

Plant Materials List

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	STREET TREE	30' O.C. @ HWY. 80	24" BOX/15 GAL
	EUCALYPTUS NICHOLII	BLACK PEPPERMINT TREE	
	PARKING LOT/CANOPY TREES	24" BOX/15 GAL	
	AGONIS FLEXUOSA	PEPPERMINT TREE	
	EUCALYPTUS NICHOLII	BLACK PEPPERMINT TREE	
	ACACIA PENDULA	WEeping ACACIA	
	BUFFER/ROAD EDGE SCREENING/SLOPE PLANTS	5 & 15 GAL	
	PINUS HALEPENSIS & CANARIENSIS	ALEPPO & CANARY ISLAND PINE	
	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	
	GEUERA PARVIFLORA	AUSTRALIAN WILLOW	
	HETEROMELES ARBUTIFOLIA	TOYON	
	ATRIPLEX SEMIBACCATA	CREeping SALTBUsh	
	CEANOTHUS 'YANKEE POINT', 'RAY HARTMAN'	CEANOTHUS	
	GREVILLEA 'NOELLI'	NCN	
	ORNAMENTAL SHRUB & GROUNDCOVER	18"-30" HIGH	
	PHOTINIA FRASERI	FRASERS PHOTINIA	
	CALLIANDRA ERIOPHYLLA; TWEDDII	FAIRY DUSTER	
	CALLISTEMON 'LITTLE JOHN'	NCN	
	PITTOSPORUM TOBIRA 'creme DE MINT'	PITTOSPORUM	
	PHORIUM TENAX 'PINK STRIPE'	NEW ZEALAND FLAX	
	MUHLENBERGIA 'REGAL MIST'	DEER GRASS	
	SENECIO MANDRALISCAE	SENECIO	
	VINES		5 GAL
	BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	
	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	
	DETENTION BASIN AND BIOSWALES		1 GAL/LINERS
	NATIVE GRASSES & SEDGES		
	CAREX GLAUCA	BLUE SEDGE	
	CAREX BUCHANANI	CURLY TOP SEDGE	
	HESPERALOE PARVIFLORA	RED YUCCA	
	MUHLENBERGIA RIGENS	CALIFORNIA DEERGRASS	
	NASSELLA LEPIDA; PULCHRA	FOOTHILL; PURPLE NEEDLEGRASS	
	LEYMUS ARENARIUS	BLUE LYME GRASS	
	SCREENING TREES & SHRUBS	15 GAL, 24" BOX	
	PINUS HALEPENSIS; CANARIENSIS	ALEPPO; CANARY ISLAND PINE	
	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	
	HETEROMELES ARBUTIFOLIA;	TOYON	
	VINES	1 GAL, 5 GAL	
	CLIMBING VINES PLANTED 10' O.C. ALONG THE TOE OF SLOPE		
	W/ CASCADING VINES PLANTED ALONG THE TOP OF SLOPE		
	FICUS PUMILA	CREeping FIG	
	BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	

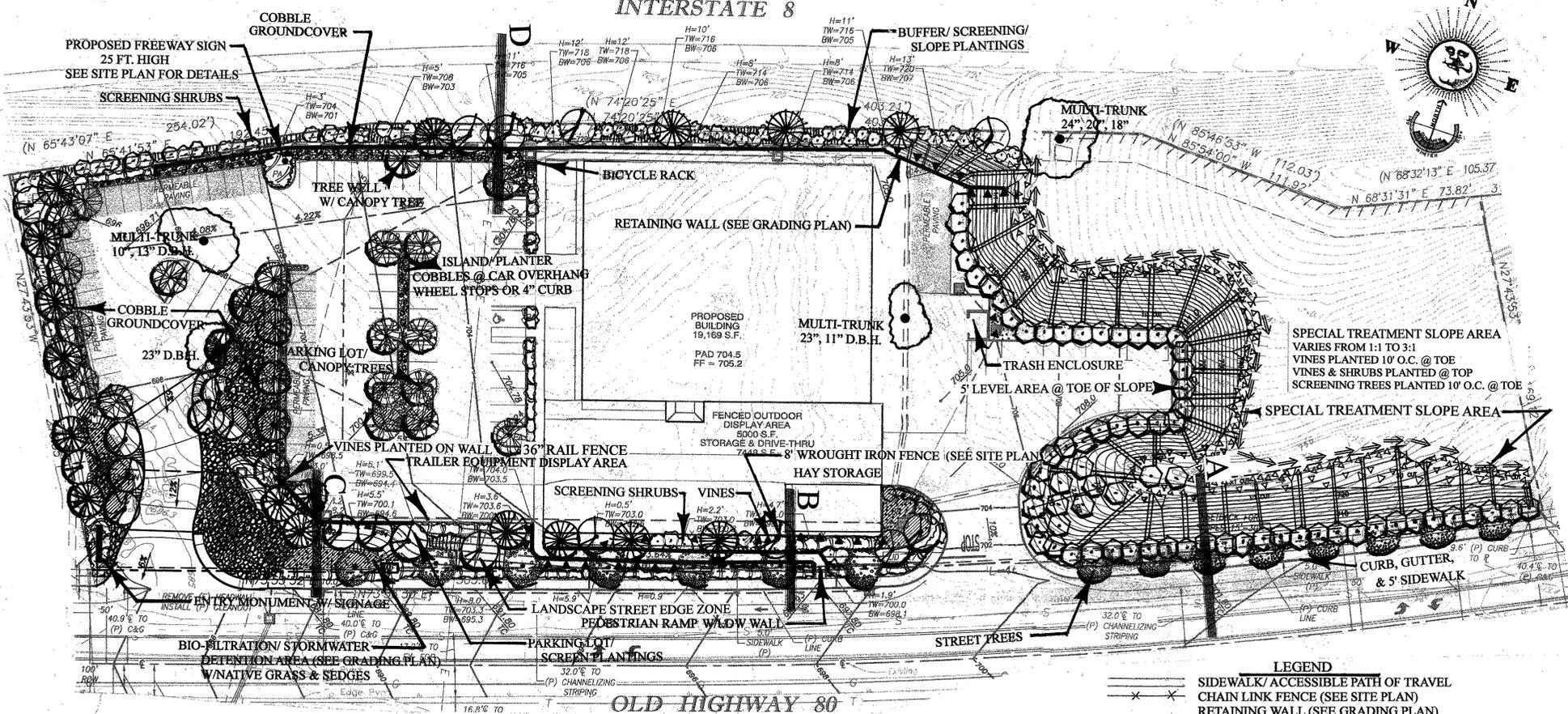
HYDROSEED MIX
THE HYDROSEED SEED MIX WILL UTILIZE SEEDS SPECIFICALLY EQUIPPED TO GROW IN SHALLOW ROCKY SLOPES

SPECIAL TREATMENT SLOPE AREAS
CUT EMBANKMENTS COMPRISED OF GEOLOGICALLY STABLE ROCK AREAS SHALL BE CONSTRUCTED AT A VARYING MAXIMUM RATIO OF 1:1 AND WILL VARY TO A 3:1 SLOPE GRADIENT AS THE SLOPE ROUNDS INTO NATURAL TERRAIN (PER AN APPROVED SOILS REPORT). THESE AREAS WILL BE HYDROSEEDED WITH A SEED MIX SPECIFICALLY EQUIPPED TO GROW IN SHALLOW ROCKY SLOPES. SLOPE AREAS WILL BE SCREENED FROM VIEW BY PLANTING LARGE TREES AND SHRUBS AT THE TOE OF THE SLOPE AT A MIN. RATIO OF 1 TREE PER 10 LINEAL FEET. ALONG WITH HEAVILY PLANTED CLIMBING VINES PLANTED AT A MIN. OF 10' ON CENTER. IN ADDITION, VINES WILL BE PLANTED ALONG THE TOP OF SLOPE WHICH WILL SPILL DOWN AND FURTHER SCREEN THE EMBANKMENT FROM VIEW. IN ORDER TO CREATE A MORE NATURAL APPEARING WEATHERED LOOK FOR THE EXPOSED ROCK AREAS OF SLOPE, AN EXPERIENCED APPLICATOR WILL SPRAY A CHEMICAL STAIN SUCH AS "NATINA" ON THE SLOPE SURFACE.

GENERAL NOTES

- ALL PROPOSED PLANTINGS WILL MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN THE SAN DIEGO COUNTY GRADING ORDINANCE.
- ALL PROPOSED PLANTING WILL MEET THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO WATER EFFICIENT LANDSCAPE DESIGN MANUAL, COUNTY'S OFF STREET PARKING DESIGN MANUAL, AND THE LAKESIDE COMMUNITY DESIGN GUIDELINES.
- ALL LANDSCAPE AREAS SHALL BE LANDSCAPED IN ACCORDANCE WITH SAN DIEGO COUNTY CODE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), SAN DIEGO REGIONAL STANDARD DRAWINGS, AS WELL AS THE STANDARDS AND CRITERIA OF THE LANDSCAPE TECHNICAL MANUAL.
- ALL PLANTINGS WILL CONFORM TO ANY APPROVED FIRE PROTECTION PLAN AS WELL AS ANY REQUIREMENTS OF THE LOCAL FIRE PROTECTION DISTRICT.
- ALL SLOPES OVER 3 FT. HIGH WILL BE PLANTED AND IRRIGATED.
- ALL SLOPES OVER 15 FT. HIGH WILL BE PLANTED PER SECTION 87.417 OF THE GRADING ORDINANCE. ONE TREE (5 GAL. MIN.) OR ONE SHRUB (1 GAL. MIN.) WILL BE PLANTED FOR EVERY 100 S.F. OF SLOPE FACE IN ADDITION TO 100% GROUND COVER PLANTING.
- ALL TREES, INC. STREET TREES, LOCATED WITHIN 5 FT. OF ANY HARDSCAPE, PAVEMENT, OR CURB SHALL BE PLANTED WITH ROOT CONTROL BARRIERS.
- STREET TREES LOCATED WITHIN THE PUBLIC RIGHT OF WAY WILL OBTAIN AN ENCROACHMENT FROM THE DEPT. OF PUBLIC WORKS.
- ALL PLANTINGS AND IRRIGATION EQUIPMENT PLACED WITHIN THE DEDICATED RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL PLANTING BEDS AND SLOPES LESS THAN 3:1 SHALL RECEIVE 2" OF ORGANIC MULCH.
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM WITH RECOMMENDATIONS MADE BY A SOILS TESTING LABORATORY.
- ALL PLANTED AND MULCHED AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION BY THE PROPERTY OWNER.
- ALL LANDSCAPE AREAS SHALL PROVIDE FOR POSITIVE DRAINAGE.
- SEE CIVIL GRADING PLAN FOR ALL FINISHED ELEVATIONS AND STORMWATER DESIGN DETAILS.
- SEE ARCHITECTURAL SITE PLAN FOR SIGNAGE & LIGHTING DETAILS.
- ALL VEGETATION LOCATED WITHIN THE PROJECT DEVELOPMENT FOOTPRINT WILL BE REMOVED. EXISTING TREES TO BE REMOVED - SEE LEGEND
- PRIOR TO ISSUANCE OF A PERMIT FOR THIS PROJECT, A LANDSCAPE DOCUMENT PACKAGE SHALL BE PREPARED AND APPROVED.

* SEE NOTE RE. HANDLING OF SPECIAL TREATMENT SLOPE AREAS



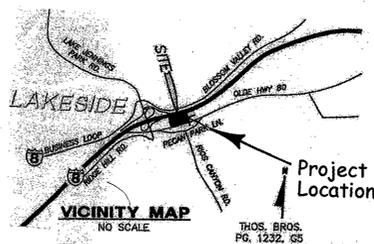
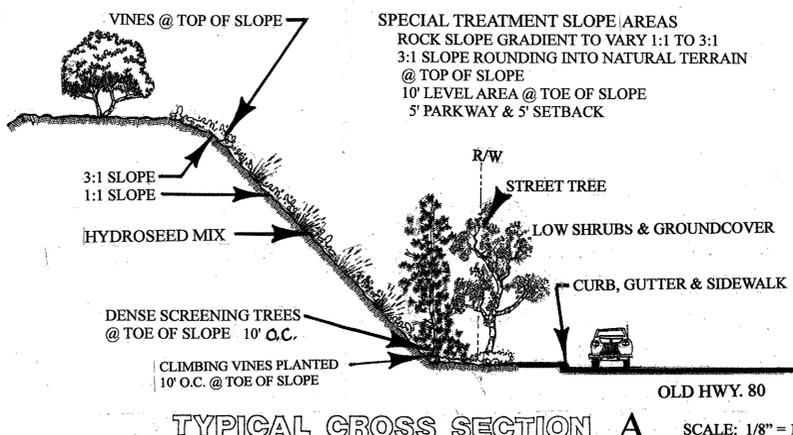
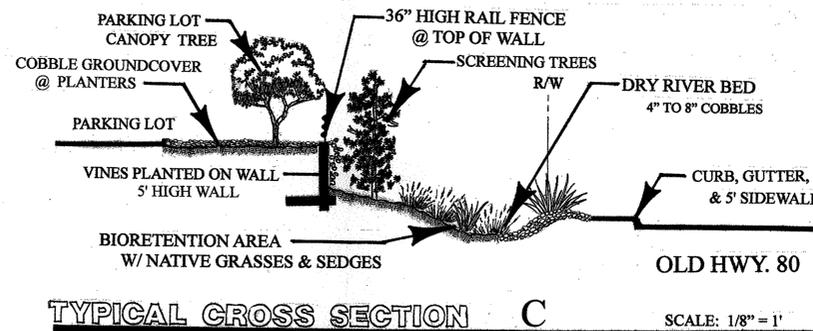
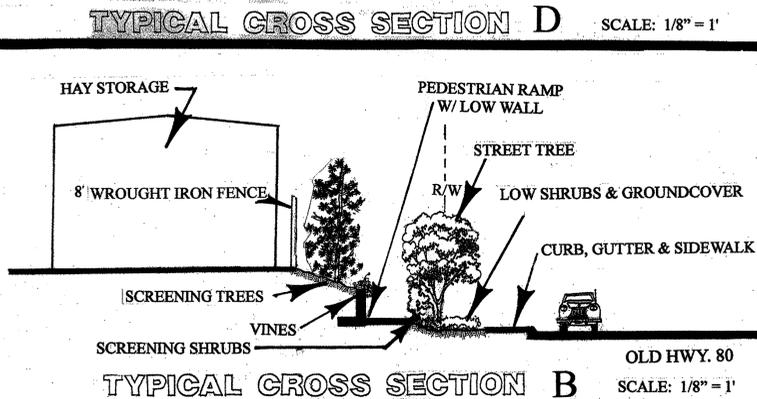
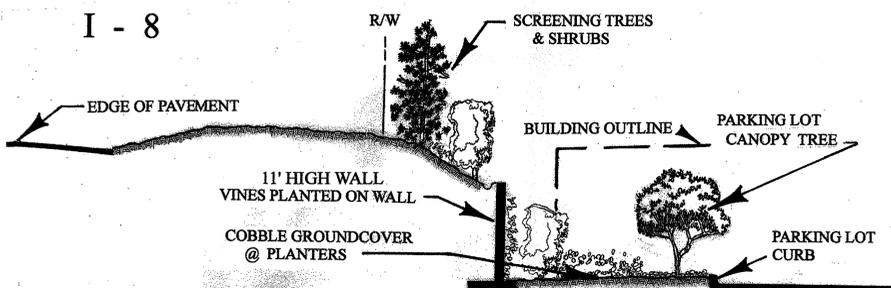
IRRIGATION NOTES

ALL AREAS SHOWN TO BE PLANTED WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THIS SYSTEM WILL USE LOW GALLONAGE, LOW PRECIPITATION RATE SPRAY AND ROTOR HEADS, WITH BUBBLER HEADS AT EACH TREE. HEADS WILL BE GROUPED INTO ZONES BASED ON EXPOSURE AND PLANT TYPES. AUTOMATIC VALVES WILL CONTROL THE FLOW OF WATER TO EACH ZONE. INDIVIDUAL HEADS WILL BE ADJUSTED TO MINIMIZE OVERSPRAY ONTO BUILDINGS, WALKS, BROW DITCHES AND DRIVEWAYS. A SMART CONTROLLER, WITH A RAIN SENSING DEVICE WILL BE PROVIDED. THE SYSTEM WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE COUNTY WATER EFFICIENT LANDSCAPE DESIGN MANUAL. A LANDSCAPE DOCUMENTATION PACKAGE WILL BE SUBMITTED ALONG WITH FINAL LANDSCAPE CONSTRUCTION DRAWINGS FOR THE PROJECT.

DECLARATION OF RESPONSIBLE CHARGE
I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

STATEMENT OF COMPLIANCE
PER SECTION 86.709(6.9) OF THE COUNTY LANDSCAPE ORDINANCE: I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS TO PROVIDE THE EFFICIENT USE OF WATER.

JOE CHISHOLM,
CHISHOLM LAND PLANNING
DATE: RLA 1774 (EXPIRES 4-30-2015)
Joe Chisholm, A.S.L.A.
CA License No. 1774



Chisholm Land Planning
4424 4th St, Ste. 209, San Diego, CA 92115 760-745-3501
LANDSCAPE ARCHITECTURE
chizh@comcast.net

TRACTOR SUPPLY COMPANY
COMMERCIAL DEVELOPMENT
OLDE HIGHWAY 80
LAKESIDE, CALIFORNIA



REVISIONS

LANDSCAPE CONCEPT PLAN
COUNTY OF SAN DIEGO
REVISED DATE: NOV. 21ST, 2014

DATE: SCALE: 1" = 30'

SHEET

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