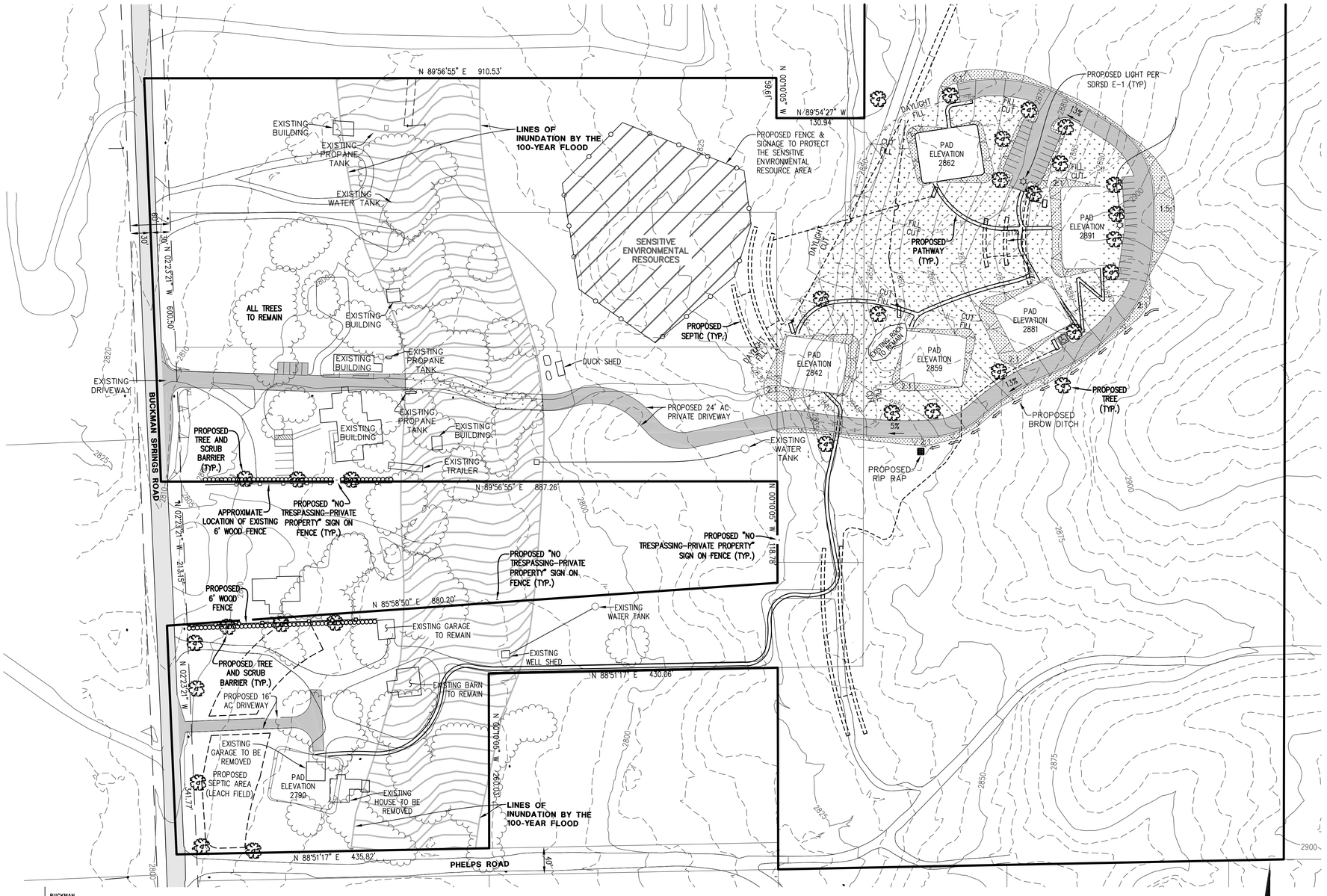
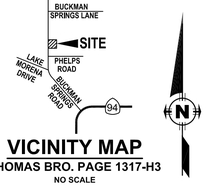
CONCEPTUAL LANDSCAPE PLAN

PROJECT NO.: PDS2012-3301-74-011-07
ENVIRONMENTAL LOG NO.: PDS2012-3910-1221002





VICINITY MAP
THOMAS BRO. PAGE 1317-H3
NO SCALE

REVISION BLOCK		
NO.	DATE	DESCRIPTION
1	4–05–12	ORIGINAL
2	10–16–13	ADDED WOOD FENCE, TREES & SCRUBS AND NOTES
3	1–16–14	ADDED WALKWAYS, SEPTIC, TREES AND NOTES
4	7–25–14	ADDED DECELERATION LANE AND "NO TRESPASSING" SIGNS. RELOCATED LOCATION OF 16' AC DRIVEWAY.

80' 40' 0 80' 160' 240'
SCALE: 1"= 80'

N

NOTES:

1. SITE IS SERVED ONLY BY WELL WATER.
2. ANY REQUIRED IRRIGATION WILL BE TEMPORARY.
3. A GRADING AND EROSION CONTROL PLAN AND A LANDSCAPE AND IRRIGATION PLAN WILL BE SUBMITTED AND A PERMIT OBTAINED PRIOR TO GRADING.
4. FIRE RESISTANT PLANTS SHALL BE USED.
5. NATIVE VEGETATION SHALL BE USED WHEREVER POSSIBLE.
6. NO ORNAMENTAL PLANTING IS PROPOSED.
7. ALL NEW PLANTING SHALL HAVE TEMPORARY IRRIGATION FOR 3 YEARS OR UNTIL THE PLANT MATERIAL IS ESTABLISHED.
8. ALL AREAS THAT ARE DISTURBED WILL BE PROTECTED FROM EROSION WITH LANDSCAPING USING NOTED PLAN MATERIAL AND TEMPORARY IRRIGATION.
9. NEW PARKING AREAS CANNOT BE SEEN BY SURROUNDING NEIGHBORING PROPERTIES: THEREFORE, DO NOT REQUIRE SCREENING.
10. PATH IMPROVEMENT SHALL BE PHASED WITH DEVELOPMENT
11. PATH LIGHTING SHALL BE SOLAR POWERED PATHWAY LIGHTING
12. ALL PARKING SPACES SHALL BE LANDSCAPED PER 6792.1 OF THE ZONING ORDINANCE
13. PROPOSED TREE LOCATIONS SHALL BE APPROVED BY THE COUNTY FIRE MARSHAL PRIOR TO PLANTING. IF THE FIRE MARSHAL DOES NOT APPROVE OF PLANTING OF THE TREES WITHIN 100 FEET OF THE STRUCTURES, THE TREES SHALL BE DELETED FROM THE LANDSCAPE PLAN.
14. THE PLANTING OF TREES THAT ARE INTENDED TO PROVIDE SCREENING OF, AND SHADE TO, THE STRUCTURES SHALL BE PHASED WITH CONSTRUCTION. INSTALLATION OF EACH PHASE OF THE TREE PLANTING SHALL OCCUR PRIOR TO OCCUPANCY OF THE STRUCTURES IN SAID PHASE.

LEGEND:

EXISTING 6' WOOD FENCE

PROPOSED 6' WOOD FENCE

PROPOSED TREE IN PARKING LOT

1. QUERCUS ILEX – HOLLY OAK (25' – 30'H)	24" BOX
2. QUERCUS SUBER – CORK OAK (25' – 40')	24" BOX
3. CERCIS OCCIDENTALIS – WESTERN REDBUD (10–20'H X 15'Ww)	24" BOX

PROPOSED TREE AND SCRUB BARRIER

TREES:

1. QUERCUS ILEX – HOLLY OAK (25' – 30'H)	15 GAL
2. CERCIS OCCIDETALIS – WESTERN REDBUD (10–20'H X 15'Ww)	15 GAL

SHRUBS:

1. CEANOTHUS CONCHA – CALIFORNIA LILAC (10'H)	5 GAL
2. RHUS INTEGRIFOLIA – LEMONADE BERRY (10'H)	5 GAL
3. HETEROMELES ARBUTIFOLIA – TOYON (15')	5 GAL
4. RHAMNUS CALIFORNIA – CALIFORNIA COFFEE BERRY	5 GAL

PROPOSED SCREENING ADJACENT TO DORMITORIES ALONG DRIVEWAY (MIN. 100' AWAY FROM STRUCTURE PER FIRE REQUIREMENT)

1. QUERCUS ILEX – HOLLY OAK (25' – 30'H)	15 GAL
2. QUERCUS SUBER – CORK OAK (25' – 40')	15 GAL
3. CERCIS OCCIDENTALIS – WESTERN REDBUD (10–20'H X 15'Ww)	15 GAL
QUERCUS AGRIFOLIA – LIVE OAK	15 GAL

SLOPE PLANTING PER GRADING ORDINANCE

GROUND COVER PER GRADING ORDINANCE

REVEGETATION MIX:

MINIMUM % PUR / GERM	LBS/ACRE	SPECIES BOTTANICAL NAME
2 55	2	MINULUS PUNICEUS
40 60	5	LOTUS SCOPARIUS
35 75	3	ERIOPHYLLUM CONFERTIFLORUM
20 40	5	ISOCOMA MENZIESII
90 80	8	VULPIA MICROSTCHYS
90 80	12	ELYMUS GLAUCUS
	35	TOTAL POUNDS PER ACRE
	2000 LBS.	WOOD CELLULOS FIBER
	300 LBS.	15–15–15 FERTALIZER
	100 LBS.	SOIL STABILIZER

OWNER:
SAN DIEGO FREEDOM RANCH INC
1777 BUCKMAN SPRINGS ROAD
CAMPO, CA 91906
619–478–5696

PREPARED BY:
LAURIE PRICE
518 ROSECRANS STREET
SAN DIEGO, CA 92106
619–222–9840