

DESIGN STATEMENT / OBJECTIVES

1. PLANNING WILL BE DESIGNED TO OBTAIN IDEAL VIEWS (WHEN AVAILABLE) STORAGE UTILITY AREAS (E.G.) AND NOT CHARACTER AND INTEREST TO THE SITE (WHERE PLANNING WITH DESIGN PROPOSED FOR ADJACENT PROPERTY). SEE SHEET L-3 FOR SITE PLAN DESIGN PLANNING OF SIMILAR DESIGN CHARACTER.
2. ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE USED TO CREATE A SCENERY IN THE LANDSCAPE. PLANNING WILL BE USED TO DEVELOP A SCENERY PLAN FOR INSTALLATION LAYOUT, DETAILS AND SPECIFICATIONS.
4. ALL OUTDOOR STORAGE, LOADING, REFUSE AND UTILITY AREAS WILL BE VISUALLY SCREENED ON ALL SIDES EXCEPT AT ACCESS POINTS. PLANNING WILL BE USED TO SCREEN THESE AREAS FROM VIEW USING PLANNING AND PLANTING.
5. VEHICLE STRIPES WILL BE DESIGNED AND ACCENTED WITH SPECIAL SCENERY OR PLANNING TO BE USED TO SCREEN THESE AREAS FROM VIEW USING PLANNING AND PLANTING.
6. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANNED AREAS THROUGHOUT THE SITE. A MINIMUM OF TWO PERCENT (2%) SLOPE FROM BUILDING IN PLANNING AREAS SET CIVIL ENGINEERING PLANS FOR FINAL GRADING.
7. IRRIGATION SYSTEMS WILL BE PERMANENT DELTAION AUTOMATIC SYSTEMS. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL, AFTER GRADING AND PRIOR TO AND NOT AFTER PLANNING IS COMPLETED. IRRIGATION SYSTEMS WILL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANNED PLANTS AND SPECIES. IRRIGATION WILL UTILIZE RECYCLED WATER.
8. IRRIGATION SYSTEMS SHALL UTILIZE LOW PRECIPITATION FILLED AND POP-UP STEAM ROTOR SPRINKLER SYSTEMS FOR TRANSITIONAL LANDSCAPE AREAS. IRRIGATION SYSTEMS SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANNED PLANTS AND SPECIES. IRRIGATION WILL UTILIZE RECYCLED WATER.
9. ALL SOILS WILL BE FERTILIZED, AERATED, AND TILLED TO CONFORM TO LANDSCAPE PLANNING AND ALL LAWN AREAS POP-UP SPRINKLER HEADS SHALL BE USED ADJACENT TO WALKS, DRIVES AND ACTIVE AREAS.
10. ALL PLANNING AREAS WILL BE FERTILIZED, AERATED, AND TILLED TO CONFORM TO LANDSCAPE PLANNING AND ALL LAWN AREAS POP-UP SPRINKLER HEADS SHALL BE USED ADJACENT TO WALKS, DRIVES AND ACTIVE AREAS.
11. ALL PLANNING AREAS WILL BE PERMANENTLY MAINTAINED IN A NEED AND DESIGN TREE CONDITION.

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
Traffic signal (stop sign)	20 feet
Underground utility lines	5 feet
Above ground utility structures	10 feet
Driveway (entrances)	10 feet
Intersection (intersecting curb lines of two streets)	25 feet
Sewer Lines	10 feet

GRASS-LINED SWALE NOTE:
ALL WATER QUALITY VEGETATED SWALES SHALL BE PLANTED WITH SLOPE SAVER-2 HYDROSEED MIX.

MAINTENANCE NOTE:
THE OWNER WILL BE RESPONSIBLE FOR ON-GOING LANDSCAPE MAINTENANCE OF THE PARKWAY AND SWALES. PLANNING AND PLANTING SHALL BE AS A MAINTENANCE DISTRICT IS FORMED.

NOTE:
LANDSCAPING AND VEGETATION SHALL COMPLY WITH THE HAWANO INDUSTRIAL PARK CONCEPTUAL LANDSCAPE PLAN. PROPOSED EXCEPTIONS, ALTERNATIVES, DETERMINATIONS MUST BE SUBMITTED TO THE RURAL APPROVAL DISTRICT FOR OFFICIAL APPROVAL.

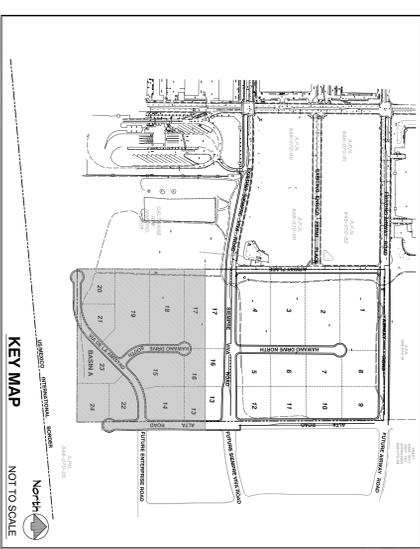
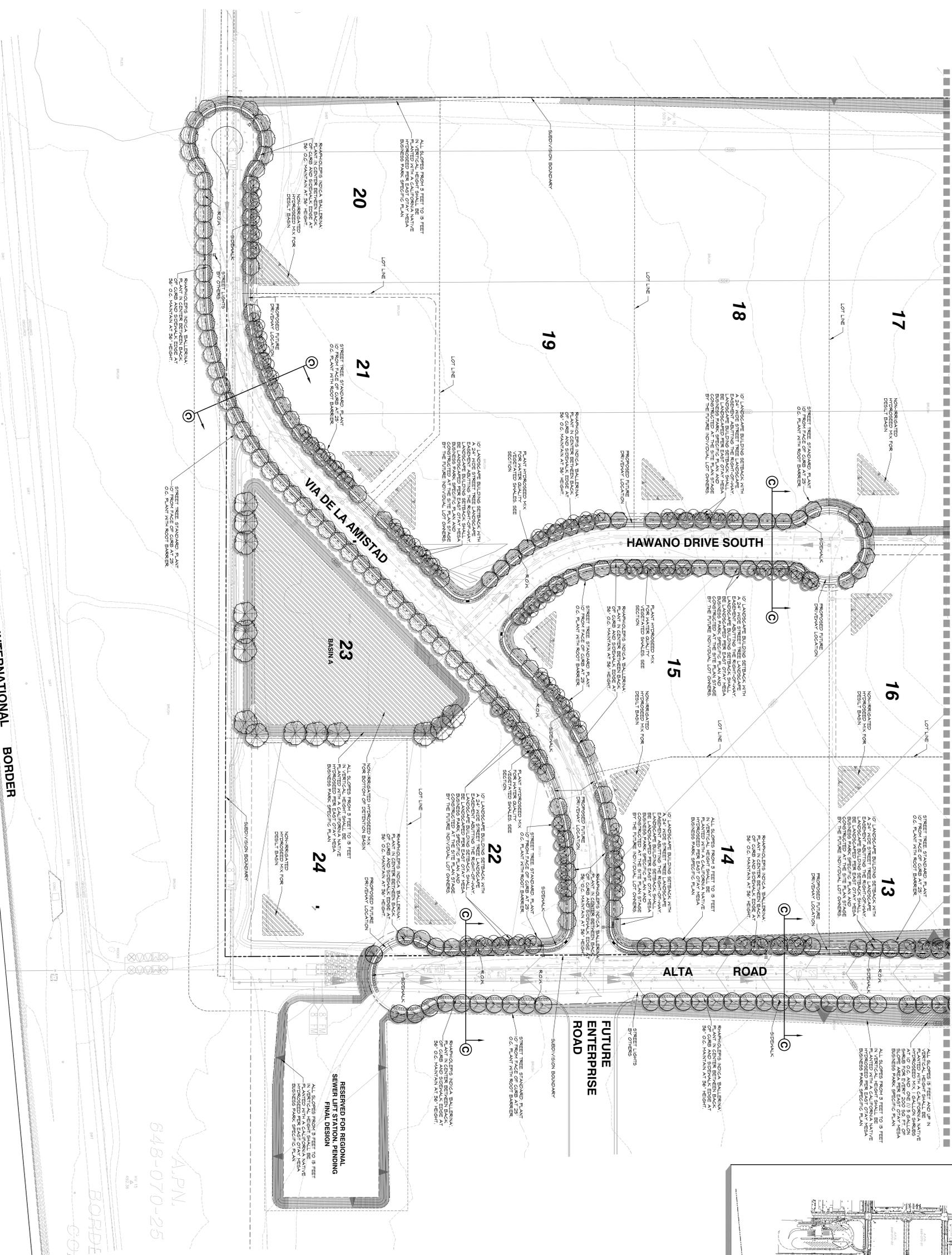
PRELIMINARY LANDSCAPE PLAN
SEE SHEET L-4 FOR PLANT LIST
SEE SHEET L-3 FOR LANDSCAPE STREET SECTIONS



TESHIMA DESIGN GROUP
LANDSCAPE ARCHITECTURE, LAND PLANNING
980 BURNSSBARK AVE SUITE 100 SAN DIEGO, CA 92101
TEL: 619.594.8822

DATE: 6-7-12
IDG JOB NO.: 10-9

MATCHLINE - SEE SHEET L-1

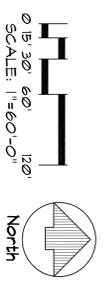


SEE SHEET L-4 FOR PLANT LIST
SEE SHEET L-3 FOR LANDSCAPE STREET SECTIONS

PRELIMINARY LANDSCAPE PLAN
NOTE: THIS PLAN IS CONCEPTUAL ONLY. IT IS INTENDED TO PORTRAITLY
DEPICT THE GENERAL LAYOUT OF THE LANDSCAPE AND NOT TO BE
CONSIDERED A CONTRACT DOCUMENT. THE DESIGNER ASSUMES NO
RESPONSIBILITY FOR ANY WORK PERFORMED FROM THIS PLAN.

APN: 648-070-25
BORDE 601
BORDE 601

NOTE:
LANDSCAPING AND VEGETATION SHALL CONFORM WITH THE HAWANO INDUSTRIAL PARK CONCEPTUAL FIRE PROTECTION PLAN DATED 6-30-10. ANY PROPOSED EXCEPTIONS, PROPOSED ALTERNATIVES, DETERMINATIONS MUST BE SUBMITTED TO THE RURAL FIRE PROTECTION DISTRICT FIRE CHIEF FOR APPROVAL.
GRAVELLED SHALE NOTE:
ALL WATER QUALITY VEGETATED SHALES SHALL BE PLANTED WITH SLOPE SAVER-2 HYDROSEED MIX.
MAINTENANCE NOTE:
THE OWNER IS RESPONSIBLE FOR ONSITE LANDSCAPE MAINTENANCE OF THE PARKWAY AND MEDIAN PLANTINGS. DETENTION BASIN VEGETATED A MAINTENANCE DISTRICT IS FORWARDED.



Date:	7-9-12
Scale:	AS SHOWN
Drawn:	MS
Job:	10-19
Sheet:	L-2

**SAN DIEGO
HAWANO SUBDIVISION
COUNTY OF SAN DIEGO, CALIFORNIA**

**PRELIMINARY
LANDSCAPE PLAN**



**Kimley-Horn
and Associates, Inc.**
© 2011 KIMLEY-HORN AND ASSOCIATES, INC.
Engineering, Planning, and Environmental Consultants
401 B Street, Suite 600
San Diego, California 92101
Tel (619) 234-9411 Fax (619) 234-9433

