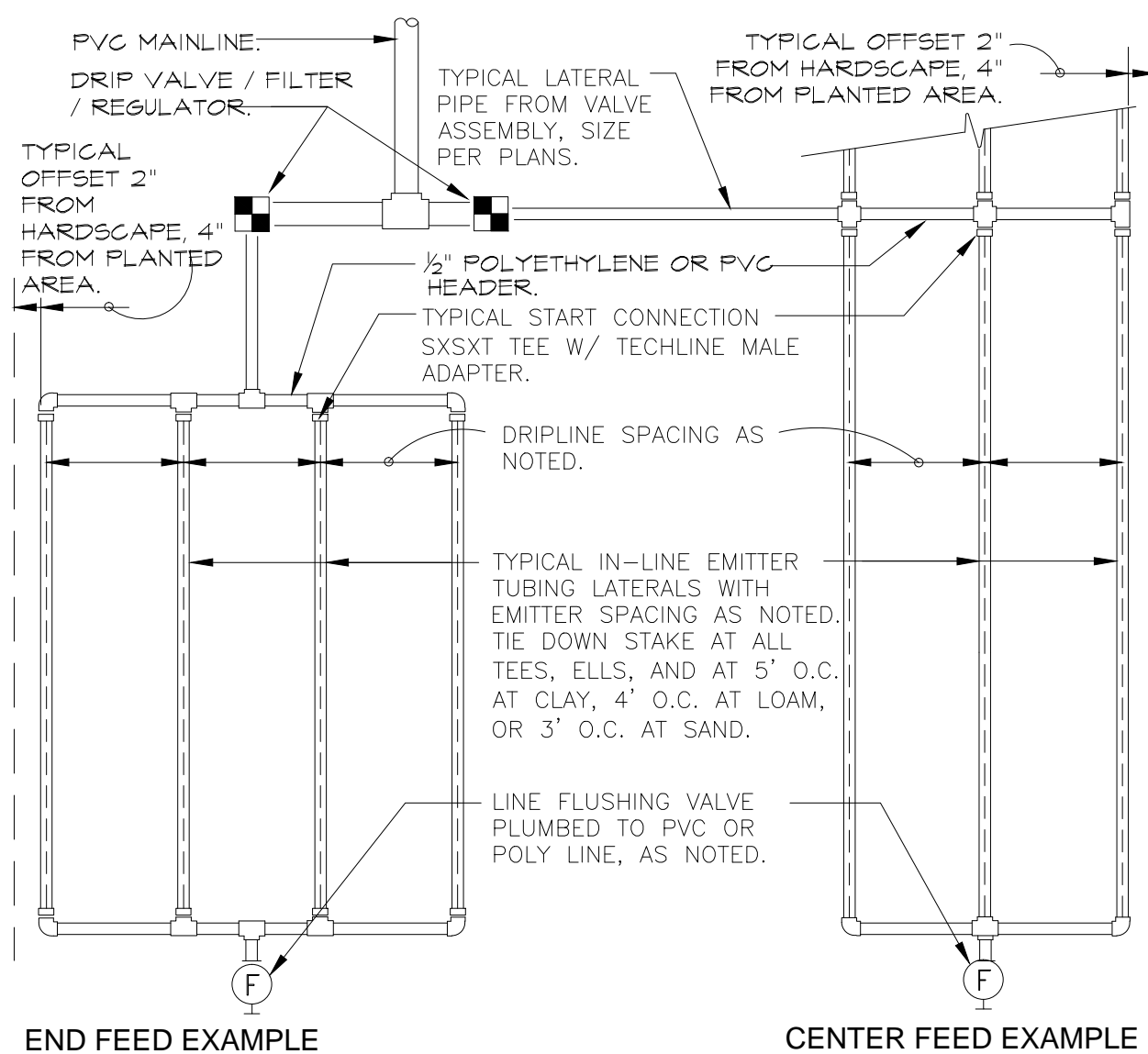
3 FLOW SENSOR ASSEMBLY

1 1/2" = 1'-0" 328409.63-01



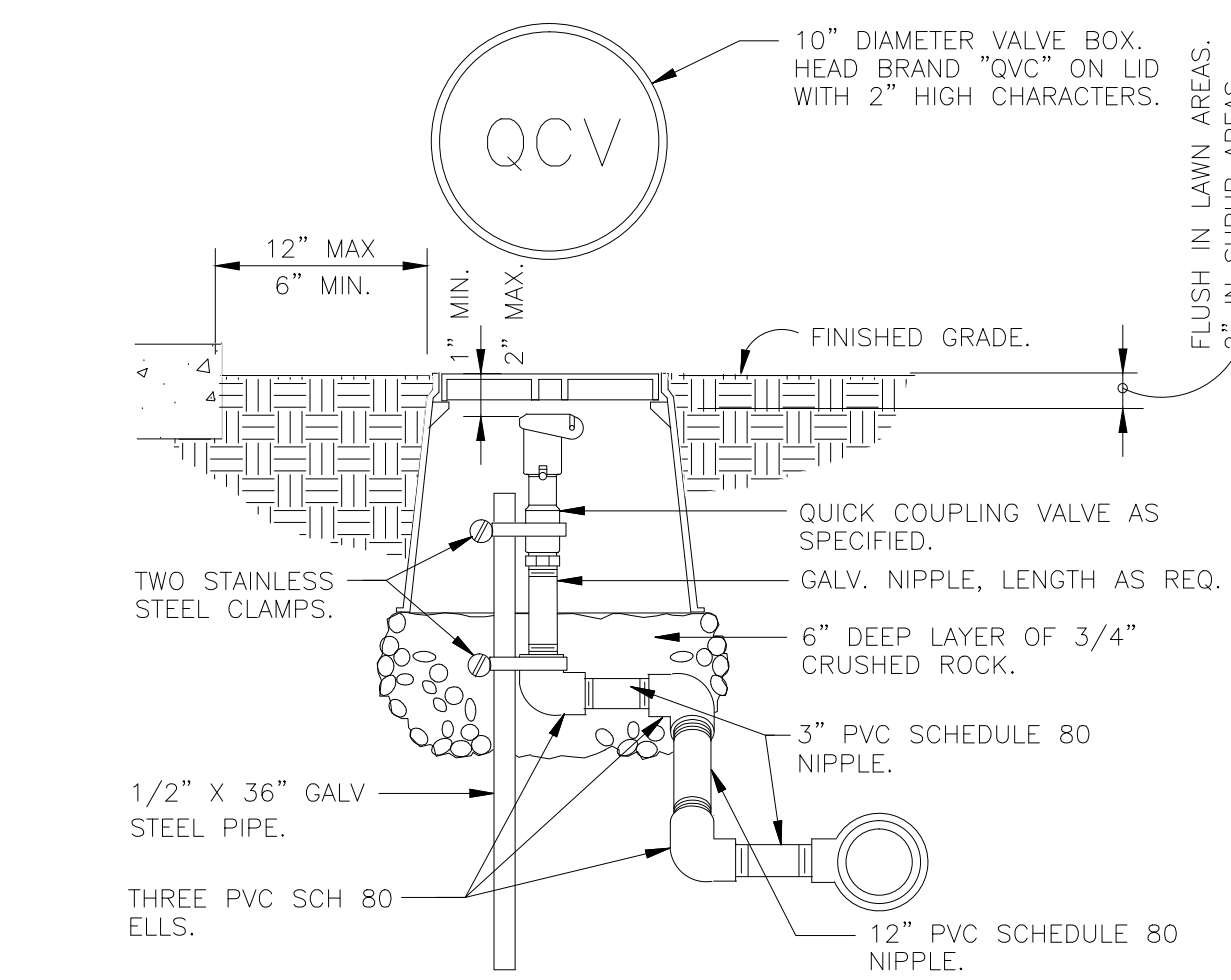
4 RCV WITH UNION S.O.V.

1 1/2" = 1'-0" 328406.13-04



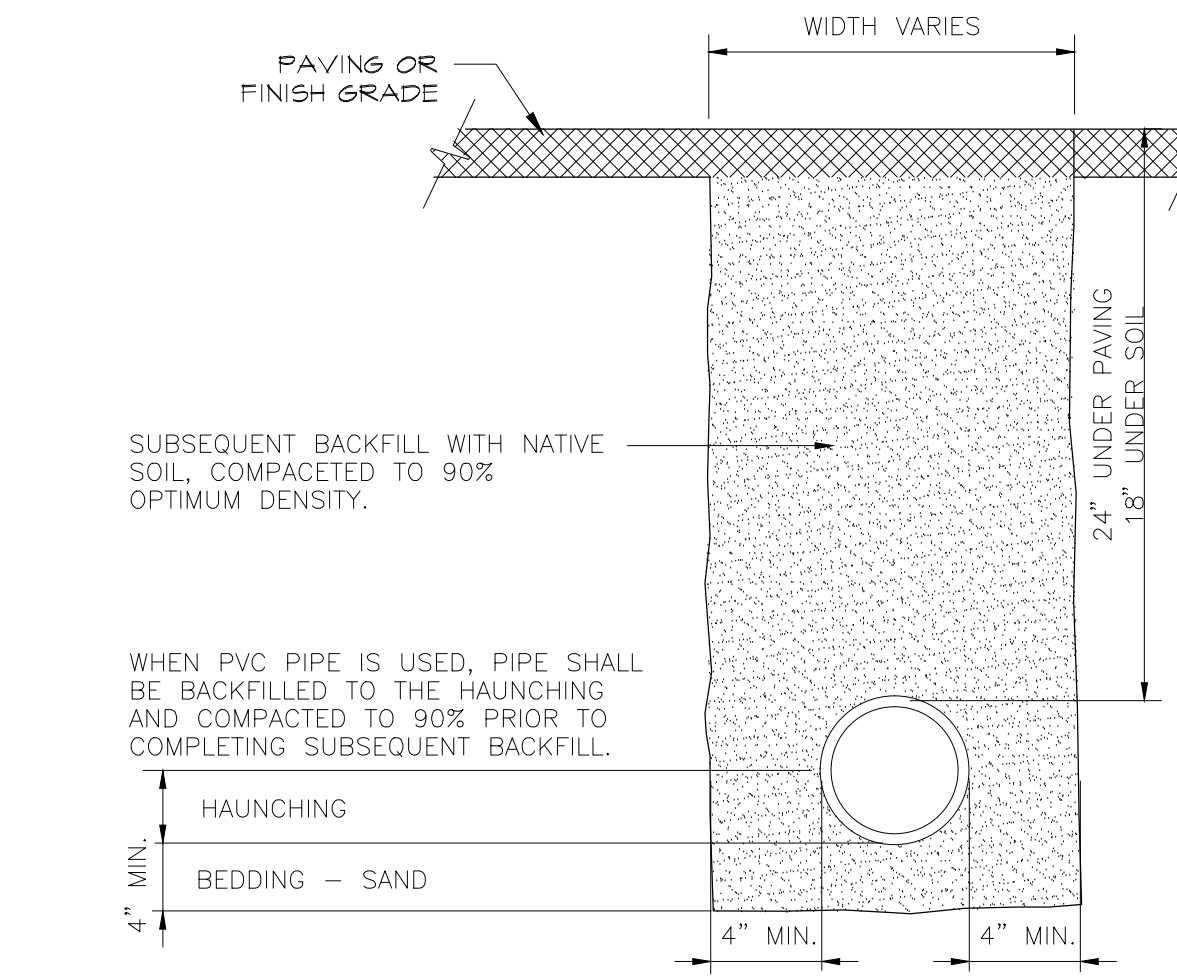
TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)											
DRIPPER SPACING		12"			18"			24"			
DRIPPER FLOW RATE (GPH)		0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)	15	127	109	86	65	177	151	120	91	152	116
	25	427	325	256	194	604	459	361	274	458	348
	35	539	409	322	244	763	579	456	346	580	440
	45	618	469	369	280	877	664	523	397	666	506

TECHLINE CV FLOW PER 100 FEET											
DRIPPER SPACING		0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER			
GPH		GPM	GPH	GPM	GPH	GPM	GPH	GPM			
12"	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53			
18"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02			
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77			



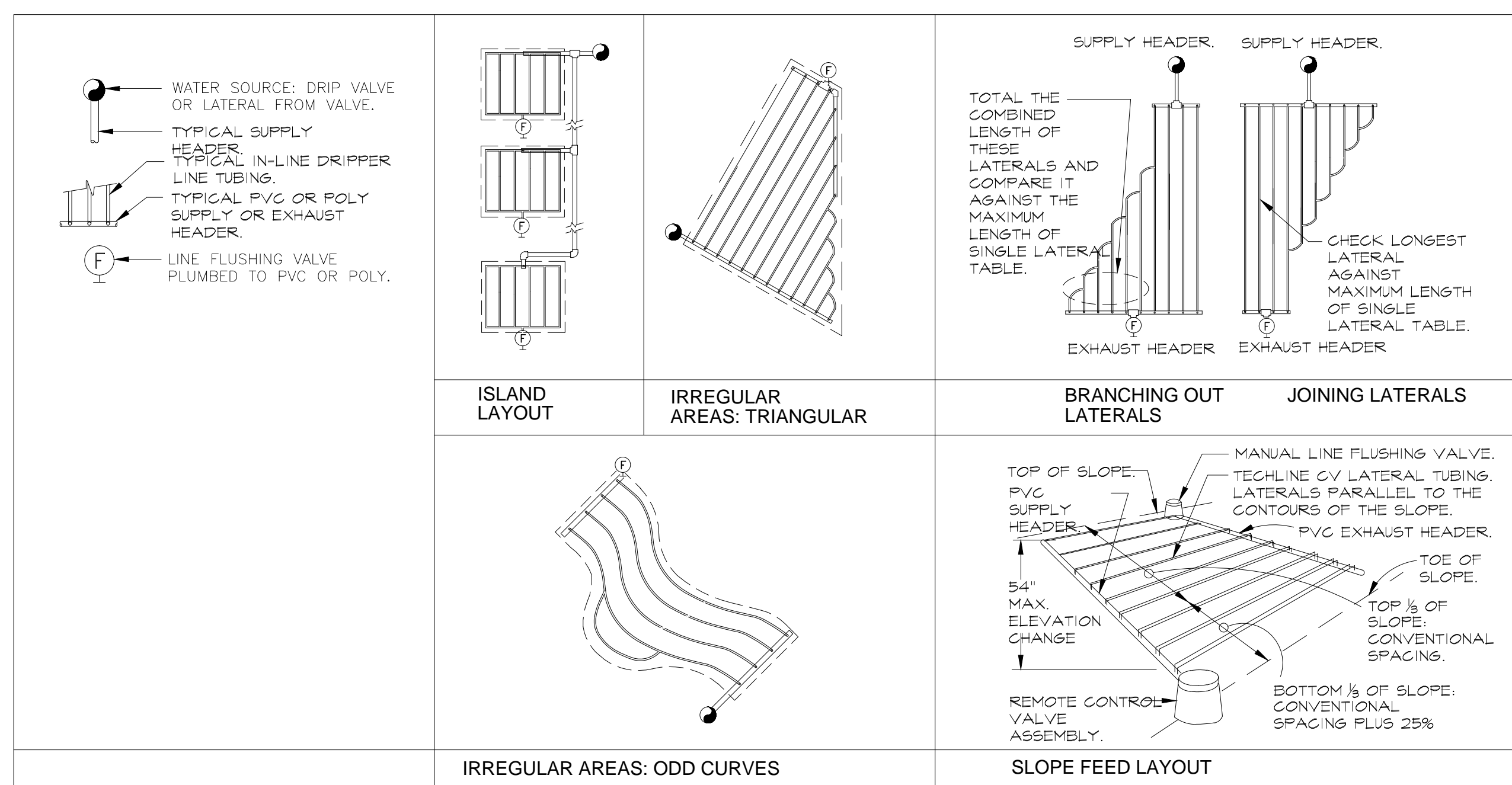
6 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0" 328406.43-02



7 MAINLINE PIPE TRENCH DETAIL

1 1/2" = 1'-0" 328409.76-24



5 HUNTER IN-LINE PLD CV REQUIREMENTS

3" = 1'-0" 328413.56-50

NO.	DESCRIPTION	CITY	DATE	VID	DATE
APPROVED CHANGES					

WYNN - SMITH LANDSCAPE ARCHITECTURE, INC.
12315 Oak Knoll Road, Suite 230, Poway, California 92064
Tel: 858.513.0030 Fax: 858.513.0032



CITY of VISTA

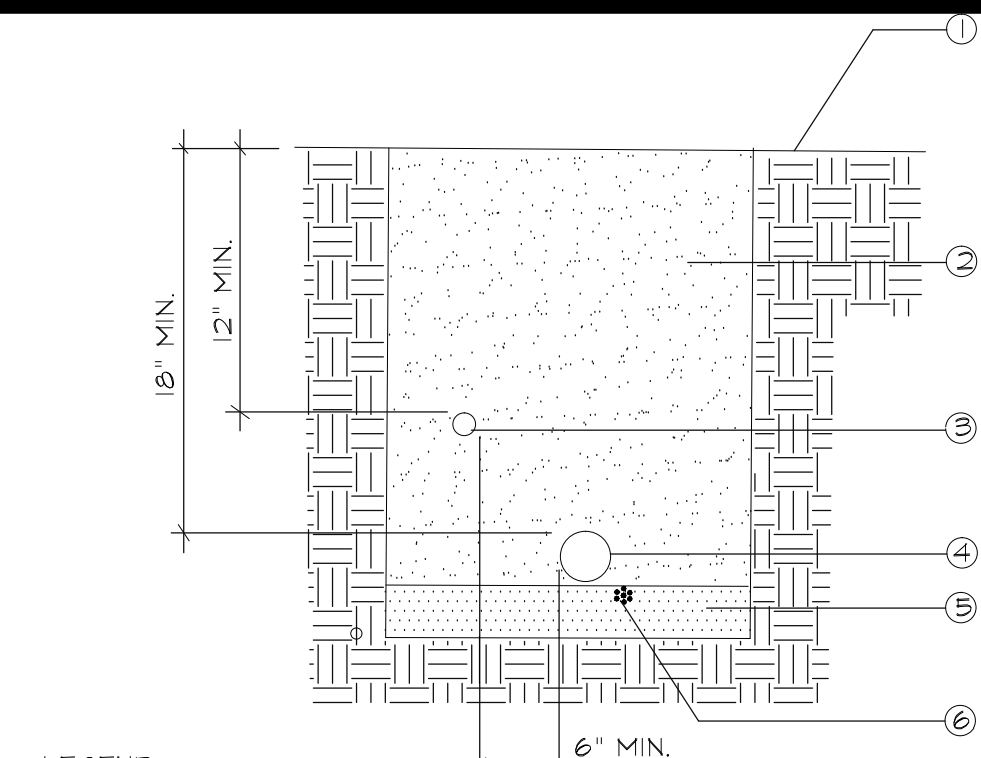
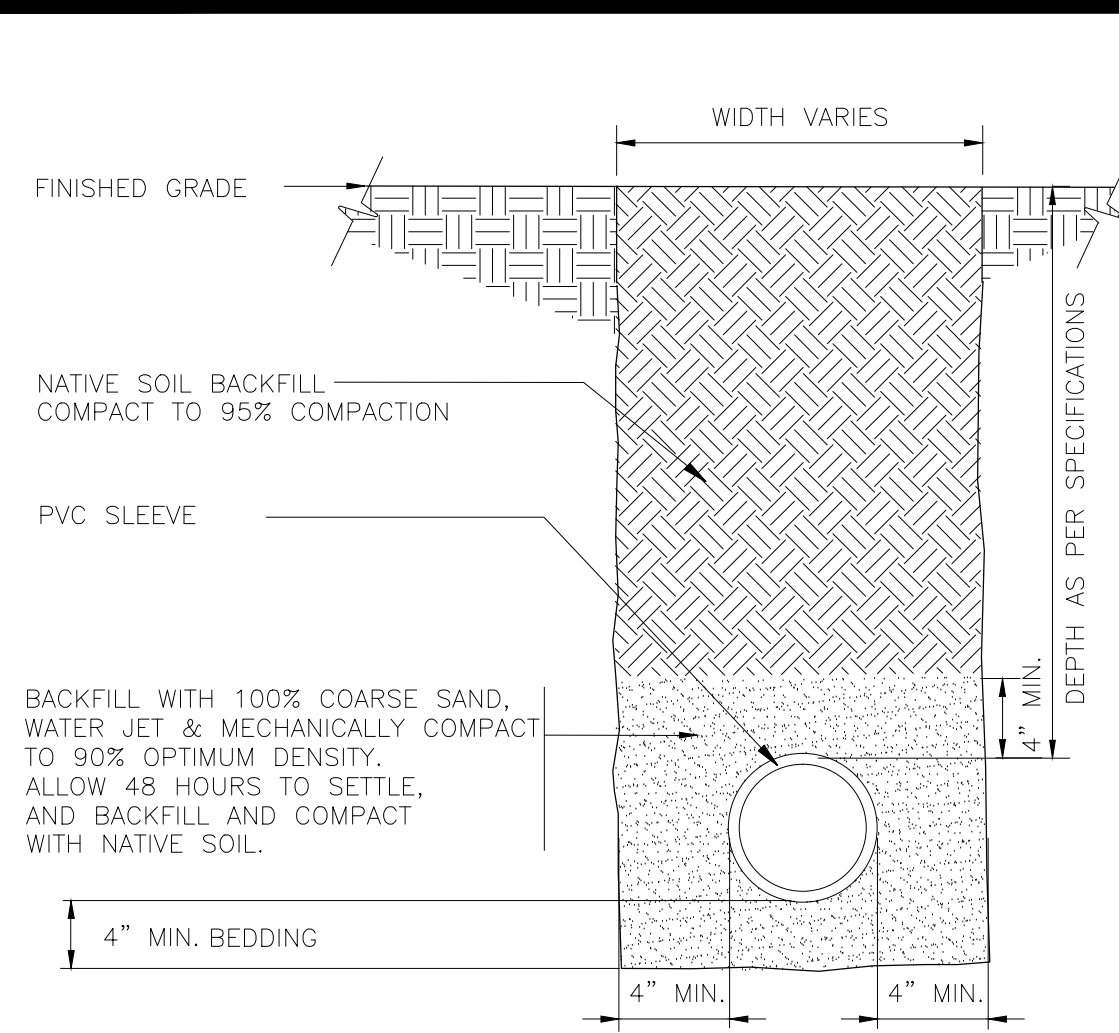
IRRIGATION PLANS FOR:
SMITH SUBDIVISION
STA 10+00.00 TO 13+34.76

ADDRESS: 2495 SAN CLEMENTE AVENUE, VISTA, CA

APPROVED: _____ 55075 6-30-14 SHEET 6 OF 12
CITY ENGINEER RCE EXPIRES DATE

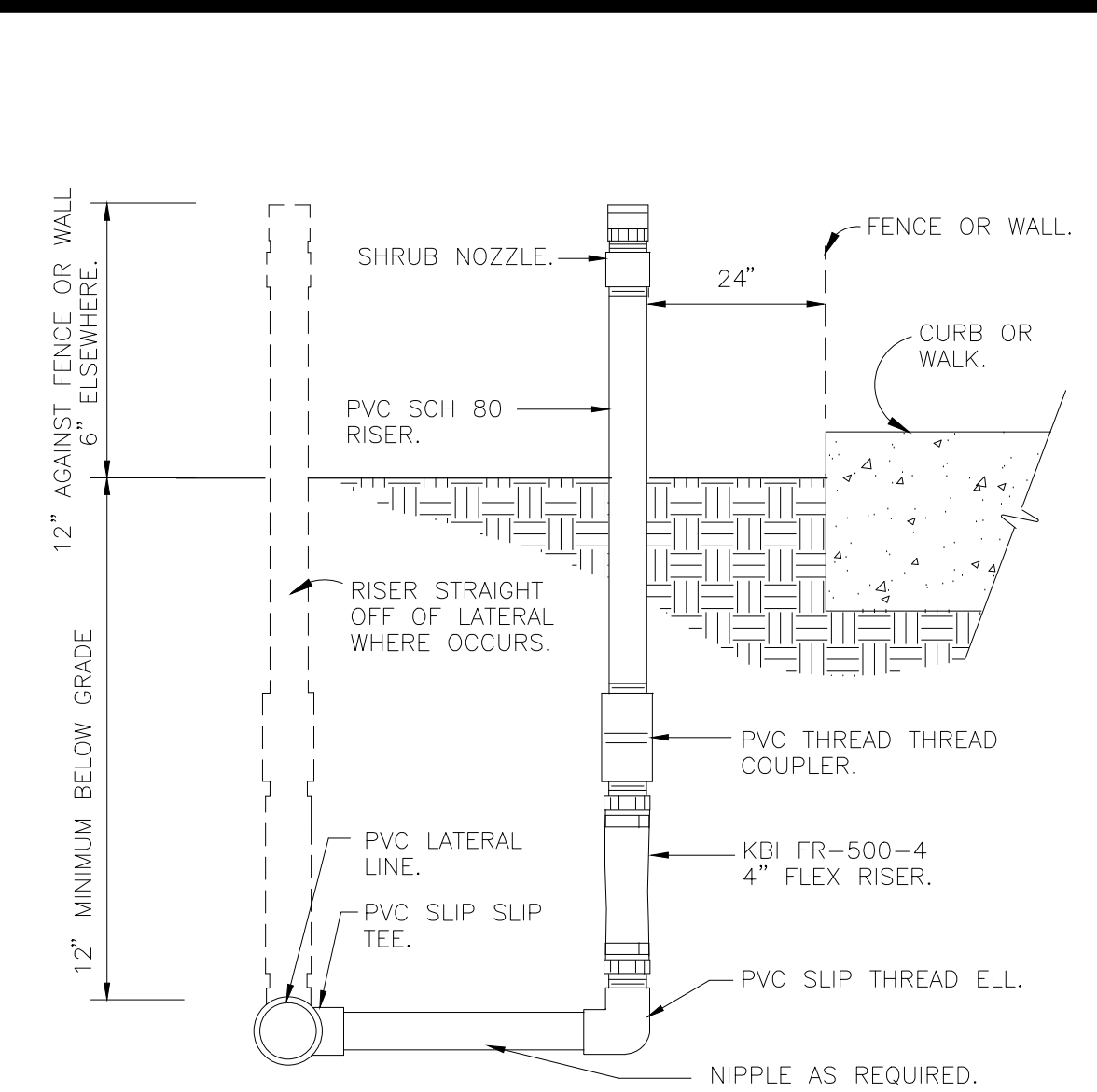
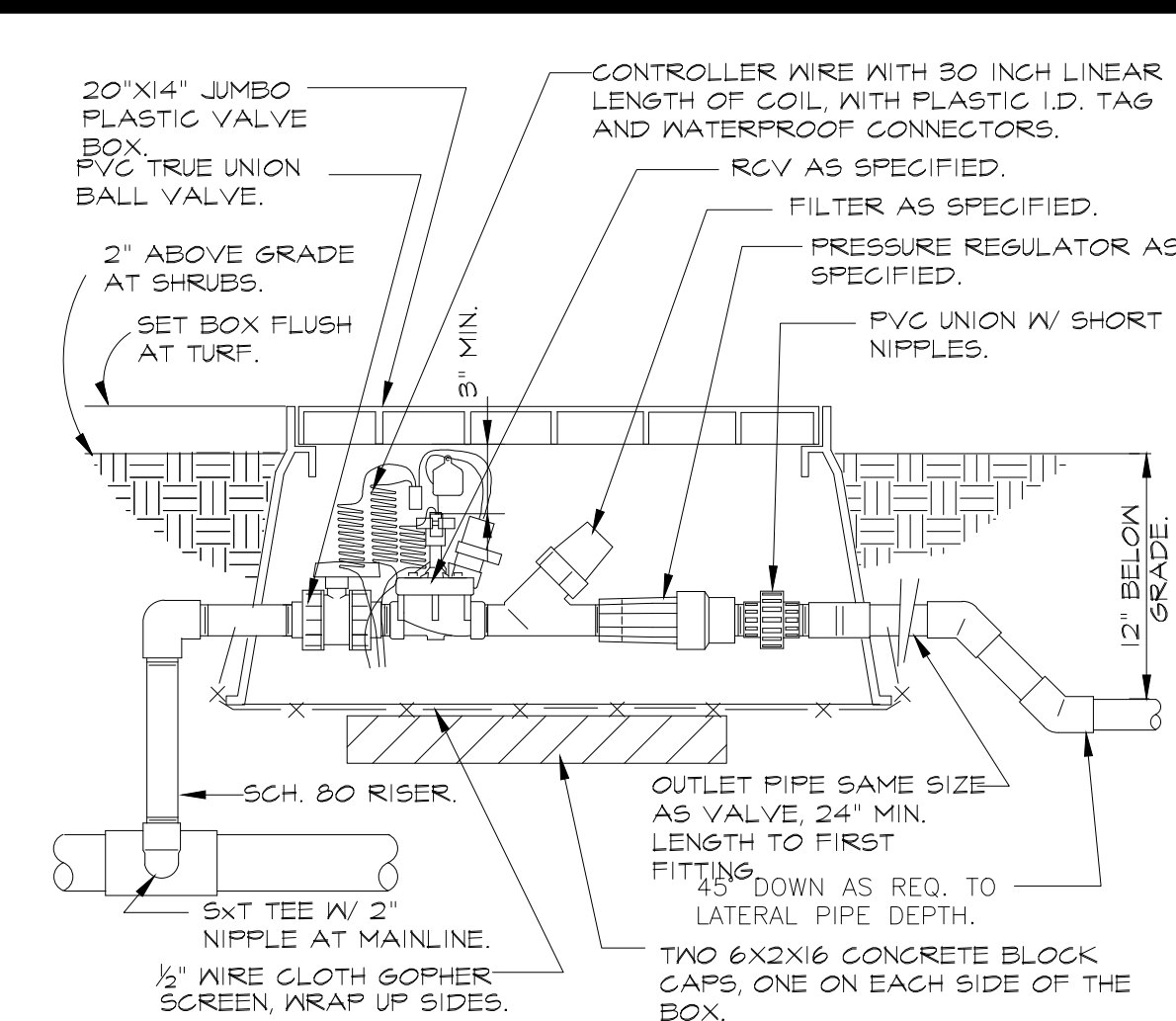
BENCH MARK:
FD SPIKE S'LY SIDE PP NO.730861H, UP 2.54 FROM GROUND,
POLE LOCATED ON N'LY SIDE OF VALE TERRACE COV #0035
ADJ. ELEV.=595.93 VS. REC. ELEV.=595.945

DWG-4013



LEGEND
 1. FINISH GRADE
 2. CLEAN BACKFILL - SEE SPECS. FOR MATERIAL W/ 90% COMPACTION REQUIRED
 3. NON-PRESSURE LATERAL LINE
 4. PRESSURE SUPPLY LINE
 5. PROVIDE 2" OF CLEAN BACKFILL
 6. CONTROL WIRES - BUNDLE AND TAPE AT 15' O.C. AND INSTALL BELOW PRESSURE SUPPLY LINE

NOTES:
 -- PIGTAIL & LOOP CONTROL WIRE AND PROVIDE THRUST BLOCKS AT ALL 90 DEGREE CHANGES IN DIRECTION
 -- SPLICING OF WIRE RUN PER SPECS. ONLY
 -- 36" MIN. COVER FOR RECLAIMED WATER MAINLINE

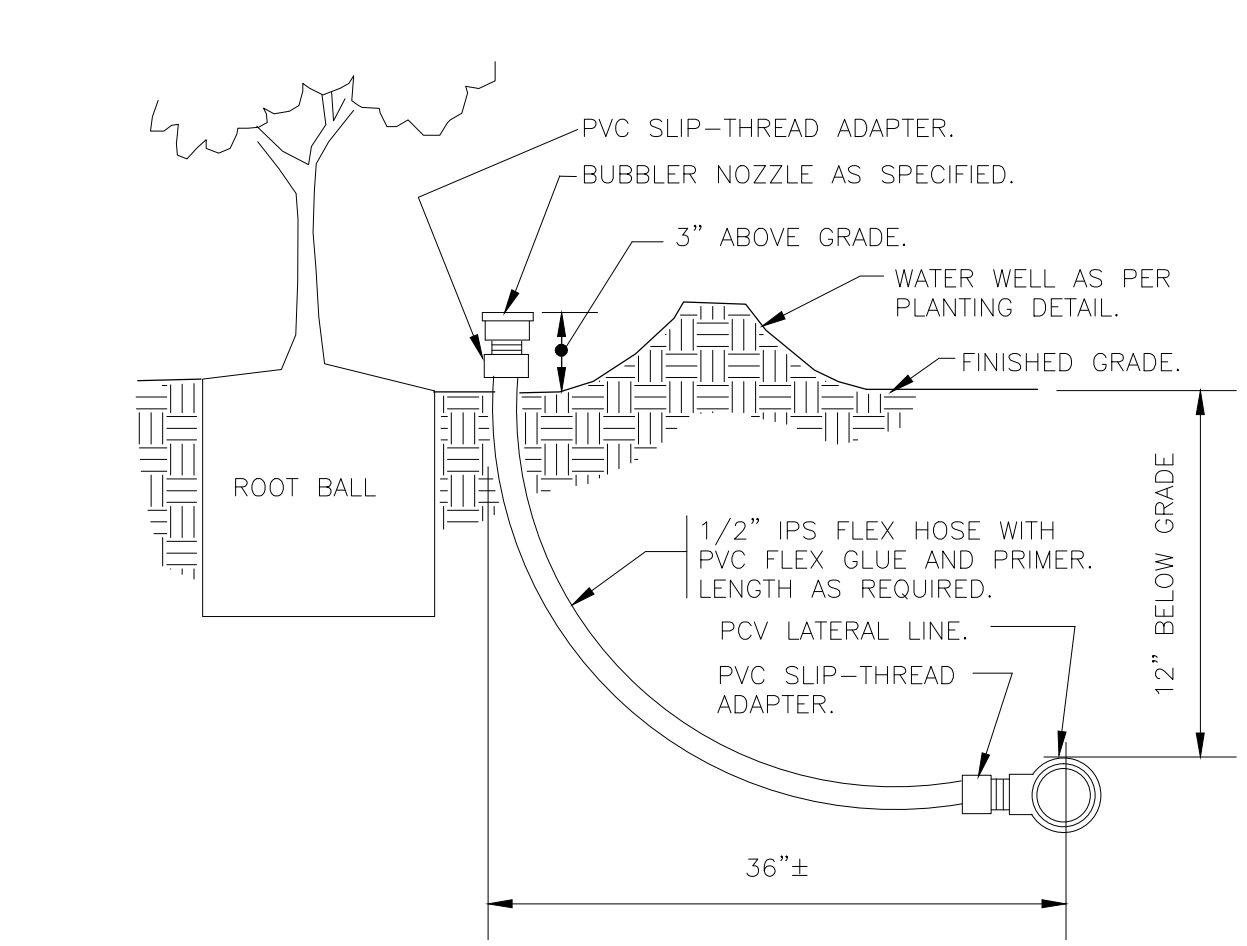
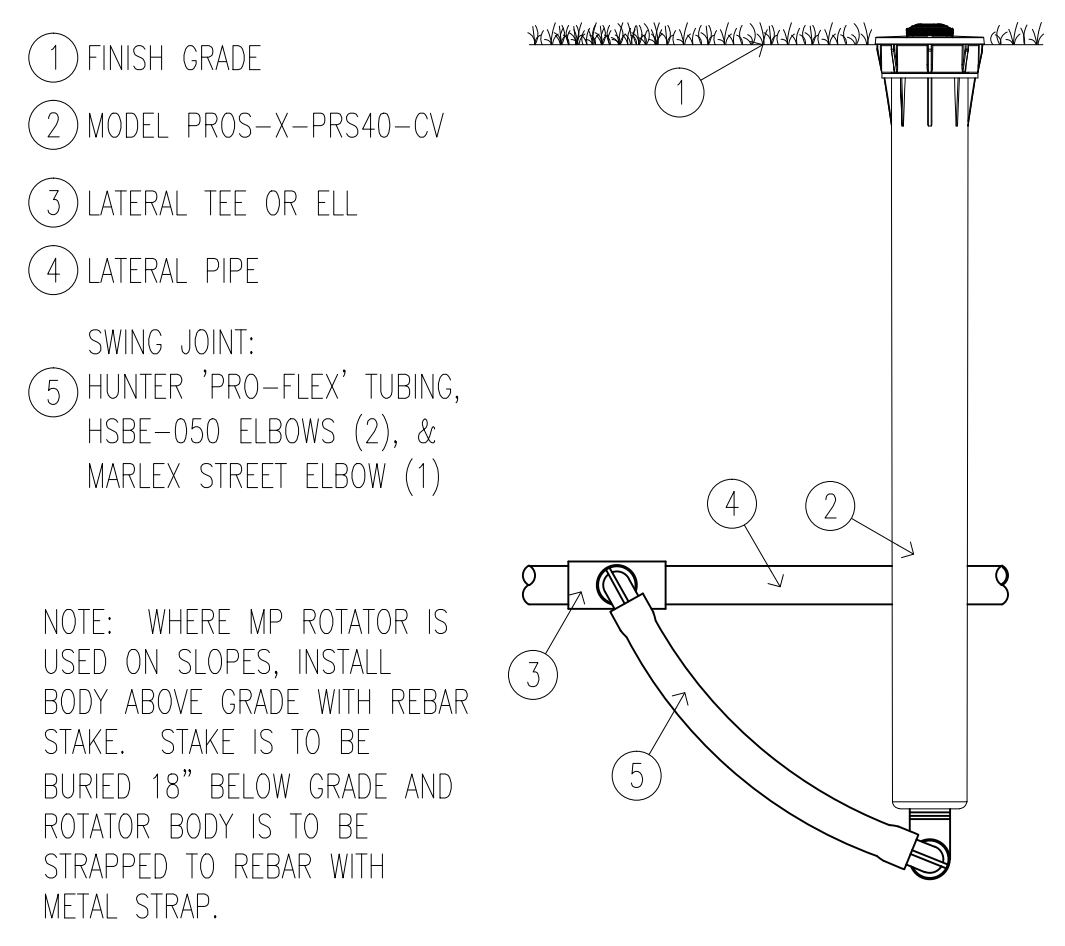


1 SLEEVE UNDER PAVING
 1 1/2" = 1'-0" 328409.76-20

2 PIPE TRENCHING DETAIL
 1" = 1" 328409.76-21

3 1\"/>

4 SHRUB SPRAY KBI FIXED RISER
 3\"/>



5 MP ROTATOR
 3\"/>

6 BUBBLER ON FLEX HOSE RISER
 3\"/>



CITY of VISTA

IRRIGATION PLANS FOR:
SMITH SUBDIVISION
 STA 10+00.00 TO 13+34.76

ADDRESS: 2495 SAN CLEMENTE AVENUE, VISTA, CA

APPROVED: _____ 55075 6-30-14 SHEET **6** OF 12
 CITY ENGINEER RCE EXPIRES DATE

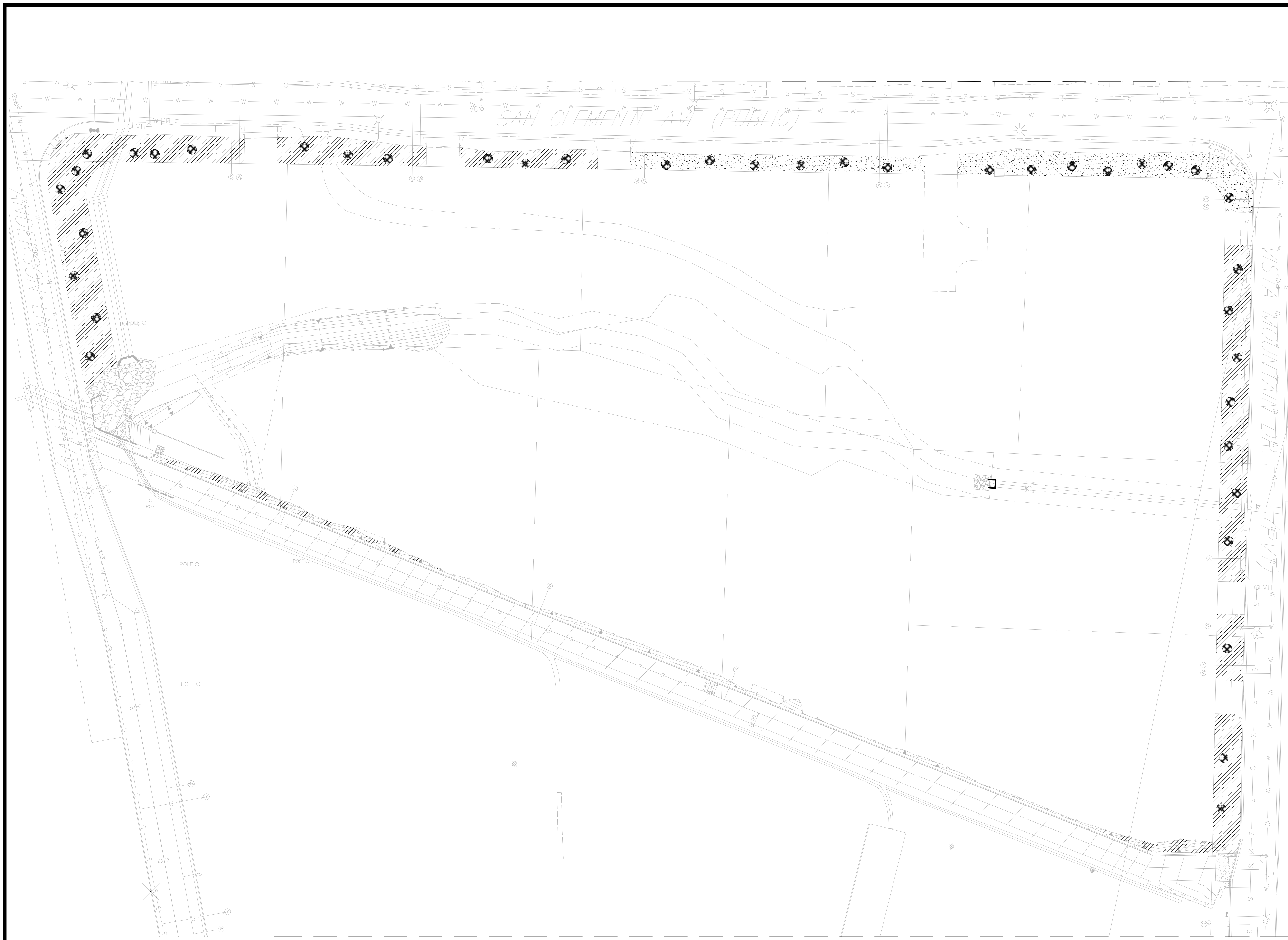
BENCH MARK:
 FD SPIKE S'LY SIDE PP NO.730861H, UP 2.54 FROM GROUND,
 POLE LOCATED ON N'LY SIDE OF VALE TERRACE COV #0035
 ADJ. ELEV=595.93 VS. REC. ELEV.=595.945

DWG-4013

NO.	DESCRIPTION	CITY	DATE	VID	DATE

APPROVED CHANGES

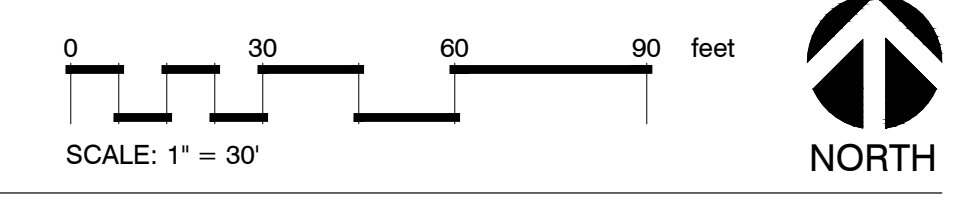
WYNN - SMITH LANDSCAPE ARCHITECTURE, INC.
 12315 Oak Knoll Road, Suite 230, Poway, California 92064
 Tel: 858.513.0030 Fax: 858.513.0032



REFERENCE NOTES SCHEDULE

SYMBOL	HYDROZONES DESCRIPTION	QTY
H-101	LOW PRECIPITATION MP ROTARY IRRIGATION FOR SHRUBS AND GROUNDCOVERS ON SLOPES	4,774 sf
H-102	BUBBLER IRRIGATION FOR TREES	1,131 sf
H-103	IN-LINE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVER	14,421 sf

HYDROZONE PLAN



NO.	DESCRIPTION	CITY	DATE	VID	DATE
APPROVED CHANGES					

WYNN - SMITH LANDSCAPE ARCHITECTURE, INC.
 12315 Oak Knoll Road, Suite 230, Poway, California 92064
 Tel: 858.513.0030 Fax: 858.513.0032



CITY of VISTA

WATER CONSERVATION PLAN FOR:
SMITH SUBDIVISION
 STA 10+00.00 TO 13+34.76

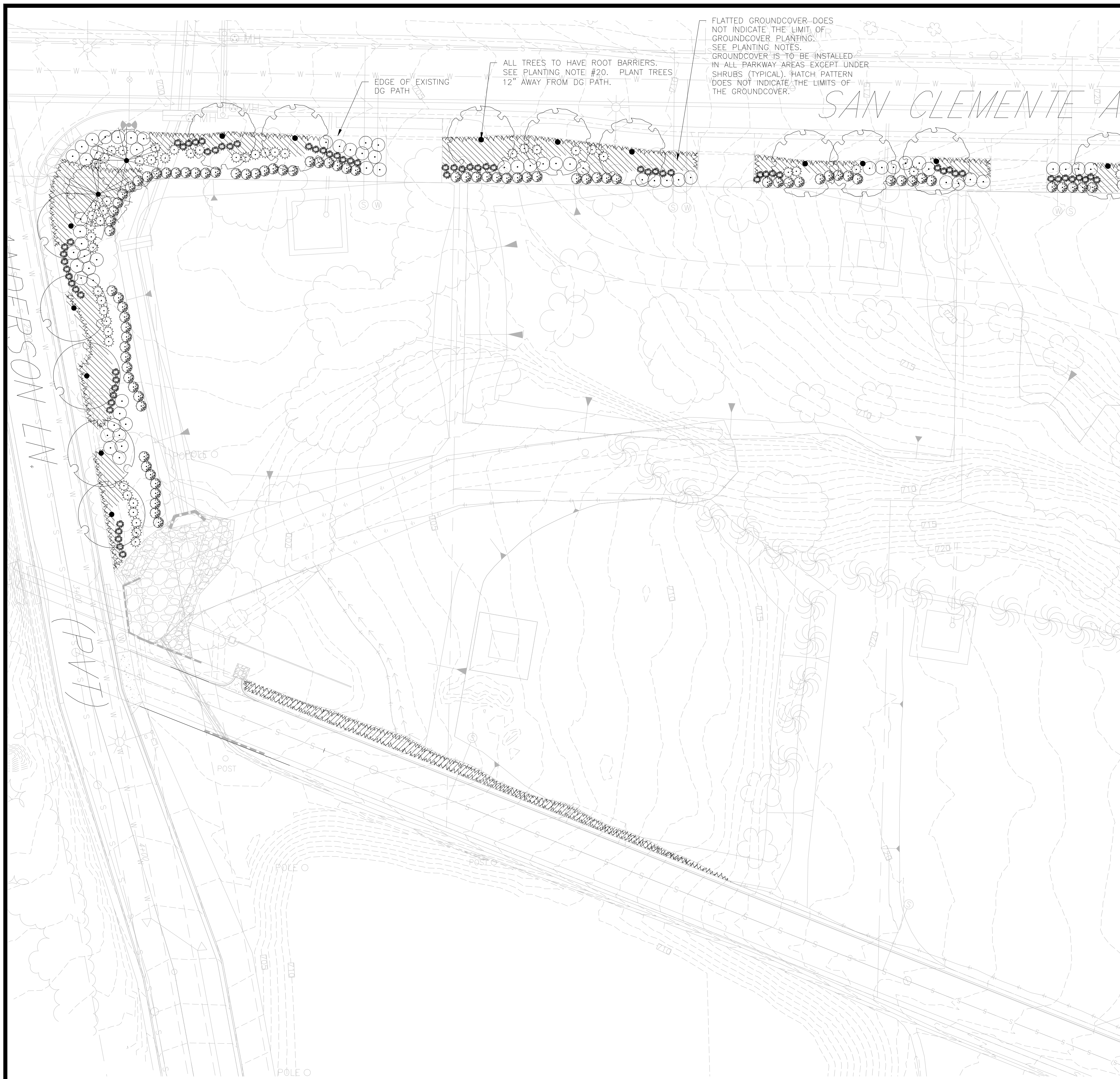
ADDRESS: 2495 SAN CLEMENTE AVENUE, VISTA, CA

APPROVED

CITY ENGINEER	55075	6-30-14	DATE	SHEET 8 OF 12
	RCE	EXPIRES		

BENCH MARK:
 FD SPIKE S'LY SIDE PP NO.730861H, UP 2.54 FROM GROUND.
 POLE LOCATED ON N'LY SIDE OF VALE TERRACE COV #0035
 ADJ. ELEV=595.93 VS. REC. ELEV.=595.945

DWG-4013



FLATTED GROUNDCOVER DOES NOT INDICATE THE LIMIT OF GROUNDCOVER PLANTING. SEE PLANTING NOTES. GROUNDCOVER IS TO BE INSTALLED IN ALL PARKWAY AREAS EXCEPT UNDER SHRUBS (TYPICAL). HATCH PATTERN DOES NOT INDICATE THE LIMITS OF THE GROUNDCOVER.

ALL TREES TO HAVE ROOT BARRIERS. SEE PLANTING NOTE #20. PLANT TREES 12" AWAY FROM DG PATH.

EDGE OF EXISTING DG PATH

SAN CLEMENTE AVE

ANDERSON LN

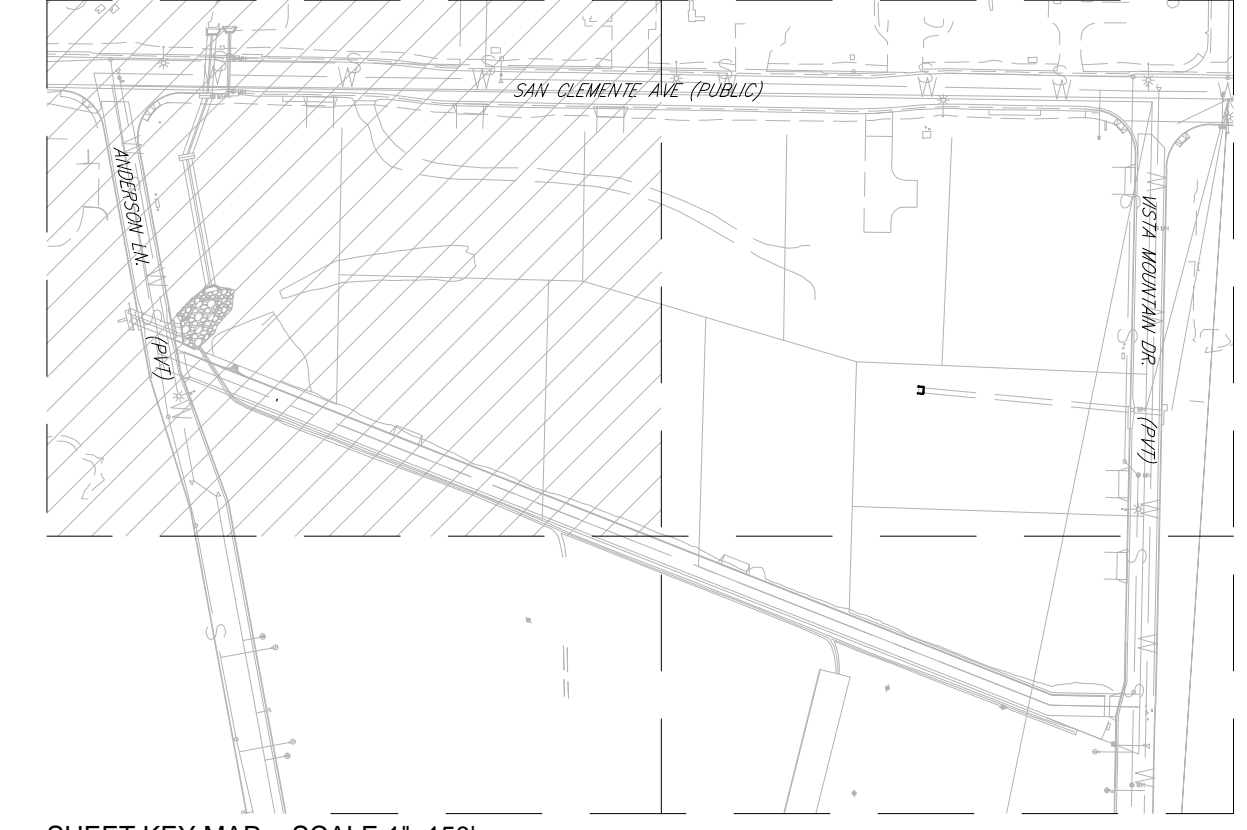
MATCHLINE - SEE SHEET 10

PLANT SCHEDULE

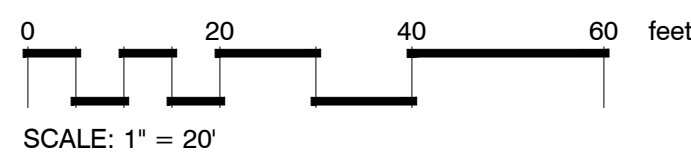
TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Jacaranda mimosifolia 7'-8' HT. / 3'-4' WD	Jacaranda	24"box	6
	Pyrus calleryana 'Bradford' 7'-8' HT. / 3' WD	Bradford Flowering Pear	24"box	18
	Tristania conferta 6' - 7' HT. / 3' WD	Brisbane Box	24"box	15
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Ceanothus gloriatus 'Anchor Bay'	Anchor Bay Lilac	1 gal	137
	Nassella tenuissima	Texas Needle Grass	1 gal	153
	Salvia clevelandii	Cleveland Sage	1 gal	107
	Westringia fruticosa	Coast Rosemary	5 gal	195
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Baccharis pilularis 'Pigeon Point'	Coyote Brush	flat @ 12" oc	7,803
	Myoporum parvifolium 'Pink'	Trailing Myoporum	flat @ 9" oc	3,327

HYDROZONE NOTES:
 1. ALL TREES TO BE ON BUBBLER HYDROZONE - H102.
 2. ALL SHRUBS AND GROUNDCOVER ARE ON BOTH THE H-101 AND H-103 HYDROZONES DEPENDING ON THE GRADE. PLANTING ON SLOPES WILL BE ON AN MP ROTARY SYSTEM HYDROZONE H-101 AND ALL OTHER AREAS TO BE ON AN IN-LINE DRIP SYSTEM HYDROZONE H-103.
 3. SEE SHEET 11 FOR HYDROZON PLAN

SEE SHEET 11 FOR PLANTING NOTES



SHEET KEY MAP - SCALE 1"=150'



PLANTING PLAN AND NOTES

NO.	DESCRIPTION	CITY	DATE	VID	DATE
APPROVED CHANGES					

WYNN - SMITH LANDSCAPE ARCHITECTURE, INC.
 12315 Oak Knoll Road, Suite 230, Poway, California 92064
 Tel: 858.513.0030 Fax: 858.513.0032

CITY of VISTA

PLANTING PLANS FOR:
SMITH SUBDIVISION
 STA 10+00.00 TO 13+34.76

ADDRESS: 2495 SAN CLEMENTE AVENUE, VISTA, CA

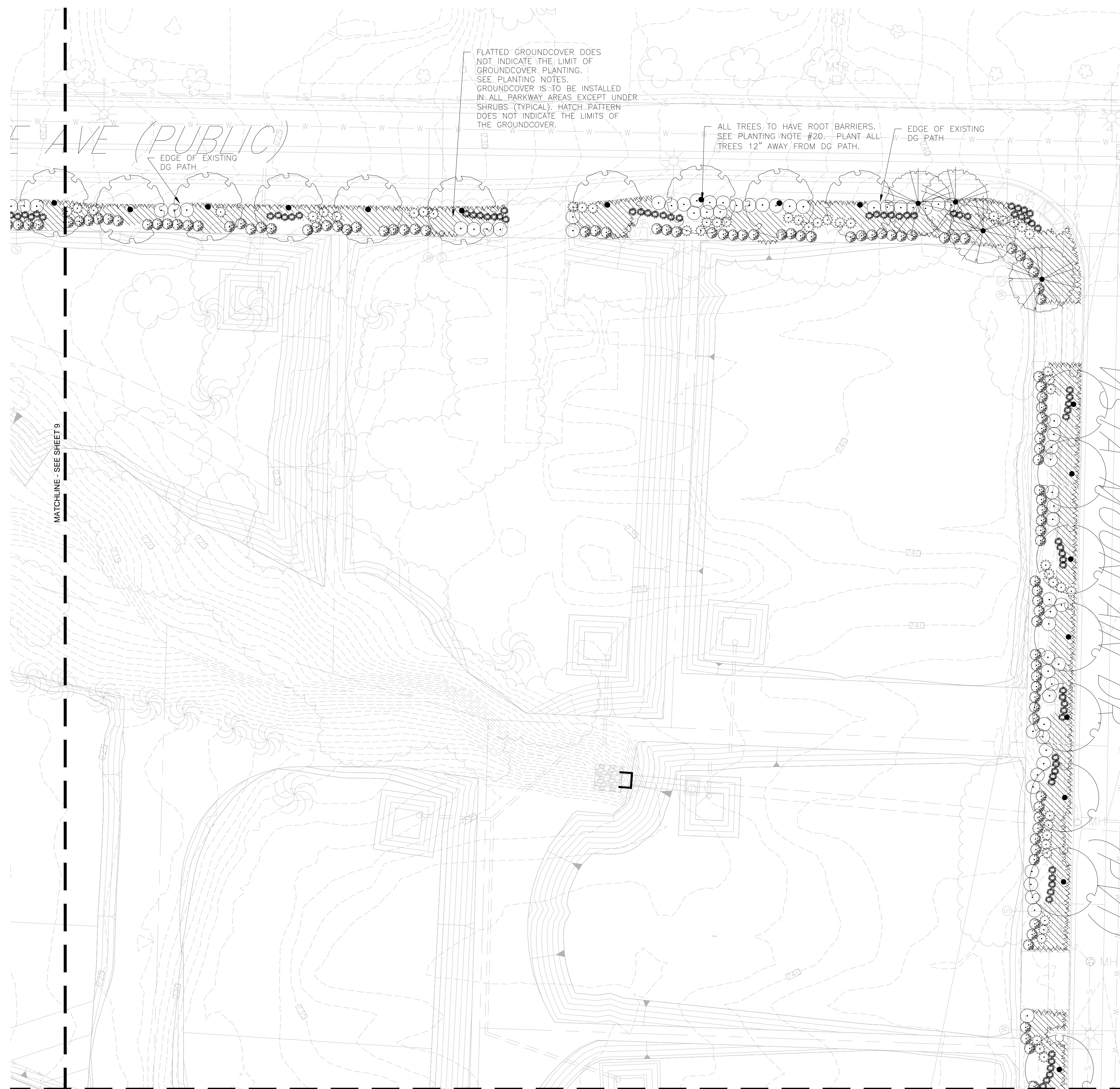
APPROVED

CITY ENGINEER	55075	6-30-14	DATE	SHEET 9 OF 12
RCE	EXPIRES			

BENCH MARK:
 FD SPIKE S'LY SIDE PP NO.730861H, UP 2.54 FROM GROUND.
 POLE LOCATED ON N'LY SIDE OF VALE TERRACE COV #0035
 ADJ. ELEV.=595.93 VS. REC. ELEV.=595.945

DWG-4013

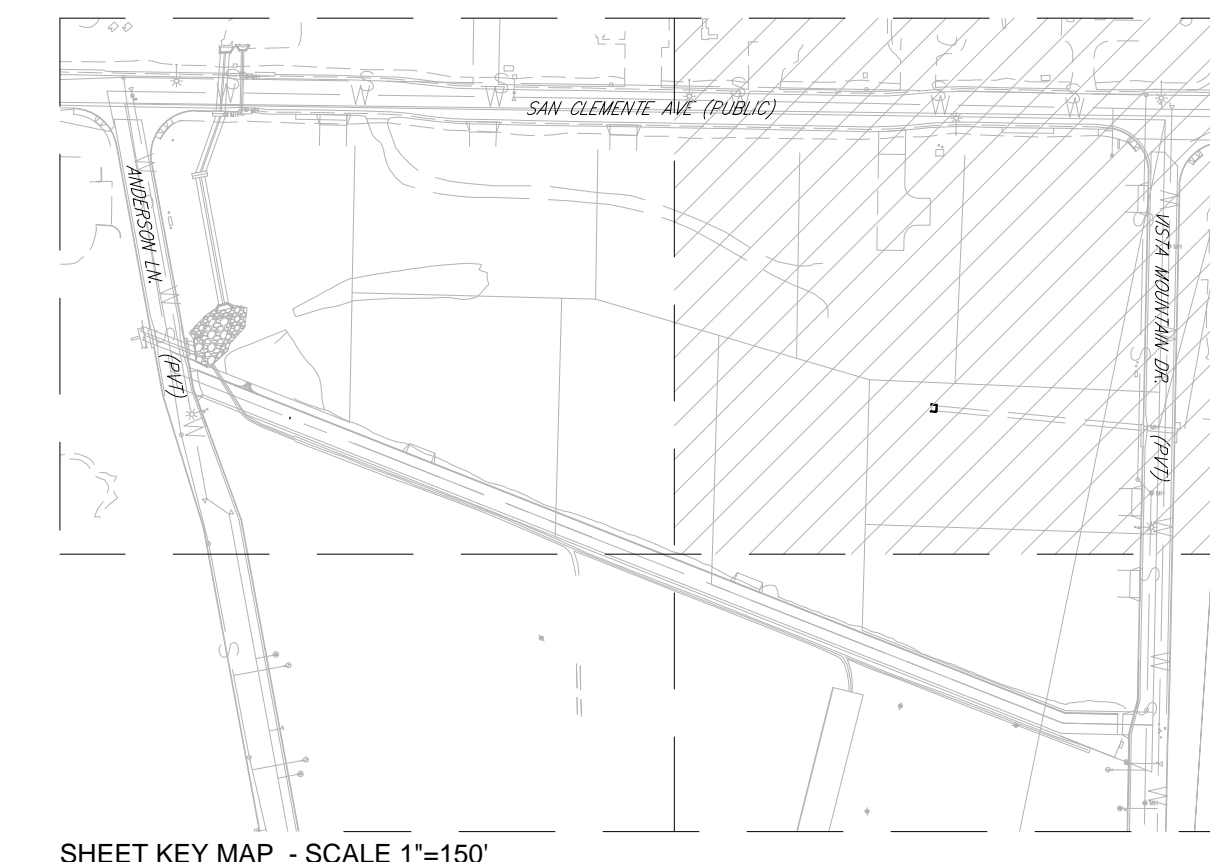




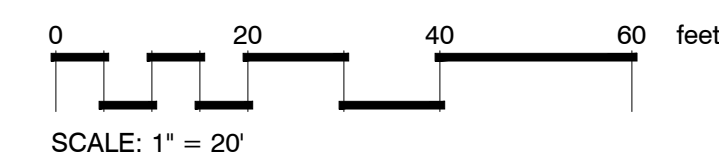
PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Jacaranda mimosifolia	Jacaranda	24"box	6
	Pyrus calleryana 'Bradford'	Bradford Flowering Pear	24"box	18
	Tristania conferta	Brisbane Box	24"box	15
	6' - 7' HT. / 3' WD			
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Lilac	1 gal	137
	Nassella tenuissima	Texas Needle Grass	1 gal	153
	Salvia clevelandii	Cleveland Sage	1 gal	107
	Westringia fruticosa	Coast Rosemary	5 gal	195
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Baccharis pilularis 'Pigeon Point'	Coyote Brush	flat @ 12" oc	7,803
	Myoporum parvifolium 'Pink'	Trailing Myoporum	flat @ 9" oc	3,327

SEE SHEET 11 FOR PLANTING NOTES



PLANTING PLAN AND NOTES



NO.	DESCRIPTION	CITY	DATE	VID	DATE
APPROVED CHANGES					

WYNN - SMITH LANDSCAPE ARCHITECTURE, INC.
 12315 Oak Knoll Road, Suite 230, Poway, California 92064
 Tel: 858.513.0030 Fax: 858.513.0032



CITY of VISTA

PLANTING PLANS FOR:
SMITH SUBDIVISION
 STA 10+00.00 TO 13+34.76

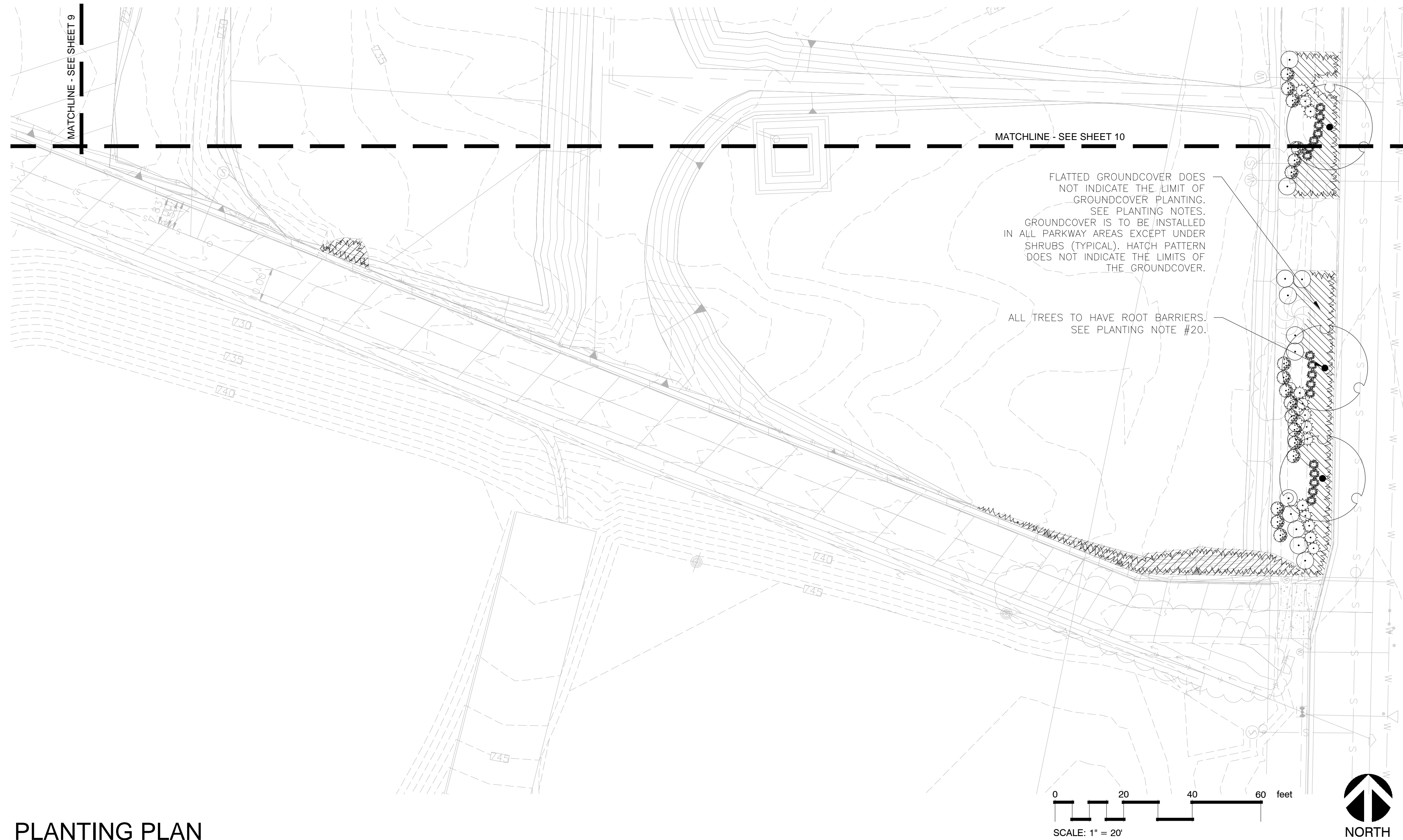
ADDRESS: 2495 SAN CLEMENTE AVENUE, VISTA, CA

APPROVED

CITY ENGINEER: _____ RCE: 55075 6-30-14 EXPIRES: _____ DATE: _____ SHEET 10 OF 12

BENCH MARK:
 FD SPIKE S'LY SIDE PP NO.730861H, UP 2.54 FROM GROUND,
 POLE LOCATED ON N'LY SIDE OF VALE TERRACE COV #0035
 ADJ. ELEV.=595.93 VS. REC. ELEV.=595.945

DWG-4013



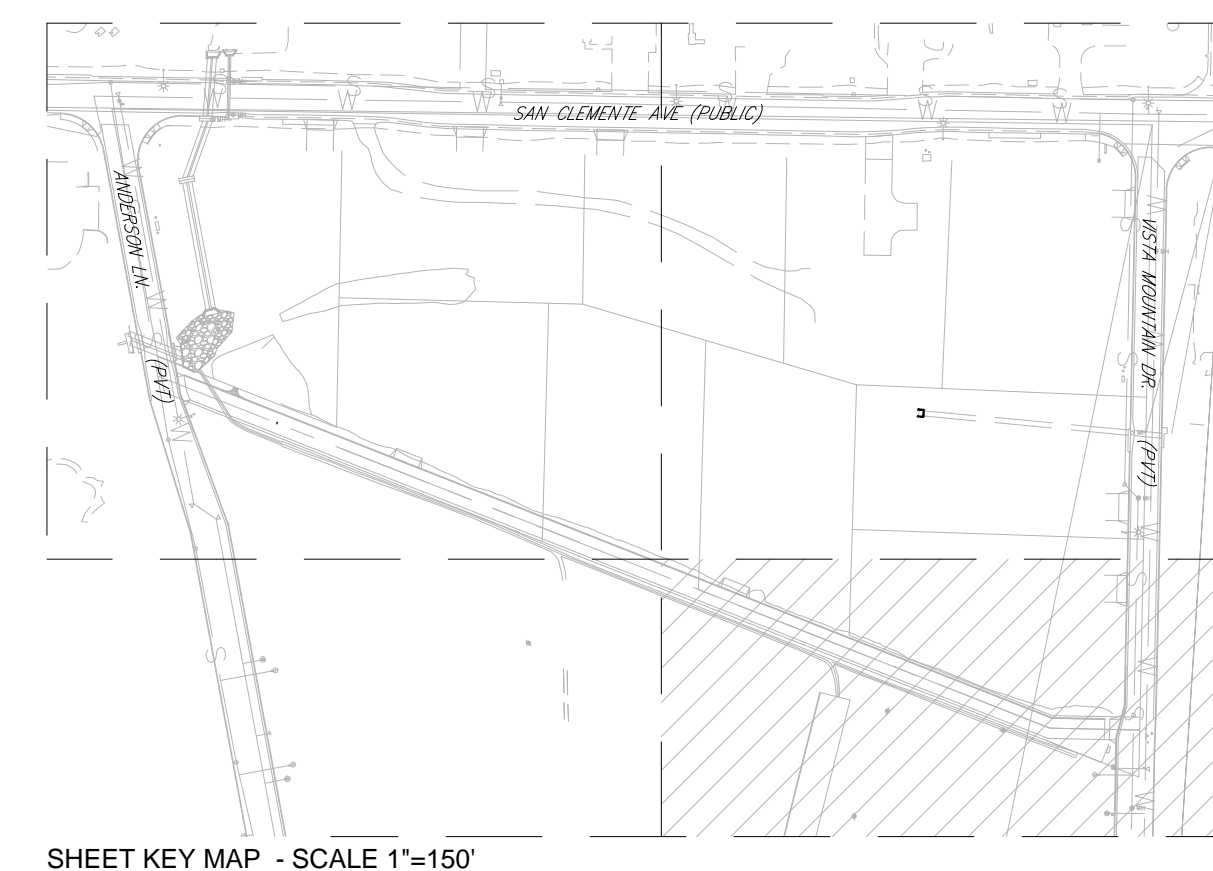
PLANTING PLAN

PLANTING NOTES

1. THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR SETTING OUT PLANTS. PRIOR TO PLANTING, THE LANDSCAPE ARCHITECT SHALL BE CONTACTED TO APPROVE ALL PLANT LOCATIONS AND DIRECT ADJUSTMENTS.
2. PLANT MATERIALS SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH. ALL PLANTS ARE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT IF SUBSTANDARD IN SIZE, QUALITY AND HEALTH. PROVIDE WATERPROOF SPECIES IDENTIFICATION TAGS ON ONE PLANT PER SPECIES PER GROUPING.
3. PLANT COUNTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING SHOWN ON THE PLAN.
4. IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS THOROUGHLY SOAKED PRIOR TO PLANTING.
5. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM ALL BUILDINGS AND FINISH GRADES SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION. FINISH GRADE OF PLANTING AREAS SHALL BE 2" BELOW FINISH SURFACE OF PAVING AND A MINIMUM OF 6" BELOW BUILDING STUCCO SCREED.
6. LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION, TRASH, CLIPPINGS, ROCK AND OTHER DEBRIS IN PLANTING AREAS. RAKE AND FINE GRADE ALL PLANTING AREAS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
7. PLANTING PITS SHALL BE PER PLANTING DETAILS.
8. PLANTING PITS AND PLANTERS SHALL BE BACKFILLED PER SOIL TEST REPORT FOR PLANTING. SEE SHEET 12 FOR SOILS REPORT.
9. TREES AND SHRUBS SHALL BE FERTILIZED AT TIME OF PLANTING PER SOILS REPORT NOTES.
10. STAKE 15 GALLON AND LARGER TREES PER DETAILS. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE STABILITY DURING LENGTH OF THE GUARANTEE PERIOD.
11. VERIFY TREE PIT DRAINAGE WITH 24 HOUR WATER FILL TEST PRIOR TO PLANTING. ALL BOXED TREES NOT DRAINING ARE TO HAVE A 4" DIAMETER AUGER HOLE DRILLED THROUGH ANY HARDPAN OR COMPACTED EARTH AS REQUIRED TO PROVIDE DRAINAGE IN 24 HOUR PERIOD.
12. ALL PLANTING AREAS SHALL BE PREPARED PER SOILS REPORT NOTES.
13. POST PLANTING FERTILIZATION SHALL BE PERFORMED BY CONTRACTOR AT 30, 60, & 90 DAYS AFTER PLANTING.
14. PLANTS SHALL NOT BE PLACED WITHIN 12" OF SPRINKLER HEADS.
15. SHRUBS AND TREES SHALL BE UNDERPLANTED WITH GROUND COVER AS SHOWN BY ADJACENT SYMBOL.
16. GROUND COVER SHALL BE PLANTED USING TRIANGULAR SPACING AS NOTED IN DETAIL UNLESS OTHERWISE NOTED.
17. PROVIDE 3" LAYER OF "FOREST MULCH" FOR ALL NON-TURF PLANTING AREAS WITH SLOPES LESS STEEP THAN 3:1. MULCH AVAILABLE AT AGRISERVICE - (800) 262-4167.
18. LOCATION OF TREES SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL JURISDICTION WITH REGARD TO SETBACKS FROM UTILITIES, STREET SIGNAGE AND RIGHT-OF-WAYS. IF TREES ON PLANS ARE IN VIOLATION OF SUCH CODES, CONTRACTOR SHALL INFORM LANDSCAPE ARCHITECT PRIOR TO INSTALLING TREES.
19. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF NINETY (90) DAYS AFTER FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. ALL AREAS SHALL BE KEPT CLEAN, WATERED AND WEED-FREE. ALL DEAD OR DYING PLANTS THAT ARE WATERED SHALL BE REPLACED WITHIN TWO (2) WEEKS. CONTRACTOR SHALL NOTIFY OWNER IN WRITING WHEN CONTRACTOR IS BEGINNING THE MAINTENANCE PERIOD AND WHAT DATE WILL TERMINATE THE MAINTENANCE PERIOD.
19. CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY AS FOLLOWS: TREES - ONE YEAR; SHRUBS AND GROUND COVER - THREE MONTHS. IF MAINTENANCE PERIOD ENDS DURING PERIOD OF PLANT DORMANCY, CONTRACTOR SHALL REPLACE ANY PLANTS THAT DO NOT GROW BACK DURING THE NEXT PLANTING SEASON.
20. CONTRACTOR SHALL INSTALL ROOT BARRIER BY 'BIO-BARRIER' AT ALL TREES. ROOT BARRIERS ARE TO BE LINEAR AND AS DEEP AS THE ANTICIPATED SPREAD OF THE ROOT SYSTEM AT MATURITY AND IN NO CASE BE LESS THAN 10' LONG AND 24 INCHES DEEP. LOCATE THE BARRIER AT THE PERIMETER EDGE OF THE PLANTER CENTERED ON THE TREE.
21. CONTRACTOR SHALL PROVIDE THE OWNER WITH AS-BUILT PLANS OF IRRIGATION CLEARLY INDICATING LOCATION OF ALL VALVES, MAINLINES AND MODIFICATIONS TO HEAD LAYOUT.
22. PROVIDE REINFORCE STRAW MATTING TO ALL SLOPES OF 3:1 OR GREATER.
23. PRIOR TO PLANTING, CONTRACTOR SHALL REMOVE ALL WEEDS WITH SYSTEMIC HERBICIDE (ROUND-UP) AND APPLY A PRE-EMERGENT HERBICIDE AFTER PLANTING.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Jacaranda mimosifolia 7'-8' HT. / 3'-4' WD	Jacaranda	24"box	6
	Pyrus calleryana 'Bradford' 7'-8' HT. / 3' WD	Bradford Flowering Pear	24"box	18
	Tristania conferta 6' - 7' HT. / 3' WD	Brisbane Box	24"box	15
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Ceanothus glaucus 'Anchor Bay'	Anchor Bay Lilac	1 gal	137
	Nassella tenuissima	Texas Needle Grass	1 gal	153
	Salvia clevelandii	Cleveland Sage	1 gal	107
	Westringia fruticosa	Coast Rosemary	5 gal	195
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Baccharis pilularis 'Pigeon Point'	Coyote Brush	flat @ 12" oc	7,803
	Myoporum parvifolium 'Pink'	Trailing Myoporum	flat @ 9" oc	3,327



WYNN - SMITH LANDSCAPE ARCHITECTURE, INC.
12315 Oak Knoll Road, Suite 230, Poway, California 92064
Tel: 858.513.0030 Fax: 858.513.0032



CITY of VISTA

PLANTING PLANS FOR:
SMITH SUBDIVISION
STA 10+00.00 TO 13+34.76

ADDRESS: 2495 SAN CLEMENTE AVENUE, VISTA, CA

APPROVED: _____
CITY ENGINEER RCE 55075 6-30-14 EXPIRES DATE SHEET 11 OF 12

BENCH MARK:
FD SPIKE S'LY SIDE PP NO.730861H, UP 2.54 FROM GROUND,
POLE LOCATED ON N'LY SIDE OF VALE TERRACE COV #0035
ADJ. ELEV.=595.93 VS. REC. ELEV.=595.945

DWG-4013

CITY OF VISTA - #1 SMITH SUBDIVISION

Attached are the results of the analysis performed on a soil sample that was collected from the above mentioned project site by the client and received by Soil and Plant Laboratory on February 15, 2013. This sample was analyzed for nutrient levels and soil suitability in preparation for a new landscape installation.

Analytical Results:

The reaction of the soil is slightly alkaline at 7.1 and qualitative lime is favorably absent. This is suitable for a broad range of plants and no pH adjustment is necessary. Boron is safely low, yet sufficient for plant nutrition. Salinity (ECe) is at a low and safe level. The favorably low sodium adsorption ratio (SAR) indicates that the small amount of sodium in this sample is properly balanced by calcium and magnesium.

Nitrogen, phosphorous and potassium are below optimum while calcium and magnesium are sufficient. In the micronutrient category, zinc is below optimum. The organic content of the soil is low at 1.2% organic by dry weight.

The texture of the soil is 'sandy loam' according to USDA classification standards. The estimated water infiltration rate is 0.30 inches per hour. The actual rate of water infiltration may vary depending on the degree of soil compaction.

Recommendations

Surface Soil Preparation for Turf, Groundcover and Mass Planting

If feasible, prior to amending the areas where severe compaction exists, the surface soil should be ripped or tilled to a 9-inch depth. Uniformly broadcast and blend the following with existing soil to a 6-inch depth.

Materials	Amount per 1000 sq.ft.
Nitrogen fortified organic amendment (compost* or redwood or fir sawdust)	4 cu. yards
15-15-15	10 lbs.

*Rates and fertilizers may have to be adjusted depending on analysis of selected compost.

Tree and Shrub Planting Guidelines

- Excavate planting pits at least twice the diameter of the rootball.
- The top of the rootball should be at or slightly above final grade.
- Organic material is not required in the backfill; however if you wish, the amended surface soil or a soil blend consisting of no more than 20% by volume organic matter can be placed in the upper 12 inches of backfill only. Soil below this depth should not contain any added organic matter because of the threat of plant disease and/or anaerobic soil conditions developing.
- Place slow release fertilizer tablets in the upper 12 inches of backfill at manufacturer's recommended rates. If fertilizer amended soil is used as a backfill the addition of slow release fertilizer tablets is not necessary.
- Do not cover the original rootball with other soil. Ideally, a temporary soil berm is often constructed around the outer edge of the rootball to help channel water into the rootball and then into surrounding soil until roots are established in the backfill and the rootball is no longer the sole source of water for the plant.
- Ideally, a weed and turf free zone, preferably 2-3 ft. in diameter, should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub; mulch should be kept a minimum 4-6 inches from the trunk.

Maintenance Fertilization

For turf, groundcover and mass planting areas, uniformly broadcast sulfur coated urea at the rate of 5 lbs. per 1000 sq. ft. The first application should occur approximately 45 days after planting, with repeat applications every 60-90 days or as growth and color dictate. In early fall and spring, substitute a complete fertilizer such as 16-6-8, or equal, for the sulfur coated urea at the rate of 6 lbs. per 1000 sq. ft. to ensure continuing supplies of phosphorus and potassium. Tree and shrub plantings can be maintained with the above fertilizers; however, the frequency between applications should be every 120 days, with the first application 90 days after planting. Follow each fertilization with a thorough irrigation. When plants have become well established, fertilizer applications can be less frequent.

As noted above, zinc is below optimum. When micronutrients are low, deficiencies can sometimes show in the plants. If deficiencies show once plants have become established, they may be addressed upon the first sign of deficiency. Zinc deficiency symptoms are often characterized by yellow, almost white, interveinal chlorosis on the youngest growth. If these symptoms are apparent once plants are established, then application of zinc chelate at the manufacturer's label rate may improve appearance.

If we can be of any further assistance, please feel free to contact us.

Jason Gihring

Emailed: tim@wynn-smith.com

MAINTENANCE NOTES

1. LANDSCAPES SHALL BE MAINTAINED BY THE PROPERTY OWNER TO ENSURE WATER USE EFFICIENCY AND CONTINUING COMPLIANCE WITH THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE.

2. ALL REQUIRED PLANTINGS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHENEVER NECESSARY, SHALL BE REPLACED WITH SIMILAR PLANT MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING, BUFFERING, AND SCREENING REQUIREMENTS.

3. ALL LANDSCAPING AND IRRIGATION SYSTEMS SHALL BE PROPERLY MAINTAINED FOR THE LIFE OF THE PERMIT AND PER THE APPROVED IRRIGATION AND MAINTENANCE SCHEDULES.

4. BROKEN OR MALFUNCTIONING EQUIPMENT AND MATERIAL SHALL BE REPAIRED OR REPLACED IMMEDIATELY WITH EQUIPMENT AND MATERIAL OF THE SAME TYPE AND OPERATING CHARACTERISTICS AS THE ORIGINAL.

5. ALL IRRIGATION SYSTEMS SHALL BE MAINTAINED IN A FULLY OPERATIONAL CONDITION. THE IRRIGATION SYSTEM MUST FUNCTION AT A MINIMUM AVERAGE EFFICIENCY FACTOR OF 0.71.

6. OWNER WILL BE RESPONSIBLE FOR ON-GOING MAINTENANCE, INCLUDING RUNOFF AND OVERSPRAY PREVENTION, REPAIRS OF BROKEN OR MALFUNCTIONING IRRIGATION EQUIPMENT, REPLACEMENT OF DEAD, DYING, OR DISEASED VEGETATION, AND CONTINUAL COMPLIANCE WITH THE PROJECTS APPROVED WATER CALCULATIONS.

7. OWNER SHALL INSURE THAT THE FOLLOWING MAINTENANCE TASKS ARE REGULARLY PERFORMED:

A. ROUTINE INSPECTION OF THE IRRIGATION SYSTEM.

B. ADJUSTMENTS AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.

C. REPLENISHING MULCH IN ALL PLANTED AREAS WITH SLOPES LESS THAN 3:1.

D. FERTILIZING OF NON-NATIVE VEGETATION - SEE NOTES FROM SOILS REPORT ON THIS SHEET.

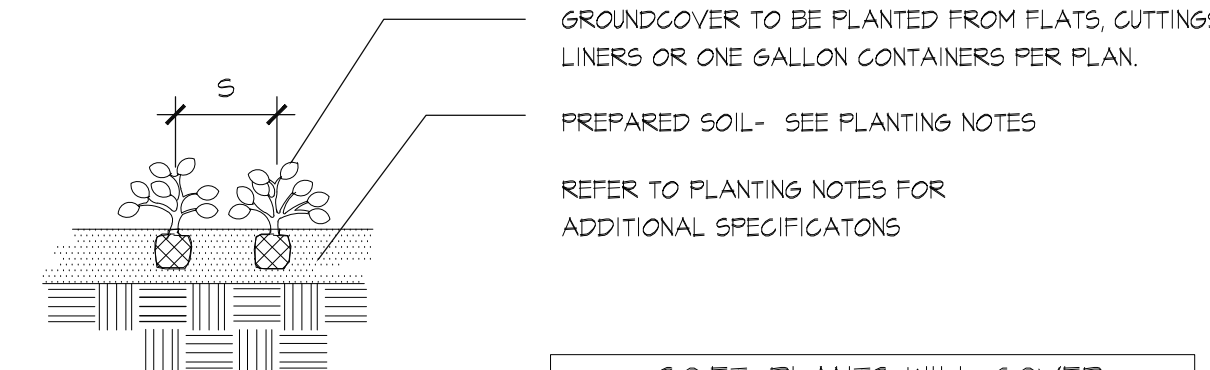
E. PRUNING, WEEDING AND REMOVING ANY OBSTRUCTION TO EMISSION DEVICES.

8. WEEDS SHALL BE REMOVED FROM LANDSCAPE AREAS AS SOON AS POSSIBLE. THE LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTENANCE SHALL INSURE THAT THE ROOTS ARE REMOVED SO AS TO PREVENT THEIR RE-GROWTH.

9. ALL PLANTS WHICH FAIL TO THRIVE BECAUSE OF DISEASE, DAMAGE, ACCIDENT OR OTHER CAUSE SHALL BE IMMEDIATELY REPLACED WITH A PLANT OF THE SAME SPECIES AND SIZE AS ORIGINALLY APPROVED. AT THE DISCRETION OF THE CITY PLANNER, REPLACEMENT OF ANY PLANT MATERIALS THAT HAVE BEEN IMPROPERLY MAINTAINED SHALL BE REQUIRED AT A SIZE EQUAL TO THE SIZE OF THE PLANT HAD IT BEEN PROPERLY CARED FOR.

10. ALL TREES SHALL BE MAINTAINED IN A MANNER THAT RETAINS THE NATURAL FORM OF THE SPECIES. TOPPING AND AGGRESSIVE PRUNING WILL NOT BE ALLOWED.

11. MAINTENANCE CONTRACTOR SHALL IMPLEMENT SUSTAINABLE OR ENVIRONMENTALLY FRIENDLY PRACTICES FOR OVERALL LANDSCAPE MAINTENANCE.



GROUND COVER TO BE PLANTED FROM FLATS, CUTTINGS, LINERS OR ONE GALLON CONTAINERS PER PLAN.

PREPARED SOIL- SEE PLANTING NOTES

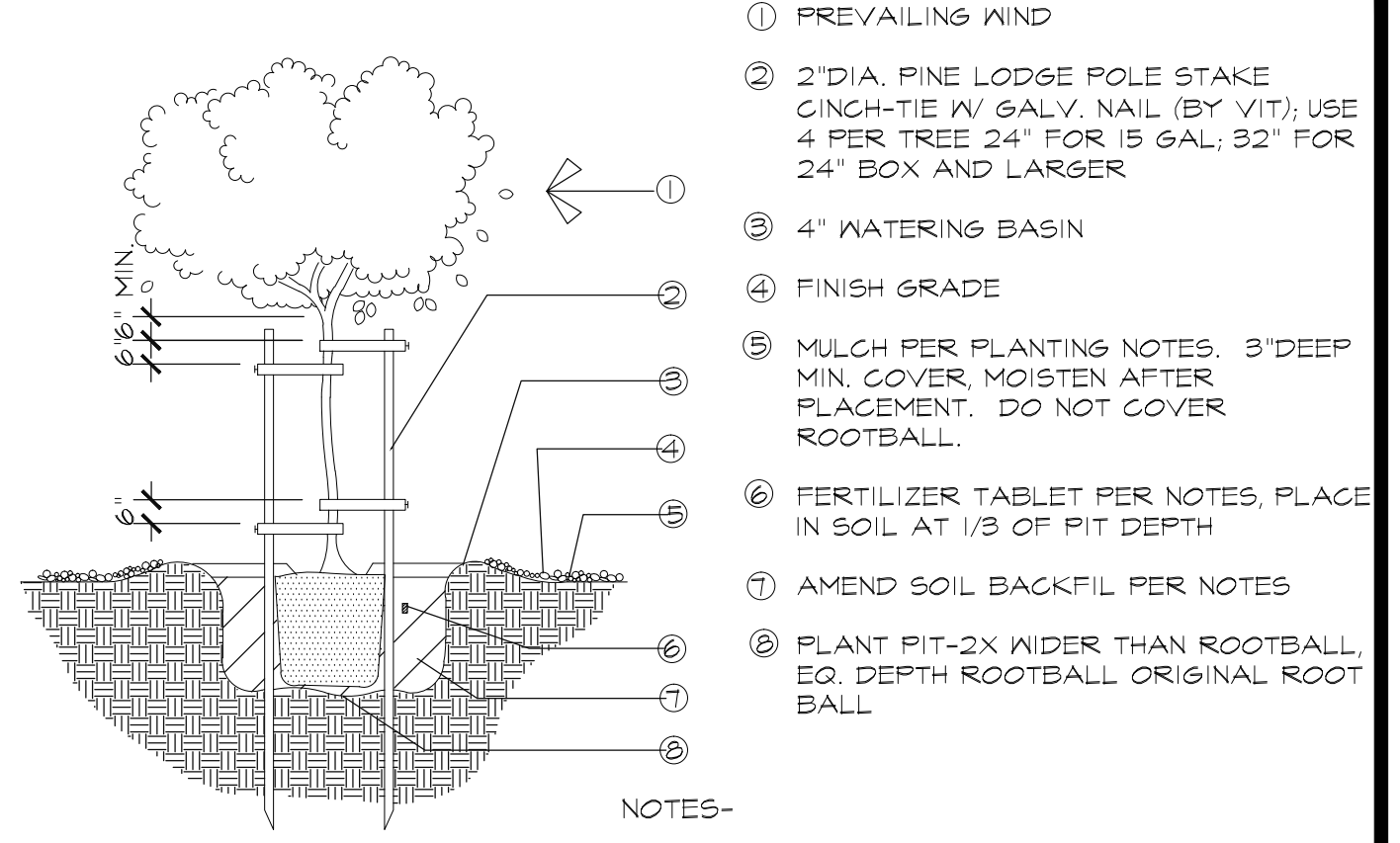
REFER TO PLANTING NOTES FOR ADDITIONAL SPECIFICATIONS

SQ. FT. PLANTS WILL COVER			
SPACING	64 PLANTS	100 PLANTS	
4'	1	11	SQ. FT.
6'	16	25	
8'	28	44	
10'	45	70	
12'	64	100	
15'	100	156	
18'	144	225	
24'	256	400	

TRIANGULAR SPACING
 NOTE: SEE PLANT LEGEND FOR 'S' (ON CENTER SPACING).

- NOTES:
- WHERE PLANTING IS FROM FLATS OR 4" POTS AND MULCH IS REQUIRED, CONTRACTOR SHALL LAY MULCH PRIOR TO PLANTING.
 - IF DRIP IRRIGATION IS USED IN GROUND COVER AREA, CONTRACTOR SHALL ADJUST DRIP SYSTEM SO THAT EACH PLANT IS GETTING THE APPROPRIATE AMOUNT OF WATER.

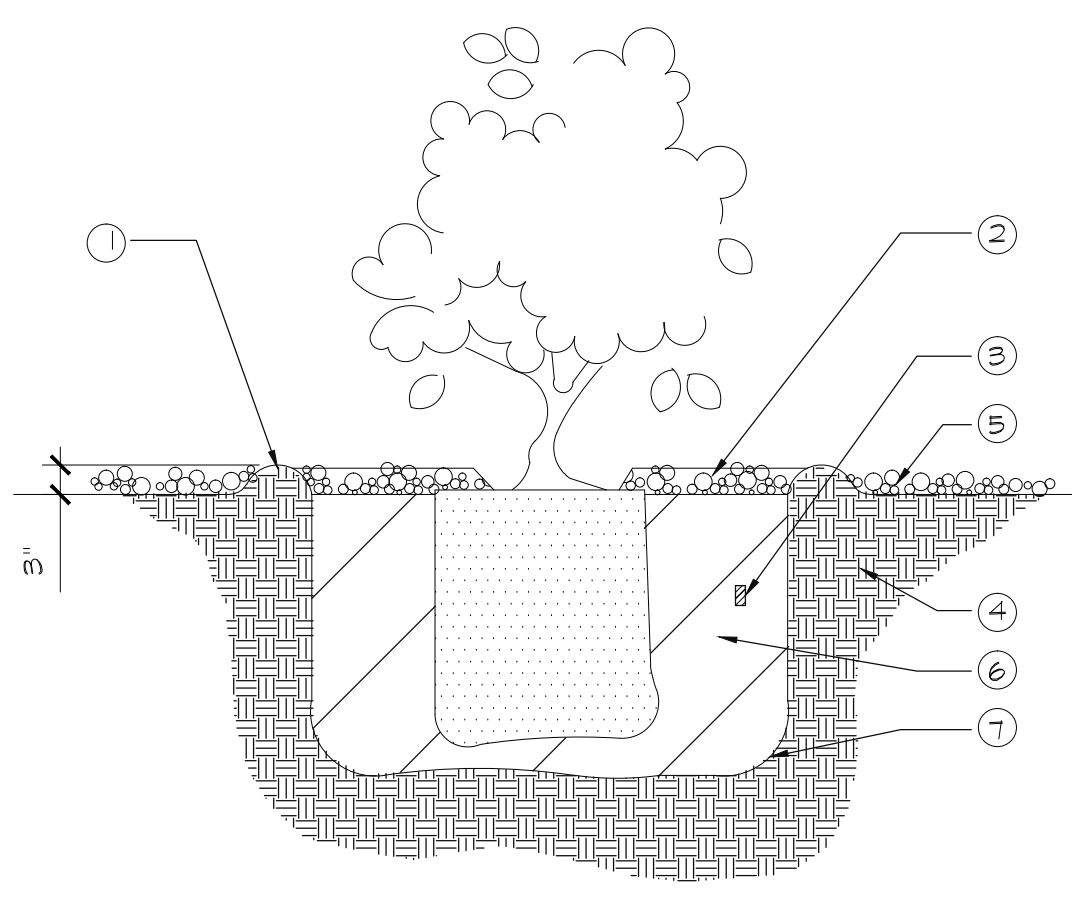
1 GROUND COVER PLANTING
 1/4" = 1'-0" 329332-01



- NOTES-
- PREVAILING WIND
 - 2"DIA. PINE LODGE POLE STAKE CINC-TIE W/ GALV. NAIL (BY VIT); USE 4 PER TREE 24" FOR 15 GAL; 32" FOR 24" BOX AND LARGER
 - 4" WATERING BASIN
 - FINISH GRADE
 - MULCH PER PLANTING NOTES. 3" DEEP MIN. COVER, MOISTEN AFTER PLACEMENT. DO NOT COVER ROOTBALL.
 - FERTILIZER TABLET PER NOTES, PLACE IN SOIL AT 1/3 OF PIT DEPTH
 - AMEND SOIL BACKFILL PER NOTES
 - PLANT PIT-2X WIDER THAN ROOTBALL, EQ. DEPTH ROOTBALL ORIGINAL ROOT BALL

- NOTES-
- 15 GAL TREES SHALL BE STAKED WITH ONE STAKE. LARGER TREES SHALL BE DOUBLE STAKED.
 - INSTALL (2) 4" DIAMETER X 24" DEEP BREATHER TUBES WITH FILTER FABRIC SURROUNDING TUBE. EACH ON OPPOSITE SIDE OF TRUNK.

2 TREE PLANTING WITH STAKING
 1/4" = 1'-0" 329343.19-34



- LEGEND
- 3" WATERING BASIN EARTH MOUND (VERIFY W/ LANDSCAPE ARCHITECT)
 - MULCH PER PLANTING NOTES, 3" DEEP MIN. COVER, MOISTEN AFTER PLACEMENT
 - FERTILIZER TABLET PER NOTES, PLACE IN SOIL AT 1/3 OF PIT DEPTH
 - UNDISTURBED SUB-SOIL
 - FINISH GRADE
 - AMENDED SOIL BACKFILL PER NOTES
 - PLANTING PIT PER NOTES

- NOTES:
- PRIOR TO PLANTING, FILL HOLE FULL WITH WATER & ALLOW TO PERCOLATE COMPLETELY INTO SUB-SOIL. DO NOT ASSIST OR DISTURB PERCOLATE RATE.
 - DO NOT COVER PLANT TRUNK WITH MULCH.

3 SHRUB PLANTING 1 AND 5 GALLON
 1/2" = 1'-0" 329333.13-04

NO.	DESCRIPTION	CITY	DATE	VID	DATE

WYNN - SMITH LANDSCAPE ARCHITECTURE, INC.
 12315 Oak Knoll Road, Suite 230, Poway, California 92064
 Tel: 858.513.0030 Fax: 858.513.0032

CITY of VISTA

PLANTING PLANS FOR:
SMITH SUBDIVISION
 STA 10+00.00 TO 13+34.76

ADDRESS: 2495 SAN CLEMENTE AVENUE, VISTA, CA

APPROVED

CITY ENGINEER: _____ 55075 6-30-14 RCE EXPIRES DATE SHEET 12 OF 12

BENCH MARK:
 FD_SPIKE S'LY SIDE PP NO.730861H, UP 2.54 FROM GROUND, POLE LOCATED ON N'LY SIDE OF VALE TERRACE CDV #0035 ADJ. ELEV=595.93 VS. REC. ELEV=595.945

DWG-4013

