OWNER / SUBDIVIDER / APPLICANT

MARY C. OLIVO
2389 VICTORIA CIRCLE
ALPINE, CA 91901
PHONE: (619) 212-2660

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS: 398-110-32
SITE ADDRESS: 14265 RIOS CANYON RD, EL CAJON, CA
TOPOGRAPHY: SURVEY BY SNIPES-DYE ASSOCIATES, DECEMBER 2013.

LEGAL DESCRIPTION

PORTION OF THE "S" TRACT OF RANCHO EL CAJON, IN COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS

NUMBER OF PROPOSED UNITS

32 UNITS (4 UNITS/BLDG)

PARKING

REQUIRED: 71 SPACES
PROPOSED: 71 SPACES

NOTE:

1. REQUIREMENTS FOR LANDSCAPING ARE BASED ON THE COUNTY OF SAN DIEGO'S WATER CONSERVATION IN LANDSCAPING ORDINANCE, THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL, THE COUNTY OF SAN DIEGO OFF-STREET PARKING DESIGN MANUAL, AND THE LAKESIDE DESIGN GUIDELINES.

2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED, WHILE MINIMIZING WATER WASTE.

NOTE:

1. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 4 FEET.

2. TREE ROOT BARRIERS "DEEP ROOT UB-24" SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS, INCLUDING WALKS, CURBS, STREET PAVEMENT, OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND ROOTBALL.

IRRIGATION NOTE:

1. IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE LAKESIDE COMMUNITY DESIGN GUIDELINES, AND ALL OTHER APPLICABLE COUNTY AND REGIONAL IRRIGATION STANDARDS.

MAINTENANCE NOTE:

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER / HOMEOWNER'S ASSOCIATION. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT

FENCING NOTES:

POOL SHALL BE ENCLOSED WITH 5' HT. REGUALTION POOL FENCE, WITH (2) 42" WIDE SELF-CLOSING GATES.

PRIVATE PATIOS SHALL BE ENCLOSED WITH 6' HT. CEDAR FENCES (TYP).

LIGHTING LEGEND:

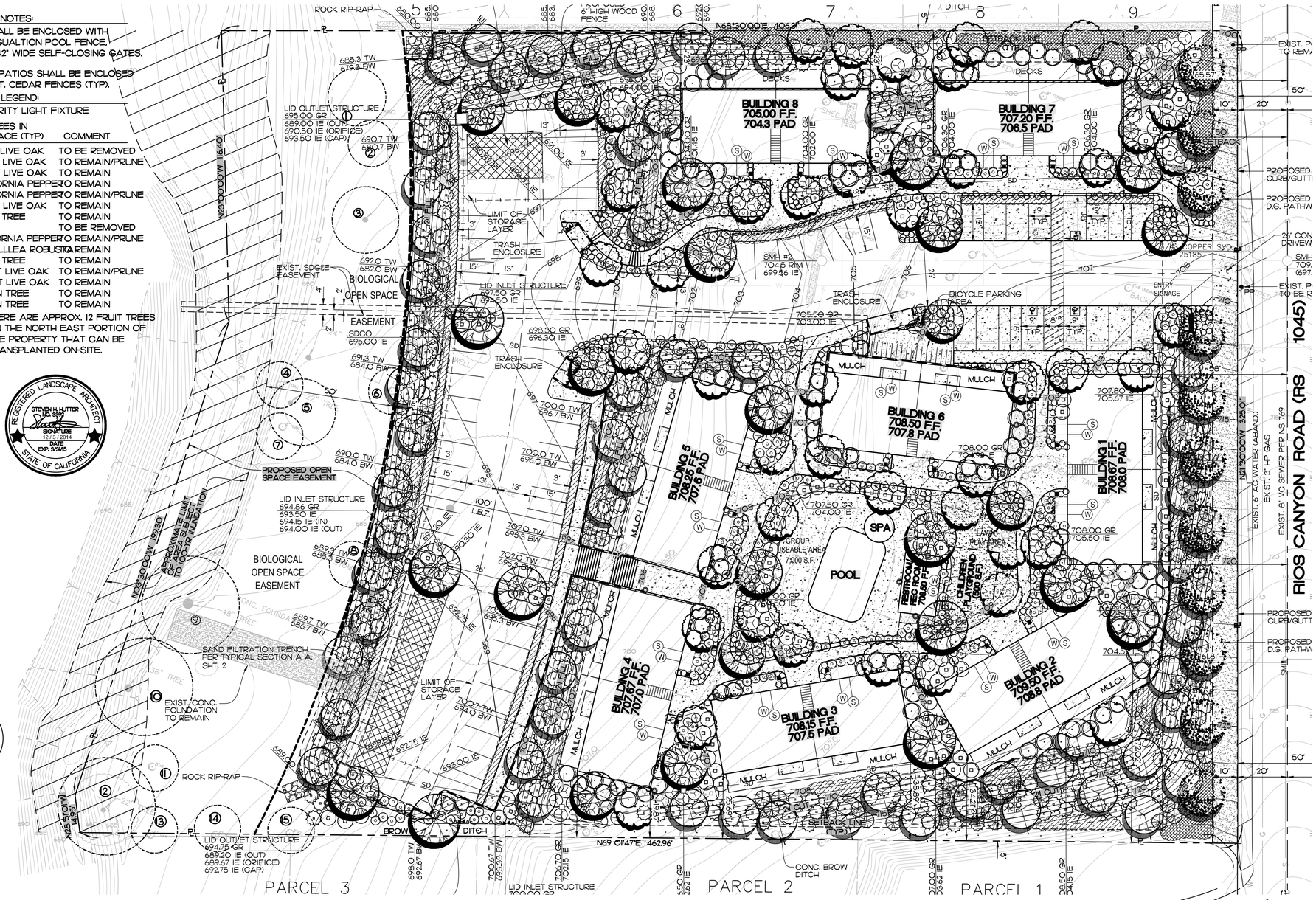
SECURITY LIGHT FIXTURE

EXIST TREES IN OPEN SPACE (TYP)

		COMMENT
1.	COAST LIVE OAK	TO BE REMOVED
2.	COAST LIVE OAK	TO REMAIN/PRUNE
3.	COAST LIVE OAK	TO REMAIN
4.	CALIFORNIA PEPPER	TO REMAIN
5.	CALIFORNIA PEPPER	TO REMAIN/PRUNE
6.	COAST LIVE OAK	TO REMAIN
7.	PECAN TREE	TO REMAIN
8.	STUMP	TO BE REMOVED
9.	CALIFORNIA PEPPER	TO REMAIN/PRUNE
10.	GREVILLEA ROBUSTA	TO REMAIN
11.	PECAN TREE	TO REMAIN
12.	COAST LIVE OAK	TO REMAIN/PRUNE
13.	COAST LIVE OAK	TO REMAIN
14.	PECAN TREE	TO REMAIN
15.	PECAN TREE	TO REMAIN

NOTE: THERE ARE APPROX. 12 FRUIT TREES ON THE NORTH EAST PORTION OF THE PROPERTY THAT CAN BE TRANSPLANTED ON-SITE.

REGISTERED LANDSCAPE ARCHITECT
STEVEN H. HUTTER
LAND. NO. 3372
SIGNATURE
12/31/2014
DATE
EXP. 3/31/15
STATE OF CALIFORNIA



0 20 40 60

SCALE IN FEET

SCALE: 1" : 20'-0"

NORTH

PLANT LEGEND

NOTE: MIN. OF 2" LAYER OF MULCH FOR ALL LANDSCAPE AREAS (TYPICAL)

STREET TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	RHUS LANCEA / AFRICAN SUMAC	24" BOX	8'x4'

THEME / PARKING LOT TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	AGONIS FLEXUOSA / PEPPERMINT TREE	24" BOX	6'x3'
	KOELREUTERIA BIPINNATA / CHINESE FLAME TREE	24" BOX	9'x4'
	PISTACHIA CHINENSIS / CHINESE PISTACHE	24" BOX	8'x4'

ACCENT TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	CASSIA LEPTOPHYLA / GOLD MEDALLION TREE	24" BOX	9'x4'
	KOELRUETERIA BIPINNATA / CHINESE FLAME TREE	24" BOX	6'x3'
	MAGNOLIA 'LITTLE GEM' / MAGNOLIA	24" BOX	9'x4'

SLOPE TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	PLATANUS RACEMOSA / WESTERN SYCAMORE	24" BOX	6'x3'
	PINUS HALEPENSIS / ALEPPO PINE	15 GAL	6'x3'
	PINUS PINEA / ITALIAN STONE PINE	15 GAL	5'x2'
	AGONIS FLEXUOSA / PEPPERMINT TREE	15 GAL	5'X2'

SLOPE SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	JUNIPERUS HORIZONTALIS "Wiltonii" / BLUE RUG JUNIPER	5 GAL.	16"x16"
	MIMULUS AURANTIACUS / STICKY MONKEY FLOWER	5 GAL.	16"x16"
	LANTANA CAMARA "Gold Mound" / YELLOW LANTANA	1 GAL.	16"x16"
	RIBES SPECIOSUM / FLOWERING GOOSEBERRY	1 GAL.	16"x16"

LARGE ACCENT SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	COLEONEMA PULCHERUM / PINK BREATH OF HEAVEN	5 GAL.	18"x18"
	LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	5 GAL.	18"x18"
	LIGUSTRUM TEXANUM / TEXAS PRIVET	5 GAL.	18"x18"
	PHOTINIA FRASERII / PHOTINIA	5 GAL.	24"x24"
	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL.	16"x16"
	VIBURNUM TINUS "Spring Bouquet" / LAURUSTINUS	5 GAL.	16"x16"

MEDIUM ACCENT SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	ABELIA GRANDIFLORA / GLOSSY ABELIA	1 GAL.	8"x8"
	ANZIGOZANTHOS FLAVIDUS / KANGAROO PAW	5 GAL.	18"x18"
	CEANOTHUS G.H. 'YANKEE POINT / CEANOTHUS	1 GAL.	8"x8"
	CISTUS PURPUREUS / ORCHID ROCKROSE	1 GAL.	8"x8"
	COMPROSMA R. VARIEAGATA / VARIEGATED MIRROR PLANT	1 GAL.	8"x8"
	CALLISTEMON CIT. 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL.	18"x18"
	JUNIPERUS CHIN. 'TAMARISCIFOLIA' / TAMARIX JUNIPER	1 GAL.	8"x8"
	MYRTUS COMMUNIS COMPACTA / COMPACT MYRTLE	1 GAL.	8"x8"
	PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX	5 GAL.	4'X4'
	LAVENDULA ANGUSTIFOLIA "Munstead" / RUSSIAN LAVENDAR	5 GAL.	24"x24"
	ROSMARINUS OFFICINALIS / ROSEMARY	1 GAL.	8"x8"

SMALL ACCENT SHRUBS

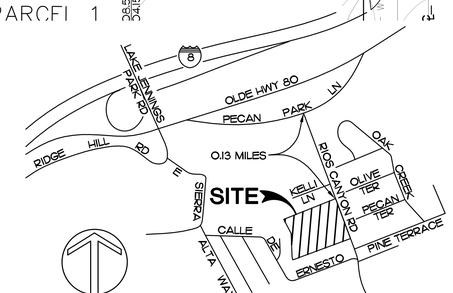
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	CUPHEA HYSSOPIFOLIA / SUMMER HEATHER	1 GAL.	8"x8"
	FESTUCA OVINA / BLUE FESCUE	1 GAL.	8"x8"
	NANDINA DOMESTICA 'HARBOUR DWARF' / HEAVENLY BAMBOO HYBRID	1 GAL.	8"x8"
	LEYMUS CONDENSATUS / CANYON PRINCE WILD RYE	1 GAL.	8"x8"
	TULBAGHIA VIOLACEA / SOCIETY GARLIC	1 GAL.	8"x8"

GROUND COVER

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	MYOPORUM PARVIFOLIUM / PROSTRATE MYOPORUM	FLATS	18" O.C. SPACING
	BACCHARIS PILULARIS / COYOTE BRUSH	1 GAL	24" O.C. SPACING
	ROSMARINUS OFFICINALIS / TRAILING ROSEMARY	1 GAL	36" O.C. SPACING
	VERBENA TENUISECTA / MOSS VERBENA	FLATS	24" O.C. SPACING.
LAWN	BANDINI FESCUE / BANDINI TURF (DROUGHT TOLERANT)	SOD	

VINES

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	DISTICTIS BUCCINATORIA / RED TRUMPET VINE	5 GAL.	
	SOLANUM JASMINOIDES / POTATO VINE	5 GAL.	



NORTH
THOS. BROS.
1232 (G-6)

VICINITY MAP
NO SCALE

NO	DATE	REVISION DESCRIPTION	BY
1	12/4/2014	REVISED PER THE COUNTY OF SAN DIEGO 1ST SCOPING LETTER	HGI

HUTTER DESIGNS, INC. 3645 RUFFIN ROAD, STE. 235 SAN DIEGO, CA 92123 (619) 337-4044, FAX (619) 342-8528

SHEET TITLE: LANDSCAPE CONCEPT PLAN
JOB NAME: PETER RIOS ESTATES APARTMENT COMPLEX

DESIGNER	S-H
DRAWN	MSH
CHECKED	S-H
DATE	08-29-14

L1.0
SHEET 1 OF 1 SHEETS
JOB NO. 14026

C:\Users\Steve Hutter\Documents\AcMcl\AAAA_PETER_RIOS_APARTMENTS\RIOS MASTER LOP2.dwg
Wed, Thursday, December 04, 2014 2:10pm by Steve Hutter