

LANDSCAPE CONCEPT PLAN

SHEET TITLE:

ECT: **T&R SELF STORAGE**
CENTRE CITY PARKWAY & IVY DELL
ESCONDIDO, OA

PROJECT:

REVISIONS

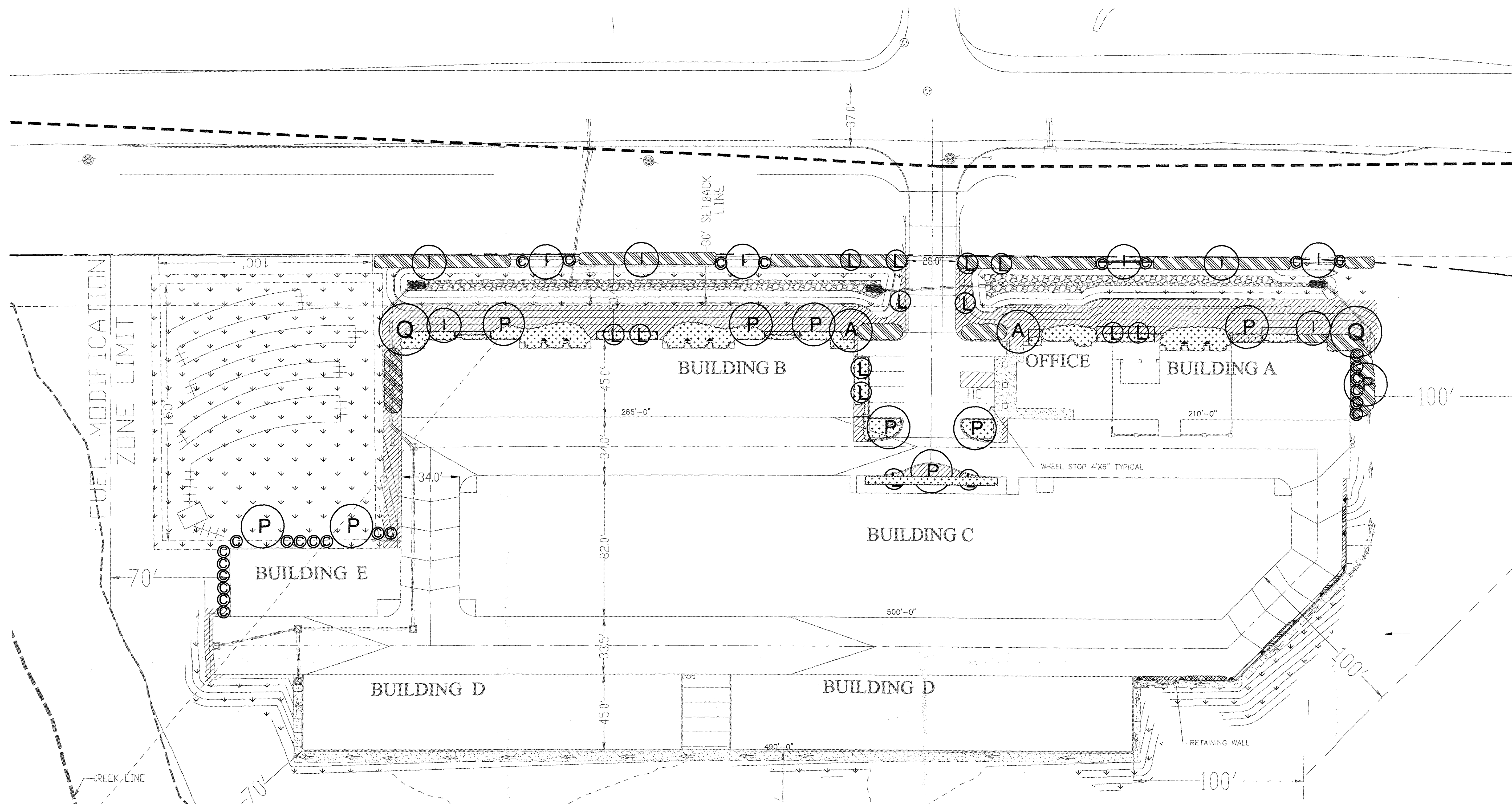
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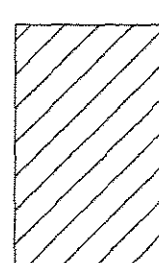
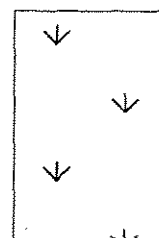
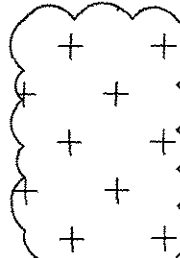
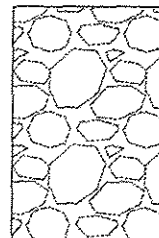
APPROVED _____ SC _____

JOB NO. _____

DATE 0 27 12

SCALE 15 = 30%



CONCEPT PLAN LEGEND:									
SYM.	BOTANICAL	COMMON	SYM.	BOTANICAL	COMMON	SYM.	BOTANICAL	COMMON	
TREES:			SHRUBS:			GROUND COVERS:			
	PLATANUS x ACERIFOLIA	LONDON PLANE TREE		LANTANA Sp.	NO COMMON NAME		ROSMARINUS O. 'IRENE'	GROUNDCOVER ROSEMARY	
	LAGERSTROEMIA INDICA HYBRIDS	CRAPE MTRLTE		CARISSA TUTTLE'	NATAL PLUM			TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
	QUERCUS AGRIFOLIA	COAST LIVE OAK		FREMONTODENDRON	FLANNEL BUSH			CEANOTHUS G. 'HORIZONTALIS	CALIFORNIA LILAC
	QUERCUS ILEX	HOLLY OAK		RIBES SANGUINEUM	CURRENT	HYDROSEED - RIPARIAN MIX <i>Anemopsis californica</i> (Yerba Mansa) <i>Artemisia douglasiana</i> (Mugwort) <i>Asteris palmeri</i> (Tall Sagebrush) <i>Carex spissa</i> (Sawgrass sedge) <i>Juncus acutus</i> (Sphly Rush) <i>Oenothera elata hookeri</i> (Evening Primrose) <i>Typha latifolia</i> (Common Cattail) <i>Vulpia microstachys</i> (Small Fescue) SEEDING RATE: 20 LBS. PER ACRE		N/A	
	ARBUTUS U. 'MARINA'	STRAWBERRY TREE		CISTUSS Sp.	ROCK ROSE				
	RHAMNUS CALIFONICA	COFFEE BERRY							
VINES:			GRASSES:						
 	BOUGAINVILLEA Sp	BOUGAINVILLEA		CAREX BUCHANANII	LEATHER LEAF SEDGE				
	DISTICTIS BUCCANATORIA	BLOOD RED TRUMPET VINE		FESTUCA MAREI	ATLAS GRASS				
				MISCANTHUS C. 'COSMOPOLITAN'	SILVER GRASS		ROCK MULCH	N/A	

CONCEPT NOTES:

GENERAL:

1. ANY GROUND SURFACES NOT PAVED OR PLANTED WITH A LIVING GROUND COVER SHALL HAVE A 2" LAYER OF SHREDDED WOOD MULCH INSTALLED TO CONTROL WEEDS AND MAINTAIN SOIL MOISTURE CONTENT.

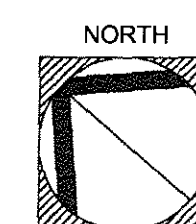
IRRIGATION:

1. ALL AREAS DEPICTING LANDSCAPING, I.E. TREES, SHRUBS, GROUNDCOVERS, SHALL BE IRRIGATED WITH A COMBINATION OF A PERMANENT BELOW GRADE DRIP IRRIGATION SYSTEM AND SPRAY TYPE IRRIGATION UTILIZING SOIL MOISTURE SENSING DEVICE.

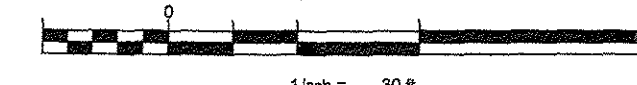
2. IRRIGATION SYSTEM SHALL COMPLY WITH THE SAN DIEGO COUNTY'S ESTIMATED TOTAL WATER USE (ETWU) AND MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATION REQUIREMENTS.
SOIL MOISTURE SENSING DEVICE.

MAINTENANCE:

1. ALL LANDSCAPED AREAS SHALL BE PRIVATELY MAINTAINED BY THE OWNER.



GRAPHIC SCALE



SDC PDS RCVD 04-09-13
P05-052

NOT DATE: 2 21 13