

***PROPOSED BMPS NOTE:**
ALL MANUFACTURED SLOPES SHALL BE SPRAYED WITH A BONDED FIBER MTRIX (BFM) AFTER GRADING TO PREVENT EROSION.

NOTE:
SLOPE IRRIGATION & TREATMENT
SLOPE IRRIGATION, CHEMICAL WEED PREVENTION/KILLING, AND FERTILIZATION SHALL BE DESIGNED AND IMPLEMENTED TO NOT NEGATIVELY INFLUENCE ADJACENT NATIVE VEGETATION AND TEMPORARY IRRIGATION SHALL BE PROVIDED, WHICH WILL BE REMOVED UPON PLANT ESTABLISHMENT AS APPROVED BY THE PROJECT BIOLOGIST IN ZONE 'B'

NOTE:
EXISTING PLANT MATERIAL
PLANT MATERIAL THAT IS EITHER DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED IN TYPE AND SIZE. REFER TO THE 'BIOLOGICAL RESOURCES REPORT AND EIR AS APPLICABLE. NO GRADING OR SOIL DISTURBANCE OF SURROUNDING SOIL WITHIN THE CANOPIES OF THE OAK AND SYCAMORE TREES SHALL OCCUR, SPECIFICALLY WITHIN THE 50' OAK ROOT BUFFER ZONE, THE 100' BUILDING SETBACK FROM THE RPO AND THE OPEN SPACE EASEMENT.

NOTE A:
PROPOSED LANDSCAPING WITHIN SIGHT VISIBILITY AREAS SHALL BE PLACED SO AS NOT TO OBSCURE VIEWS WHEN INSTALLED OR AT MATURITY. SHRUBS WITHIN THIS AREA SHALL BE NO TALLER THAN 30" AND TREES SHALL BE TRIMMED UP 6' FROM THE GROUND.

NOTE B:
ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 2 INCHES OF ORGANIC MULCH TO FURTHER HELP CONSERVE WATER.

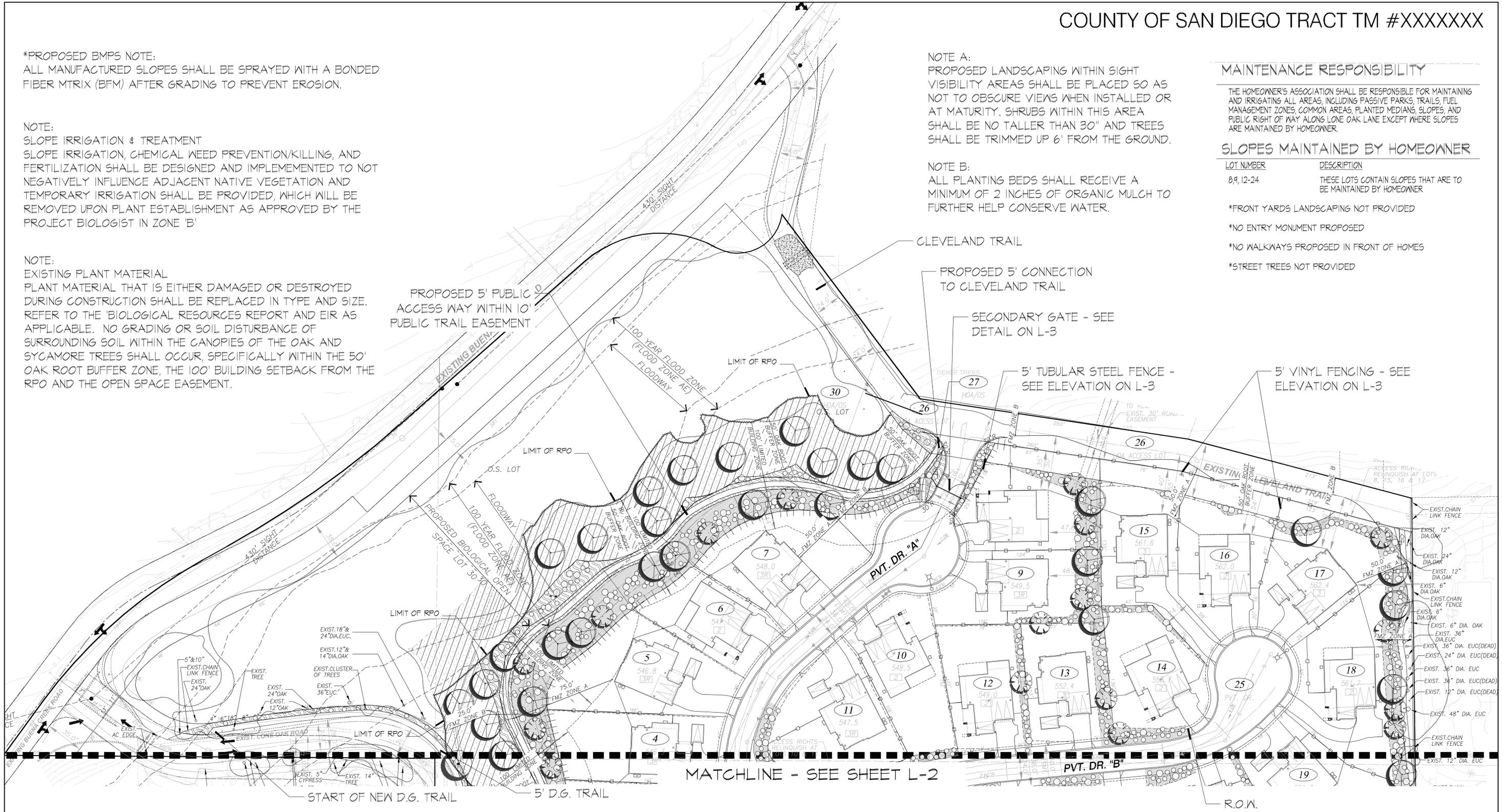
MAINTENANCE RESPONSIBILITY

THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING AND IRRIGATING ALL AREAS, INCLUDING PASSIVE PARKS, TRAILS, FUEL MANAGEMENT ZONES, COMMON AREAS, PLANTED MEDIANS, SLOPES, AND PUBLIC RIGHT OF WAY ALONG LONE OAK LANE EXCEPT WHERE SLOPES ARE MAINTAINED BY HOMEOWNER.

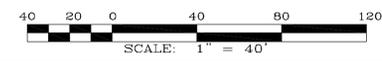
SLOPES MAINTAINED BY HOMEOWNER

LOT NUMBER	DESCRIPTION
8,9,12-24	THESE LOTS CONTAIN SLOPES THAT ARE TO BE MAINTAINED BY HOMEOWNER

- *FRONT YARDS LANDSCAPING NOT PROVIDED
- *NO ENTRY MONUMENT PROPOSED
- *NO WALKWAYS PROPOSED IN FRONT OF HOMES
- *STREET TREES NOT PROVIDED



*SEE L-2 FOR PLANTING LEGEND
*SEE L-3 FOR FIRE SAFETY/DEFENSIBLE SPACE NOTES:
*SEE L-3 FOR SAN DIEGO GRADING ORDINANCE NOTES



gmp

4010 Sorrento Valley Blvd.
Suite 200
San Diego, CA 92121
gmp@landarch.com
T 658 558 8977

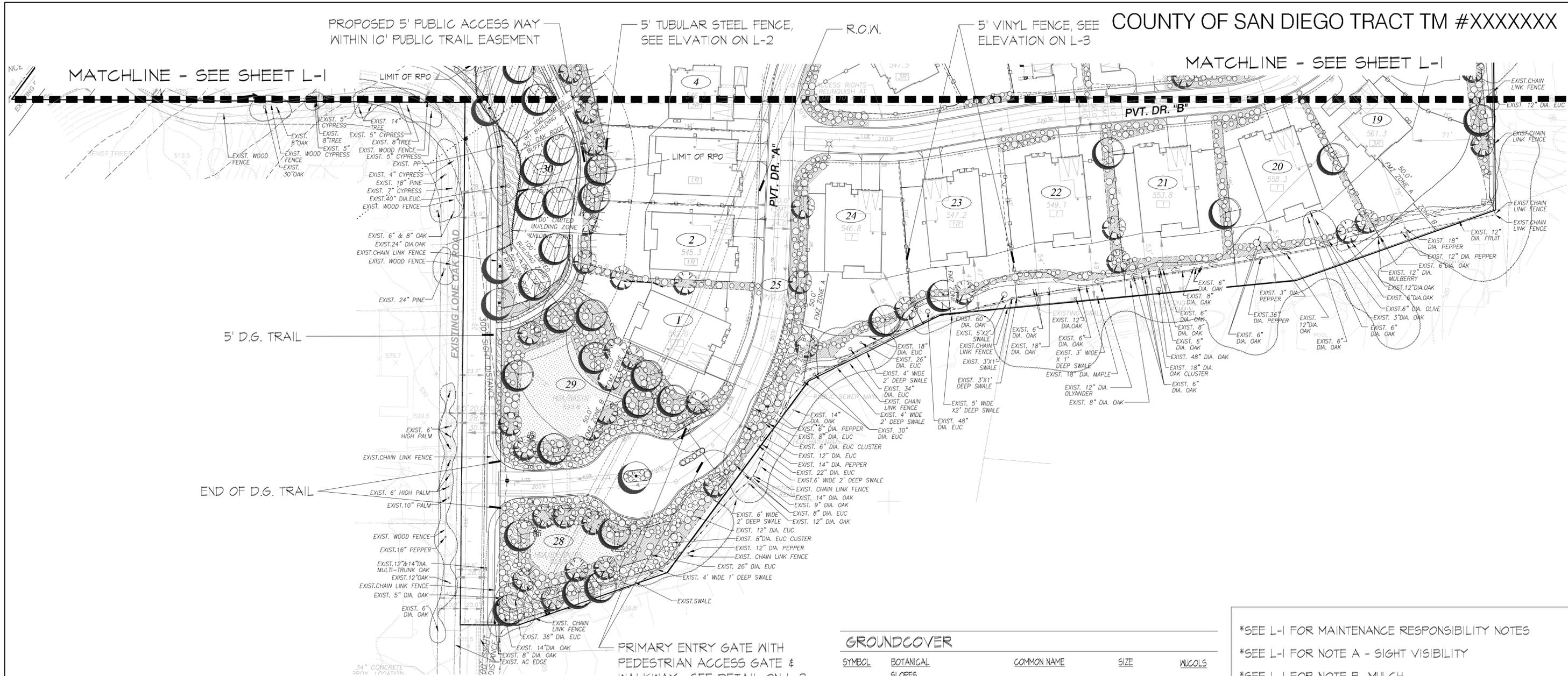
LANDSCAPE ARCHITECTURE & PLANNING

PROJECT DESIGN
TENTATIVE MAP
COUNTY OF SAN DIEGO TRACT TM # XXXX
COUNTY OF SAN DIEGO, CALIFORNIA



L1
OF
L3
PLOT DATE: 4/2/15

FILE NAME: \6:\13-PROJECTS\13-125-00\LANDARCH\CONCEPT\13-125 CONCEPT.DWG



PLANTING LEGEND
TREES

SYMBOL	BOTANICAL	COMMON NAME	SIZE	W/COLS
	EVERGREEN SITE TREES			
	ARBUTUS MARINA	STRAWBERRY TREE	24" BOX	L
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	M
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	M
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	M
	DECIDUOUS SITE TREES			
	PLATANUS RACEMOSA	WESTERN REDBUD	24" BOX	L
	QUERCUS AGRIFOLIA	GRAPE MYRTLE	24" BOX	M
	RHUS LANCEA			
	SLOPE TREES - EXTERIOR SLOPES			
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL.	M
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL.	L
	RHUS LANCEA	AFRICAN SUMAC	15 GAL.	L
	STREET/ENTRY ACCENT TREE			
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	L

SHRUBS

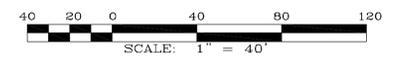
SYMBOL	BOTANICAL	COMMON NAME	SIZE	W/COLS
	*AGAVE SHAWII	CENTURY PLANT	5 GAL.	L
	ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	1 GAL.	L
	*ARGOSTAPHYLOS SPP.	MANZANITA	5 GAL.	L
	CEANOTHUS G. 'PT REYES'	BOUGAINVILLEA	1 GAL.	L
	CISTUS PURPUREA	ORCHID ROCKROSE	5 GAL.	L
	*DIANELLA CAERULEA	CASSA BLUE	5 GAL.	L
	*DIETES BICOLOR	FORTNIGHT LILY	1 GAL.	M
	*FESTUCA SPP.	FESCUE	1 GAL.	M
	*HELIANTHEMUM SCOPARIUM	PEAK ROCKROSE	1 GAL.	M
	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL.	M
	*HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	L
	LANTANA SPP.	LANTANA	1 GAL.	L
	LAVANDULA DENTATA	FRENCH LAVENDER	1 GAL.	L
	*MALOSMA LAURINA	LAUREL SUMAC	15 GAL.	L
	*MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	L
	*RHAMNUS CALIFORNICA	COFFEE BERRY	15 GAL.	L
	RHAPHIOLEPIS INDICA	INDIA HAWTHORN	15 GAL.	M
	*RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL.	L
	*ROSMARINUS OFFICIANALIS	PROSTRATE ROSEMARY	5 GAL.	M
	*SALVIA SPP.	SAGE	1 GAL.	L
	NESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	L

*MARKED NATIVE SHRUBS TO BE USED IN FLAT AREAS
 *NATIVE PLANTS APPROVED FOR USE IN AREAS DIRECTLY ADJACENT TO OPEN SPACE EASEMENT AS APPROVED BY DUDEK & ASSOCIATES
 SLOPE PLANTING NOTE: (1) TREE SHALL BE PROVIDED PER 1,000 S.F. OF SLOPE
 (10) SHRUBS SHALL BE PROVIDED PER 1,000 S.F. OF SLOPE WITH A RATIO OF (1) 5 GALLON TO EVERY (1) 5 GALLON SHRUB.
 *MARKED SHRUBS TO BE USED IN STORM WATER AREAS IN BETWEEN ROAD EDGE AND PROPERTY LINE.

GROUNDCOVER

SYMBOL	BOTANICAL	COMMON NAME	SIZE	W/COLS
	SLOPES			
	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL. @ 4' O.C.	L
	MYOPORUM PARVIFOLIUM	MYOPORUM	FLATS @ 12" O.C.	L
	FLAT AREA (USE NATIVE SHRUBS ONLY)			
	*CAREX PANSA	CALIFORNIA MEADOW SEDGE	PLUGS @ 12" O.C.	M
	BIO-RETENTION			
	*CAREX TUMULICOLA	BERKELEY SEDGE	FLATS @ 18" O.C.	M
	FESTUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	FLATS @ 18" O.C.	M
	DIANELLA C. 'CASSA BLUE'	CASSA BLUE	FLATS @ 24" O.C.	M
	50' OAK PROTECTION ZONE PER BIO REPORT			
ONLY OAK TREES SHALL BE PLANTED IN THIS AREA				
ONLY TEMPORARY BUBBLER IRRIGATION SYSTEM SHALL BE USED UNTIL PLANT ESTABLISHMENT				

- *SEE L-1 FOR MAINTENANCE RESPONSIBILITY NOTES
- *SEE L-1 FOR NOTE A - SIGHT VISIBILITY
- *SEE L-1 FOR NOTE B: MULCH
- *SEE L-1 FOR PROPOSED BMP NOTES
- *SEE L-1 FOR SLOPES MAINTAINED BY OWNER NOTES
- *SEE L-1 FOR SLOPE IRRIGATION AND TREATMENT NOTES
- *SEE L-1 FOR EXISTING PLANT MATERIAL NOTES
- *SEE L-2 FOR PLANTING LEGEND
- *SEE L-3 FOR FIRE SAFETY/DEFENSIBLE SPACE NOTES:
- *SEE L-3 FOR SAN DIEGO GRADING ORDINANCE NOTES



gmp

4010 Sorrento Valley Blvd.
 Suite 200
 San Diego, CA 92121
 gmplandarch.com
 T 858 558 8977

LANDSCAPE ARCHITECTURE & PLANNING

PROJECT DESIGN SHEET

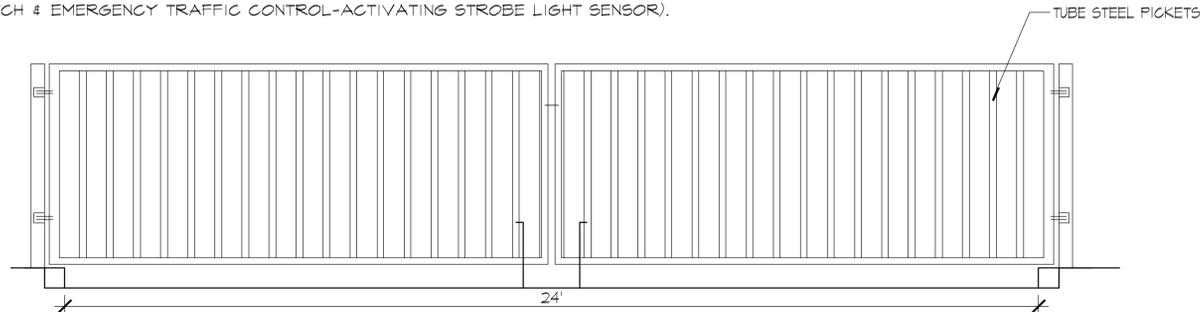
TENTATIVE MAP
 COUNTY OF SAN DIEGO TRACT TM # XXXX
 LONE OAK RANCH
 COUNTY OF SAN DIEGO, CALIFORNIA

L2 OF L3

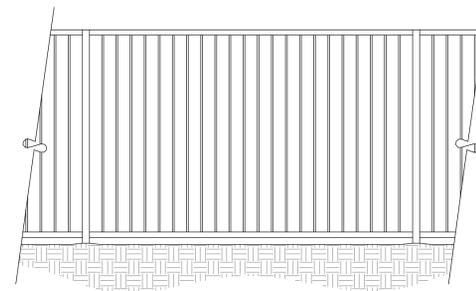
PLOT DATE: 4/2/15

FILE NAME: G:\13-PROJECTS\13-125-CO-LANDARCH\CONCEPT\13-125 CONCEPT.DWG

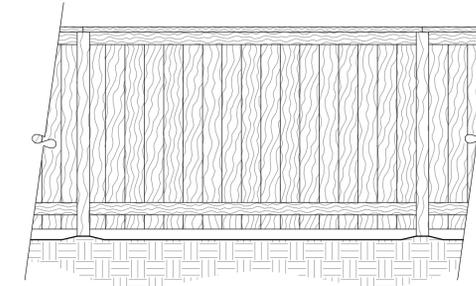
*SECONDARY GATE AT DRIVEWAY ENTRANCE FOR RESIDENT & EMERGENCY VEHICLE INGRESS & EGRESS. ACCESS GATE 50' FROM THE CLEVELAND TRAIL PER SECTION 6708 OF THE ZONING ORD. (EQUIPPED W/ A KNOX, EMERGENCY KEY-OPERATED SWITCH & EMERGENCY TRAFFIC CONTROL-ACTIVATING STROBE LIGHT SENSOR).



SECONDARY GATE

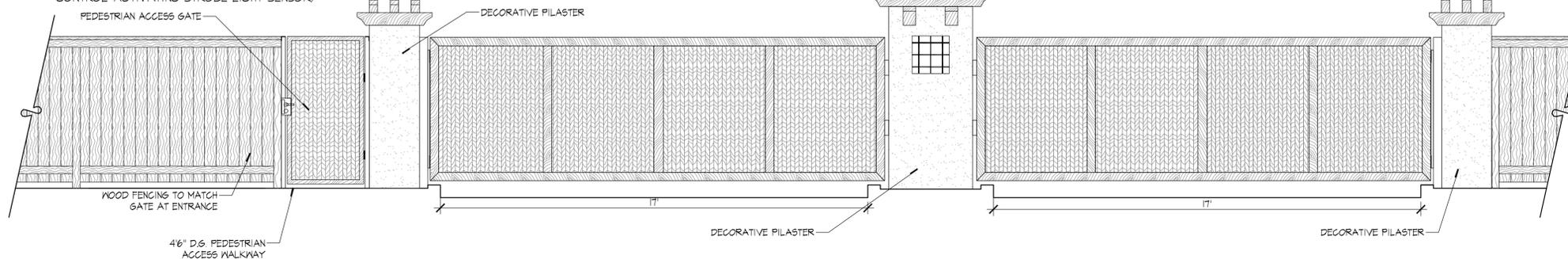


5'-0" TUBULAR STEEL FENCE



5'-0" VINYL FENCE

*PRIMARY GATED DRIVEWAY ENTRANCE TYPE III PER SDCDS DS-19 & SECTION 6708 OF THE ZONING ORD. (EQUIPPED W/ A KNOX, EMERGENCY KEY-OPERATED SWITCH & EMERGENCY TRAFFIC CONTROL-ACTIVATING STROBE LIGHT SENSOR)



PRIMARY VEHICULAR GATE & PEDESTRIAN ACCESS

- *SEE L-1 FOR MAINTENANCE RESPONSIBILITY NOTES
- *SEE L-1 FOR NOTE A - SIGHT VISIBILITY
- *SEE L-1 FOR NOTE B: MULCH
- *SEE L-1 FOR PROPOSED BMP NOTES
- *SEE L-1 FOR SLOPES MAINTAINED BY OWNER NOTES
- *SEE L-1 FOR SLOPE IRRIGATION AND TREATMENT NOTES
- *SEE L-1 FOR EXISTING PLANT MATERIAL NOTES
- *SEE L-2 FOR PLANTING LEGEND

SAN DIEGO GRADING ORDINANCE: PLANTING.

General. The face of all cut and fill slopes, in excess of 3 feet in vertical height, but only final slopes of any borrow pit, shall be planted and maintained with a ground cover or other planting to protect the slopes against erosion and instability. Planting shall commence as soon as slopes are completed on any portion of the site and shall be established upon all slopes prior to the final approval of the grading. In order to minimize the period during which a cut or filled surface remains exposed, such planting shall provide for rapid short term coverage of the slope as well as long term permanent coverage. Planting materials and procedures shall conform to regulations adopted by the County Official. Other plant materials as specified by a landscape architect may be approved by the County Official. The permittee shall maintain such planting until it is well established as determined by the County Official, and at least until coverage of 70%, as compared to the native background plants, is achieved.

Minimum Requirements. In addition to planting with ground cover, slopes in excess of fifteen feet in vertical height shall be planted with shrubs having a one gallon minimum size or trees having a five gallon minimum size. The maximum spacing for shrubs and trees shall be ten feet on center each way. The planting pattern, but not the minimum quantity, may be varied upon the recommendation of landscape architect and approval by the County Official.

SAN DIEGO GRADING ORDINANCE: 87.418. IRRIGATION SYSTEM REQUIREMENTS.

General. Except for agricultural grading permits and borrow pits, all slopes to be constructed shall be provided with an irrigation system which shall be used to promote the growth of the slope plantings to protect the slopes against erosion. Slopes for borrow pits shall be planted in accordance with the requirements of the applicable use permit and reclamation plan under Chapter 7 of this Division. The owner shall be responsible for installation and maintenance of the irrigation.

Minimum Requirements.

- +Plans for the irrigation system shall be in accordance with County of San Diego's Water Conservation in Landscaping Ordinance and the Water Efficient Landscape Design Manual.
- +Specifications for Sprinkler Irrigation Systems and shall be approved by the County Official prior to installation.
- +The irrigation system shall be located relative to existing and proposed property lines to insure that the irrigation system and the slopes sprinkled thereby will both be within the same property boundaries.
- +The irrigation system shall be supplied or be readily converted so as to be supplied through the metered water service line serving each individual property.
- +The irrigation system shall provide uniform coverage for the slope area at a precipitation rate not exceeding the intake rate of the soil. A functional test of the irrigation systems shall be performed to the satisfaction of the County Official prior to final approval of the rough grading.
- +Check valves shall be installed in the irrigation system to prevent erosion from low sprinkler heads.
- +Adequate back flow protection devices shall be installed in each irrigation system. Such devices shall be protected against physical damage during construction operations. (Added by Ord. No. 9547 (N.S.), effective 5-9-03)

DESIGN OBJECTIVES:

1. PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILES, STORAGE, UTILITY AREAS, ETC.) AND ADD CHARACTER AND INTEREST TO THE PROJECT.
2. ARCHITECTURAL ELEMENTS OF THE SITE WILL BE RELATED AND ENHANCED WITH PLANTING OF SIMILAR DESIGN CHARACTER.
3. 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.
4. COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY.
5. ALL OUTDOOR STORAGE, LOADING, REFUSE AND UTILITY AREAS WILL BE VISUALLY SCREENED ON ALL SIDES (EXCEPT AT ACCESS POINTS). PLANTING WILL BE USED TO SOFTEN HARD MATERIALS WHERE SUCH ARE USED FOR SCREENING.
6. VEHICULAR ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OF TREES, SHRUBS AND/OR GROUNDCOVERS.
7. SLOPE PLANTINGS, HYDROSEEDING AND MULCHING PROCESSES ARE INTENDED TO TAKE PLACE DURING THE APPROPRIATE SEASONS OF LATE FALL OR WINTER (NOVEMBER THROUGH FEBRUARY) FOR OPTIMUM RESULTS.
8. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
9. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS, WHERE ALLOWED, FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING. THE IRRIGATION SYSTEM SHALL CONSIST OF LOW PRECIPITATION RATE SPRAY HEADS FOR LAWN, GROUND COVER, AND SHRUB PLANTER AREAS. ALL SLOPES SHALL BE IRRIGATED WITH SPRAY AND ROTOR HEADS. MICRO SPRAY HEADS MAY BE USED WHERE REASONABLE.
10. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
11. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
12. ALL LANDSCAPING SHALL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION. MINOR FRONT, SIDE AND REAR YARD SLOPES SHALL BE MAINTAINED BY THE PROPERTY OWNER.

FIRE SAFETY/DEFENSIBLE SPACE NOTES:

THE NOTES BELOW ARE FOR REFERENCE ONLY. SEE THE FIRE PROTECTION PLANS. ALL REFERENCES TO APPENDICES ARE FOUND IN THE FIRE PROTECTION PLAN PREPARED BY DUDEK AND ASSOCIATE

ZONE A - NON-FLAMMABLE, IRRIGATED ZONE (STRUCTURE TO 50 FEET)
 ZONE A IS APPLICABLE SITE WIDE FOR EVERY PERIMETER STRUCTURE AND IS MEASURED ON A HORIZONTAL PLANE FROM THE STRUCTURE OUTWARD TO 50 FEET IN ALL DIRECTIONS (OR UP TO 75 FEET FOR LOTS ADJACENT TO OPEN SPACE PARCEL #30). THIS ZONE WILL BE PLANTED WITH DROUGHT-TOLERANT, FIRE RESISTIVE PLANTS FROM THE APPROVED PLANT LIST (APPENDIX E). IT INCLUDES THE FOLLOWING KEY COMPONENTS:

- Landscape Plan prepared and submitted in compliance with VFPD Ordinance 21, FPP guidelines, and the VFPD approved plant list.
- Combustible mulches and wood chips must be 12 inches away from any side of a combustible structure with weep screeds.
- Non-combustible surface (pavement, concrete, decomposed granite, etc.) for pathways around the residences for VFPD access to doorways and rescue windows.
- Irrigated wet zone (water conserving irrigation systems with efficient drip emitters and smartA controllers).
- No tree crowns within 10 feet of structures (at maturity) if the trees are considered fire resistive per VFPD standards. Non-fire resistive trees, such as pines, must be planted and maintained 50 feet from the tree canopy to the closest structure.
- Tree spacing of a minimum 10 feet between individual crowns at maturity for trees planted on less than 20 % slope, and 20 feet, if planted on 21% to 40% slope, and 30 feet if planted greater than 41% slope. A grouping of two to three trees together can be considered as one large tree canopy from a wildfire flammability perspective.
- No tree limb encroachment within 10 feet of a structure or chimney, including outdoor fireplaces.

ZONE B - NON-FLAMMABLE, REDUCED-FUEL ZONE (50-100 FEET FROM STRUCTURE)
 ZONE B IS A THINNING ZONE WHERE NATIVE VEGETATION MAY REMAIN, BUT ALL NATIVE, UNBROKEN VEGETATION MUST BE THINNED OUT BY 50% CANOPY COVER. ZONE B INCLUDES THE FOLLOWING KEY COMPONENTS THINNING OUT NATIVE VEGETATION:

- Mow weeds and grasses or other ground cover to 6 inches high.
- Minimum 20 feet between tree canopies. A grouping of two to three trees together can be considered as one large tree canopy from a wildfire flammability perspective.
- Skirt or limb mature trees to one-third or 10 feet of the height, whichever is greater. This requires cutting the lower branches. If the tree is 30 feet tall, remove branches 10 feet up the trunk.
- If shrubs or trees create a ladder effect, shrubs adjacent to increasingly taller trees should be removed or more aggressively skirting of the taller trees.
- Horizontal thinning of native shrubs less than 6 feet high, 20 feet on center.
- Single-specimen native shrubs, exclusive of chamise, California sagebrush, California buckwheat, and sages, may be retained 20 feet on center.

FILE NAME: \S:\PROJECTS\13-125-00\LANDARCH\CONCEPT\13-125 CONCEPT.DWG



4010 Sorrento Valley Blvd.
 Suite 200
 San Diego, CA 92121
 gmp@landarch.com
 T 858 558 8977

LANDSCAPE ARCHITECTURE & PLANNING

PROJECT DESIGN SHEET

TENTATIVE MAP
 COUNTY OF SAN DIEGO TRACT TM # XXXX
 LONE OAK RANCH
 COUNTY OF SAN DIEGO, CALIFORNIA

L3 OF L3
 PLOT DATE: 4/21/15