

**LANDSCAPE DESIGN STATEMENT**

THE LANDSCAPE FOR THIS PROJECT CONSIDERS THE SITE LOCATION AND ITS PROXIMITY TO THE 8 FREEWAY AND ALSO A NATURAL RIPARIAN ZONE. THE PLAN AND ELEVATION SHALL BE FOUND IN SEPARATE ZONES OF SOUTHERN CALIFORNIA CAN NATURALLY BE FOUND IN RIPARIAN ZONES OF SOUTHERN CALIFORNIA. THE ENTRIES TO THE PROJECT ARE PROPOSED TO REFLECT THE PROXIMITY TO THE RIPARIAN ZONE WITH THE USE OF GRASSES ALONG WITH ORNAMENTAL FLOWERING PLANTS AND TREES FOR ACCENT.

BROAD CANOPY TREES WILL PROVIDE SHADE TO OPEN PARKING AREAS. WATER DEMAND SHALL BE KEPT TO A MINIMUM BY THE USE OF EFFICIENT IRRIGATION PRACTICES AND LOW-WATER USE PLANT SELECTIONS.

A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT. THE LANDSCAPE PLAN INCORPORATES A VARIETY OF SPECIES THAT ARE INTENDED TO PROVIDE A VISUAL BUFFER FROM INTERSTATE 8 AND BE COMPATIBLE WITH THE RIPARIAN ZONE ASSOCIATED WITH LOS COCHES CREEK. THE PLANT PALETTE REFLECTS A SELECTION OF NATIVE PLANT MATERIAL WHICH CAN NATURALLY BE FOUND IN RIPARIAN ZONES OF SOUTHERN CALIFORNIA.

**CONCEPT PLANT SCHEDULE**

STREET TREES - 100X 24BOX MIN. RHUS LANCEA / AFRICAN SIALM	20
UPRIGHT EVERGREEN SCREENING TREES - 100X 24' BOX MIN. PLATANUS REGIOSA / CALIFORNIA Sycamore QUERCUS LEX / HOLLY OAK QUERCUS SIBER / CORK OAK	7
CANOPY SHADE TREE - 100X 24BOX MIN. KOEHLERIA PANICOLATA / GOLDEN RAIN TREE PRUNUS CALENTINA BRADFORO / BRADFORD FLOWERING PEAR ULMUS PARNOLIA TRUE GREEN / TRUE GREEN ELM	115
ENTRY MONUMENT CANOPY TREES - 100X 36BOX MIN. LARGESTRONGIA INDICA / GRAPE WARTLE MAGNOLIA GRANDIFLORA 'ST. MARK' / SOUTHERN MAGNOLIA QUERCUS SIBER / CORK OAK X CHITAPPA TASHKENDIENSIS / CHITALPA	6
SMALL ACCENT TREE - 100X 36BOX MIN. CERES OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA PRUNUS CALENTINA BRADFORO / BRADFORD FLOWERING PEAR	11
LARGE MEDIAL ORNAMENTAL SHRUBS CEANOTHUS SPP. / WILD LILAC CISTUS SPP. / ROCKROSE DIETES BICOLOR / FERNIGHT LILY HETEROMELES ABRUTIFOLIA / TOWN PITTOCORUM TORBA / MOCK ORANGE RHAPHIOLEPS INDICA / NOYAN HANNOH RHUS INTERIORA / LEONIADE BERRY SALVIA LERICANTHIA / MEXICAN BUSH SAGE	216
LOW ORNAMENTAL SHRUBS LIMNODON PERSEA / STAVE PHONUM TENA BROWNE / BRONZE NEW ZEALAND FLAX RHUS VIRGINICOLUM / EVERGREEN CURRANT	17,003 SF
GRASSES CALAMAGROSTIS X ACUTIFLORA VAIL FORESTIER / FEATHER REED GRASS CAREX SPP. / CAREX DIAURELIA SPP. / PLAY LILY FESTUCA OVINA GLAUCA / BLUE SHEEP FESCUE HELODORION SCARPENTRIS / BLUE OAT GRASS LIMNODON SPP. / MAT RUSH MISANTHUS SINGENS VAREGATUS / VAREGATED MADEN GRASS MILLETERRIGA CAPILLARS TENCA / RECAL MIST PINK MILLY	15,981 SF
ACCENT GROUNDCOVERS SALVIA LERICANTHIA / LILY OF THE MILK ANIMAL COLOR / ANIMAL COLOR HEBERCOLUS SPP. / OVALITY	7,915 SF
FLOWERING GROUNDCOVERS GAZANIA X OFFICER KING / GAZANIA ROMANIANUS OFFICINALIS PROSTRATUS / DWARF ROSEMARY TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	8,673 SF
EDUCATION GROUNDCOVERS BACCHARIS PILULARIS / TIN FEARS / TIN FEARS COYOTE BRUSH CEROPHALLUM VIBRIFIDUM / SEEDING HERB PLANT ROMANIANUS OFFICINALIS PROSTRATUS / DWARF ROSEMARY	1,885 SF
SLOPE GROUNDCOVERS BACCHARIS PILULARIS / TIN FEARS / TIN FEARS COYOTE BRUSH CEANOTHUS X YANKEE POINT / WILD LILAC ROMANIANUS OFFICINALIS PROSTRATUS / DWARF ROSEMARY	3,953 SF

**LANDSCAPE NOTE:**

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO LAKESIDE PLANNING COMMITTEE AND COUNTY OF SAN DIEGO'S LANDSCAPE STANDARDS. RESISTIONS UNDER UTILITY LINE, ALL OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.
2. TREES PLANTED WITHIN 5 FEET OF WALLS, CURBS OR PAVING SHALL BE PLANTED WITH A ROOT BARRIER (300-BARRIER).
3. ALL PLANTING AREAS SHALL BE FINISHED WITH A 2 INCH LAYER OF SHREDDED BARK MULCH (COMBARO AVAILABLE THROUGH A.J. ECOLOGY INDUSTRIES, INC. (760) 744-0942).
4. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS ARE DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED WITH KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS BY THE DIVERSITY/PERMITTEE.
5. ALL LANDSCAPE MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROUING AND HEALTHY CONDITION AT ALL TIMES, INCLUDING TRIMMING AS APPROPRIATE TO MAINTAIN APPROVED LANDSCAPE MATERIALS.
6. NO BRUSH MANAGEMENT SHALL BE REQUIRED FOR THIS PROJECT.

**IRRIGATION AND WATER CONSERVATION NOTE:**

ALL PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO PLANT TYPE AND COVERAGE. IRRIGATION SHALL BE AUTOMATICALLY CONTROLLED BY A TIME AND UNDERGROUND PIPED IRRIGATION SYSTEM FOR WATER CONSERVATION AND TO MINIMIZE EMISSION. STATE OF THE ART AUTOMATIC CONTROLLER WITH MASTER VALVE AND ET SENSOR (WEATHER BASED) CAPABILITIES. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE USED IN ACCORDANCE WITH LOCAL AND REGIONAL STANDARDS. REDUCED WATER CONSUMPTION PRESSURE COMPENSATING DRIP AND LOW PRECIPITATION RATE EQUIPMENT SHALL BE USED WHERE APPLICABLE. ALL DRY GRADE PER SOCIAL AND REGIONAL STANDARDS. AN AUTOMATIC WATER EFFICIENT IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING. ALL IRRIGATION SHALL BE PROVIDED PER THE COUNTY OF SAN DIEGO WATER CONSERVATION ORDINANCE.

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATION, IN TITLE 8, DIVISION 6, CHAPTER 7. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.



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**COUNTY APPROVED CHANGES**

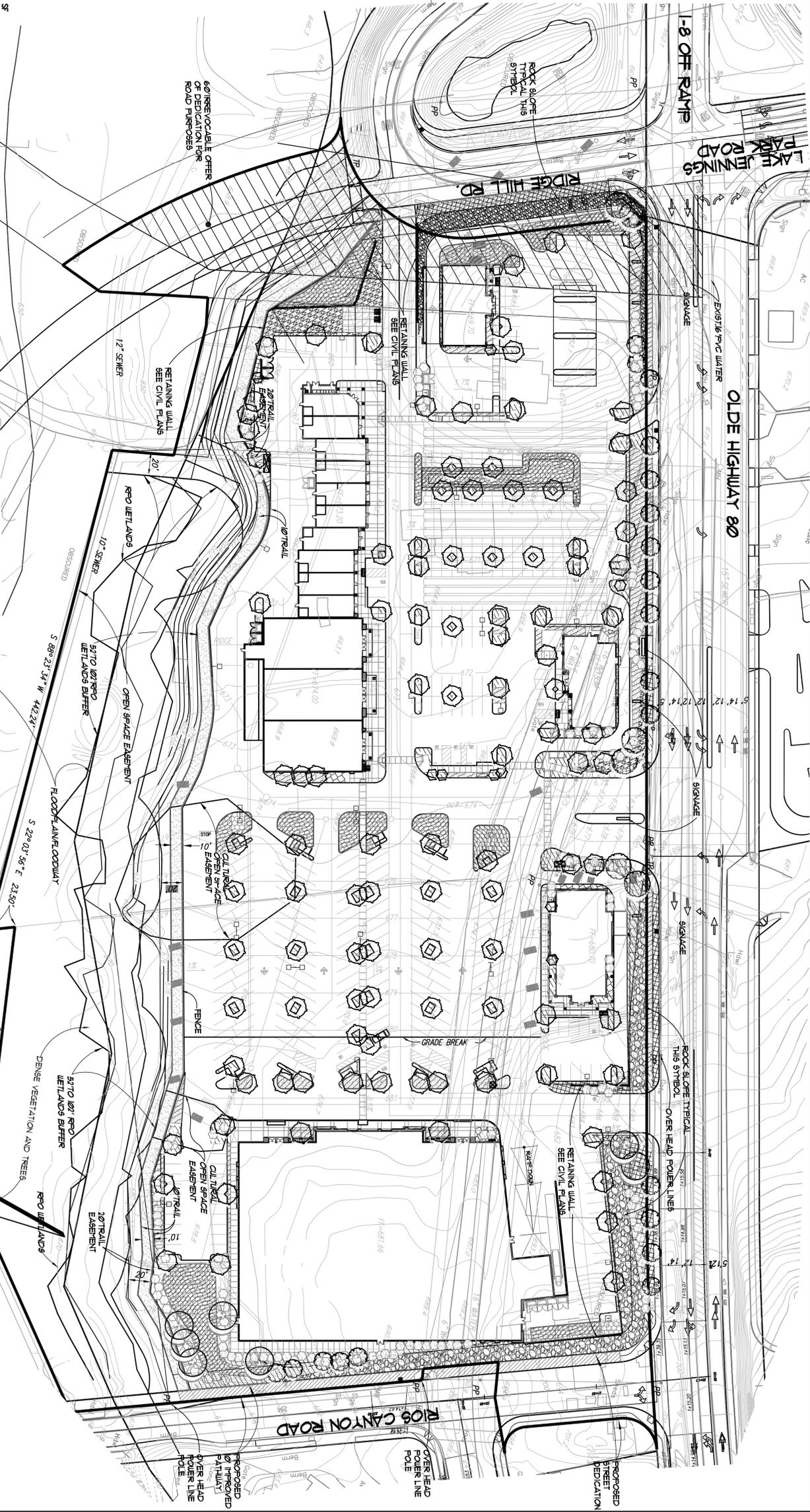
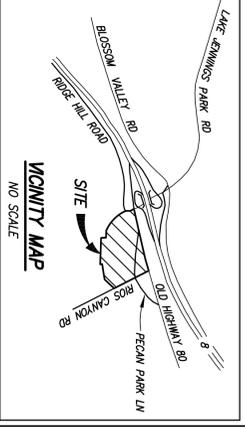
No.	Description	Approved by	Date

**DESCRIPTION**

LOCATION:	BENCHMARK
RECORD FROM:	
ELEVATION:	
DATE:	

**PRIVATE CONTRACT**

SHEET	COUNTY OF SAN DIEGO	OF 1
LC-1	DEPARTMENT OF PUBLIC WORKS	SHEETS
LANDSCAPE CONCEPT PLAN FOR:		
LAKE JENNINGS MARKETPLACE		
RETAIL COMMERCIAL PROJECT		
SAN DIEGO COUNTY TRACT NO. _____		



**MAINTENANCE RESPONSIBILITY NOTE:**

THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL LANDSCAPED AREAS ON SITE. THE EXISTING PLANTING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNERS. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. PLANTINGS SHALL BE MAINTAINED TO A HEALTHY CONDITION AND REPLACED AS NECESSARY. RECEIVING AREAS INCLUDING FERTILIZING, WEEDING AND TRIMMING SHALL BE REGULARLY INSPECTED AND KEPT IN FULLY OPERATIONAL CONDITION ACCORDING TO MANUFACTURERS' DESIGN STANDARDS AT ALL TIMES.