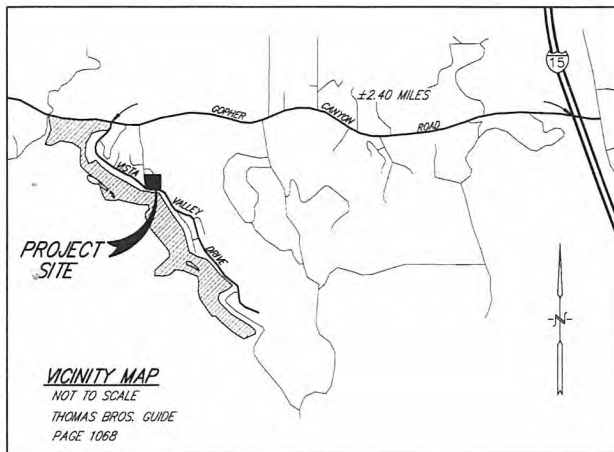




PROJECT INFORMATION

LANDOWNER: VVC HAIENS LP, A CALIFORNIA LIMITED PARTNERSHIP
28354 VISTA VALLEY DRIVE
VISTA, CA 92084

REPRESENTATIVE: LAND PLANNING CONSULTANTS
BROOKS CAVANAUGH
PHONE (760) 758-7710

SITE ADDRESS: VISTA VALLEY DRIVE, VISTA, CA 92084

APN: 170-271-24, A PORTION OF APN 170-271-23
AND A PORTION OF 170-191-07

LAND AREA: 9.55 +/- ACRES GROSS
9.18 +/- ACRES NET
0.33 +/- ACRES VACATED OPEN SPACE EASEMENT

ZONING: A70

PLANNING GROUP: BONSAI COMMUNITY PLANNING GROUP

FIRE DISTRICT: DEER SPRINGS FIRE PROTECTION DISTRICT

SCHOOL DISTRICT: BONSAI ELEMENTARY SCHOOL DISTRICT
FALLBROOK HIGH SCHOOL DISTRICT

WATER: RAINBOW MUNICIPAL WATER DISTRICT

SEWER: RAINBOW MUNICIPAL WATER DISTRICT

USE CLASSIFICATION: SPORTS AND RECREATIONAL ACTIVITIES/MUP

PRIMARY ACCESS: VISTA VALLEY DRIVE FROM GOPHER ROAD

PROJECT TEAM CONSULTANTS

APPLICANT: STEVE LANE
28354 VISTA VALLEY DRIVE
VISTA, CA 92083
PH (760) 758-2800
SLANE@SBCGLOBAL.NET

CIVIL ENGINEER: ROBERT D. DENTINO, P.E.
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PH (760) 745-8118
RDENTINO@EXCELENGINEERING.NET

LAND CONSULTANT: BROOKS CAVANAUGH
LAND PLANNING CONSULTANTS
777 W. VISTA WAY
VISTA, CA 92084
PH (760) 758-7710
BCAV4420@AOL.COM

PLANNING CONSULTANT: JO MACKENZIE
THE MACKENZIE GROUP
LAND USE CONSULTING
1578 PALOMAR DRIVE
SAN MARCOS, CA 92069
PH (760) 743-7969
MACKGROUP@GMAIL.COM

LANDSCAPE ARCHITECT: TIM SMITH
WYNN-SMITH LANDSCAPE ARCHITECTURE
12315 OAK KNOLL ROAD, SUITE 230
POWAY, CA 92064
PH (650) 513-0030
TIM@WYNN-SMITH.COM

BUILDING USE DESCRIPTION

BUILDING A
SIZE: 2496 SF-FLOOR AREA
504 SF-COVERED PATIO
USE: MENS/WOMENS LOCKERS, LAUNDRY, GRILL, POOL/SPA EQUIPMENT, OFFICE.

BUILDING B
SIZE: 3400 SF-FLOOR AREA
1220 SF-COVERED PATIO
USE: GAMEROOM, RESTROOM, STORAGE

POOL COVERED PATIO
SIZE: 1050 SF-FLOOR AREA

PARKING SPACES PROVIDED:
35 STANDARD SPACES PLUS 2 ACCESSIBLE=37 SPACES
PLUS 5 GOLF CART SPACES

ESTIMATED STEEP SLOPE LAND AREA: 5.81 ACRES
REMAINING AREA: 3.73 ACRES

DISTURBED AREA
90,256 SQ. FT.

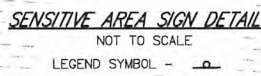
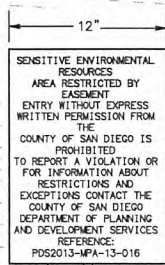
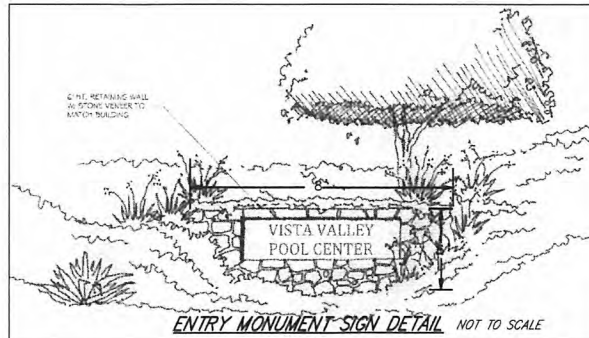
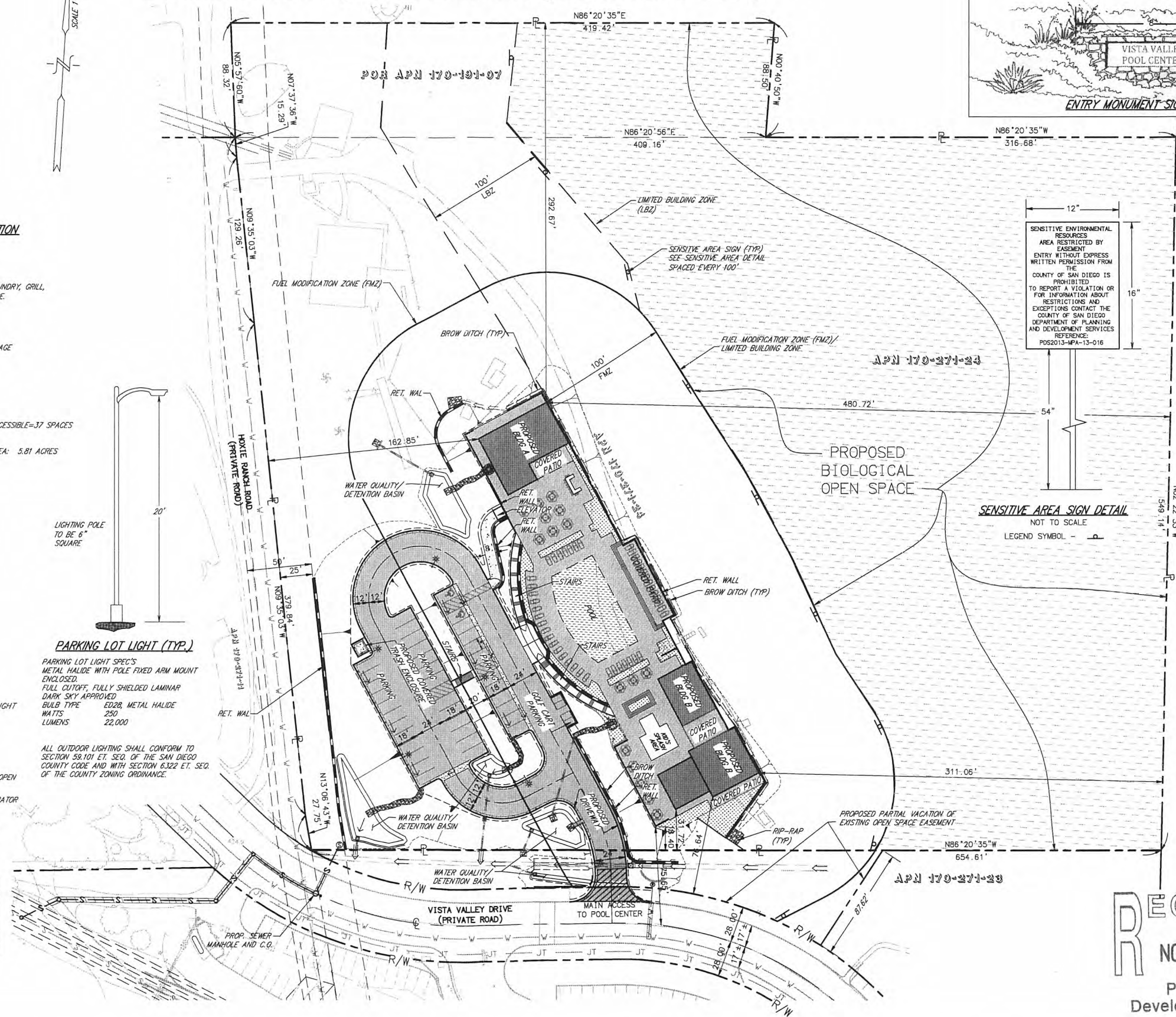
LEGENDS & SYMBOLS

- R/W
- PROPERTY LINE
- STORMDRAIN PIPE
- RETAINING WALL
- STAIRS
- WATER LINE
- SEWER LINE
- SEWER MANHOLE
- WATER SERVICE
- SEWER SERVICE
- PROP. PARKING LOT LIGHT
- EXIST. WATERLINE
- EXIST. GAS LINE
- A/C PAVEMENT
- POOL DECK
- PROPOSED BIOLOGICAL OPEN SPACE
- RIP RAP/ENERGY DISSIPATOR
- SENSITIVE AREA SIGN
- TOP & TOE OF SLOPE
- BROW DITCH
- DIRECTION OF FLOW

SETBACKS

	COUNTY SETBACKS	PROJECT SETBACKS
FRONT	80'	150'
SIDE INTERIOR	25'	293'
SIDE EXTERIOR	35'	80'±
REAR	25'	310.52'

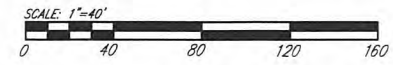
PLOT PLAN EXHIBIT
FOR VISTA VALLEY POOL CENTER
PDS2014-MUP-14-021, PDS2014-VAC-14-002, PDS2014-ER-14-08-008



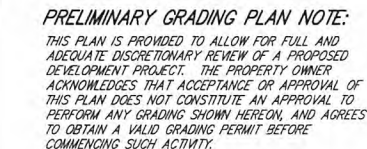
PARKING LOT LIGHT (TYP.)

PARKING LOT LIGHT SPEC'S
METAL HALIDE WITH POLE FIXED ARM MOUNT
ENCLOSED
FULL CUTOFF, FULLY SHIELDED LAMINAR
DARK SKY APPROVED
BULB TYPE ED28, METAL HALIDE
WATTS 250
LUMENS 22,000

ALL OUTDOOR LIGHTING SHALL CONFORM TO
SECTION 59.101 ET. SEQ. OF THE SAN DIEGO
COUNTY CODE AND WITH SECTION 6.322 ET. SEQ.
OF THE COUNTY ZONING ORDINANCE.



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Planning and
Development Services



ABBREVIATIONS

P/L	PROPERTY LINE
R/W	RIGHT OF WAY
C/L	CENTERLINE
TC	TOP OF CURB
FL	FLOMLINE
TG	TOP OF GRATE
GB	GRADE BREAK
FG	FINISH GRADE
FS	FINISH SURFACE
HP	HIGH POINT
IE	INVERT OF DRAIN
PAD	PAD ELEVATION
FF	FINISH FLOOR
BVC	BEGIN VERTICLE CURVE
EVC	END VERTICLE CURVE
PI	POINT OF INTERSECTION
EP	EDGE OF PAVEMENT
TW	TOP OF WALL
TF	TOP OF FOOTING

APPLICANT/OWNERS STATEMENT
IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS. IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE DIRECTOR OF PUBLIC WORKS DETERMINES ARE NECESSARY AND DESIRABLE FOR PROPER COMPLETION OF THE IMPROVEMENTS.

I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING COUNTY RIGHT-OF-WAY WITHIN 60 DAYS AFTER ISSUANCE OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

OWNER _____ DATE May 15, 2014

ASSESSORS PARCEL NUMBER:
170-271-24, A PORTION OF APN 170-271-23 AND
A PORTION OF APN 170-191-07

LEGAL DESCRIPTION:
LOT 100 OF COUNTY OF SAN DIEGO TRACT NO. 4450, IN THE COUNTY OF
SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.
11397, FILED ON DECEMBER 19, 1985, IN THE OFFICE OF THE COUNTY
RECORDER OF SAN DIEGO COUNTY RECORDER.

PROPERTY ACREAGE:
GROSS = 9.54 ACRES
NET = 9.18 ACRES
VACATED OPEN SPACE EASEMENT = 0.33 ACRES

SOURCE OF TOPOGRAPHY
OBTAINED FROM ACAL ENGINEERING FROM
MORENO AERIAL PHOTO SURVEYS
DATED 03-29-07

APPLICANT:
VVC HAVENS, LP (A LIMITED CALIF. PARTNERSHIP)
29354 VISTA VALLEY DRIVE,
VISTA, CA 92084
PHONE: (760) 758-2800

SITE ADDRESS
VISTA VALLEY DRIVE
VISTA, CA 92084

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS BETWEEN TWO 2" IRON
PIPES WITH TAGS, ACCEPTED AS POINTS SET RECORD PER MAP 10365
RECORDED APRIL 1, 1982 AS FILE NO. 82-089609 IN THE OFFICES OF
THE COUNTY RECORDER OF SAN DIEGO, STATE OF CALIFORNIA.

(ie N 28° 00' 00" W)

BENCHMARK
V-2040
FOUND 3" DIA. BRASS DISC IN STANDARD STREET WELL MONUMENT
DOWN 0.5' FROM LID, WITH PUNCH MARK. LOCATED AT THE INTERSECTION
OF GOPHER CANYON ROAD AND VISTA VALLEY DRIVE.

LANDSCAPE ARCHITECT
WYNN-SMITH LANDSCAPE ARCHITECTURE INC.
12315 OAK KNOLL ROAD, SUITE 230
POWAY, CA 92064
PHONE (858) 513-0030
FAX (858) 513-0032

ENGINEER OF WORK
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

Robert D. Dentino, RCE 45629

DATE PREPARED
MAP PREPARED OCTOBER 2, 2013

ZONING/GENERAL PLAN
A70

PROPOSED USE
OUTDOOR SPORTS AND RECREATION

FIRE DISTRICT
DEER SPRINGS FIRE PROTECTION DISTRICT

SCHOOL DISTRICT
BONSALL ELEMENTARY SCHOOL DISTRICT
FALLBROOK HIGH SCHOOL DISTRICT

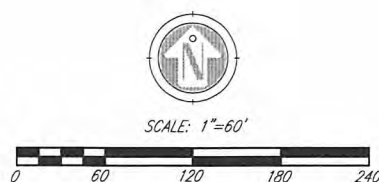
SEWER DISTRICT
RAINBOW MUNICIPAL WATER DISTRICT

WATER DISTRICT
RAINBOW MUNICIPAL WATER DISTRICT

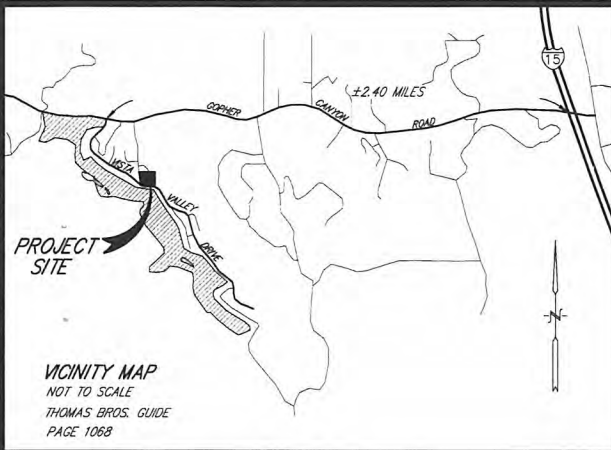
PRELIMINARY GRADING
SHEET 1 OF 3

<i>SETBACKS</i>		
	<i>COUNTY SETBACKS</i>	<i>PROJECT SETBACKS</i>
<i>FRONT</i>	60'	150'
<i>SIDE INTERIOR</i>	25'	20.3'
<i>SIDE EXTERIOR</i>	35'	80±
<i>REAR</i>	25'	310.52'

PROPERTY LINE DATA				
NO	DELTA/BRG	RADIUS	LENGTH	REMARK
1	N13°06'43"W	--	27.75'	" "
2	N07°37'36"W	--	15.20'	" "

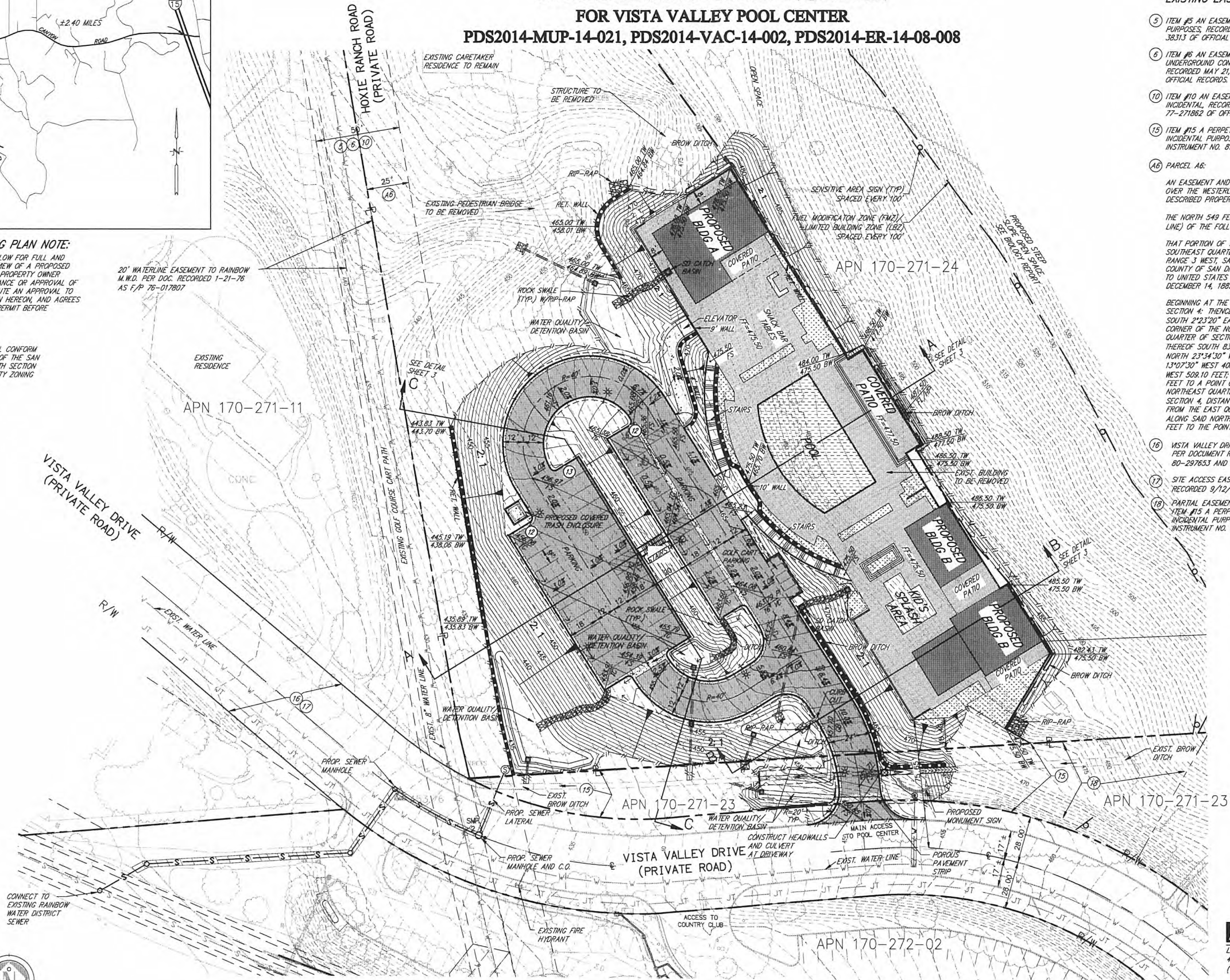


PRELIMINARY GRADING PLAN
FOR VISTA VALLEY POOL CENTER
PDS2014-MUP-14-021, PDS2014-VAC-14-002, PDS2014-ER-14-08-008



PRELIMINARY GRADING PLAN NOTE:
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

NOTE:
ALL OUTDOOR LIGHTING SHALL CONFORM TO SECTION 59.101 ET. SEQ. OF THE SAN DIEGO COUNTY CODE AND WITH SECTION 6.322 ET. SEQ. OF THE COUNTY ZONING ORDINANCE.



EXISTING EASEMENTS

- (5) ITEM #5 AN EASEMENT FOR PRIVATE ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1965 AS INSTRUMENT NO. 38313 OF OFFICIAL RECORDS.
- (6) ITEM #6 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED MAY 21, 1969 AS INSTRUMENT NO. 89619 OF OFFICIAL RECORDS.
- (10) ITEM #10 AN EASEMENT FOR PRIVATE ROAD AND INCIDENTAL PURPOSES, RECORDED JULY 8, 1977 AS INSTRUMENT NO. 77-271862 OF OFFICIAL RECORDS.
- (15) ITEM #15 A PERPETUAL EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 9, 1981 AS INSTRUMENT NO. 81-288222 OF OFFICIAL RECORDS.
- (16) PARCEL A6:
AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES, OVER THE WESTERLY 25 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 549 FEET (MEASURED ALONG THE EASTERLY LINE) OF THE FOLLOWING DESCRIBED PROPERTY:

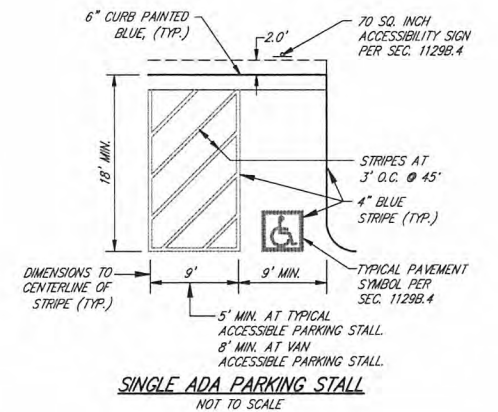
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 14, 1885, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE EAST SECTION LINE, SOUTH 2°23'20" EAST 1315.36 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 83°53'30" WEST 427.34 FEET; THENCE NORTH 23°34'30" WEST 434.70 FEET; THENCE NORTH 13°07'30" WEST 408.40 FEET; THENCE NORTH 9°35'50" WEST 508.10 FEET; THENCE NORTH 5°56'20" WEST 16.02 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4; DISTANT NORTH 86°22'15" WEST 725.08 FEET FROM THE EAST QUARTER CORNER OF SECTION 4; THENCE ALONG SAID NORTH LINE, SOUTH 86°22'15" EAST 725.08 FEET TO THE POINT OF BEGINNING.

- (16) VISTA VALLEY DRIVE, PRIVATE ROAD EASEMENT, GRANTED PER DOCUMENT RECORDED 9-15-80 AS FILE NO. 80-297653 AND AS F/P 80-297654.
- (17) SITE ACCESS EASEMENT, GRANTED PER DOCUMENT RECORDED 9/12/13 AS FILE NO. 2013-056414.
- (18) PARTIAL EASEMENT VACATION AREA (14,360.35 SF) OF ITEM #15 A PERPETUAL EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 9, 1981 AS INSTRUMENT NO. 81-288222 OF OFFICIAL RECORDS.

LEGENDS & SYMBOLS

- BOUNDARY LINE
PROPERTY LINE
CURB & GUTTER
EXIST. CONTOUR
PROP. CONTOUR
TOP & TOE OF SLOPE
FILL SLOPE
CUT SLOPE
DAYLIGHT LINE
DIRECTION OF FLOW
VEHICLE WHEEL STOP
PARKING SPACE NUMBER
STORMDRAIN PIPE
AREA DRAIN PIPE
RETAINING WALL
STAIRS
WATER LINE
GAS LINE
SEWER LINE
TELEPHONE LINE
ELECTRICITY LINE
SEWER MANHOLE
PROP. FIRE HYDRANT
WATER SERVICE
SEWER SERVICE
PROP. PARKING LOT LIGHT
EXIST. WATERLINE
EXIST. GAS LINE
EXIST. SEWER LINE
EXIST. TELEPHONE LINE
EXIST. ELECTRICITY LINE
EXIST. STREET LIGHT
EXIST. FIRE HYDRANT
LANDSCAPE AREA
A/C PAVEMENT
POOL AREA
POOL DECK
BUILDING AREA
RIP RAP
SENSITIVE AREA SIGN
DECORATIVE ROCK SHALE (SHOTCRETE & COBLE PER LANDSCAPE PLANS)



EXCEL ENGINEERING
LAND PLANNING - CIVIL ENGINEERING - SURVEYING
440 STATE PLAGE - ESCONDIDO, CA 92029
(760) 745-8118 - FAX (760) 745-1690

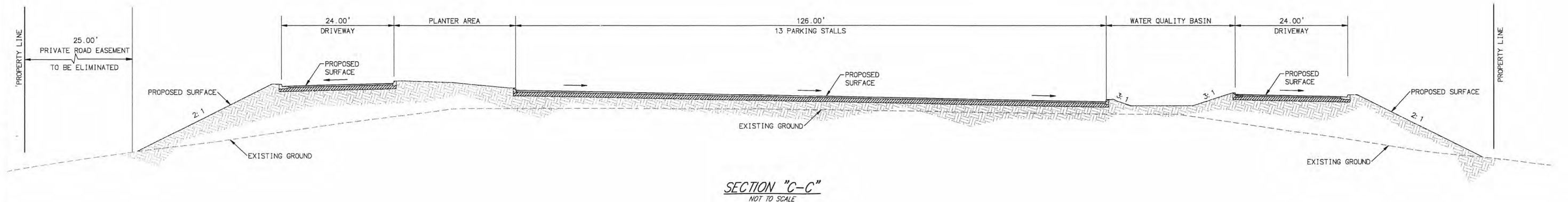
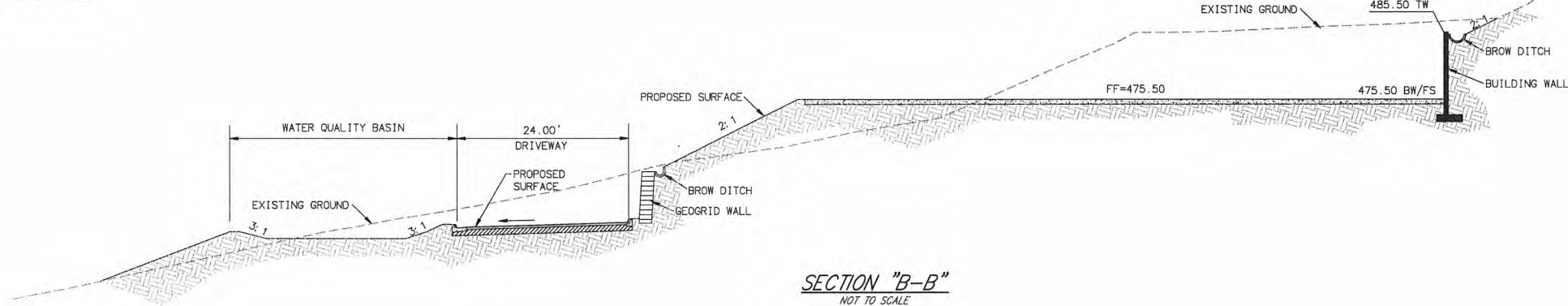
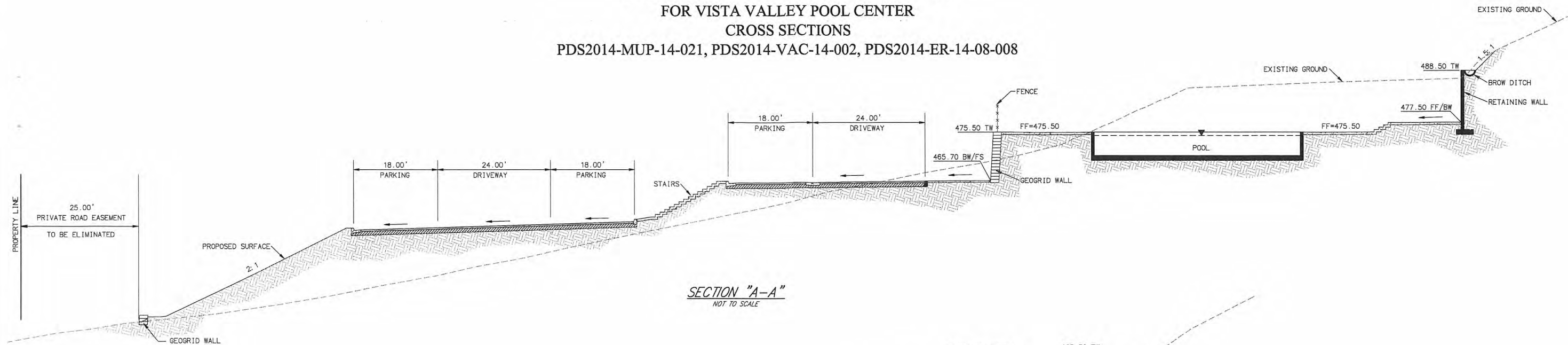


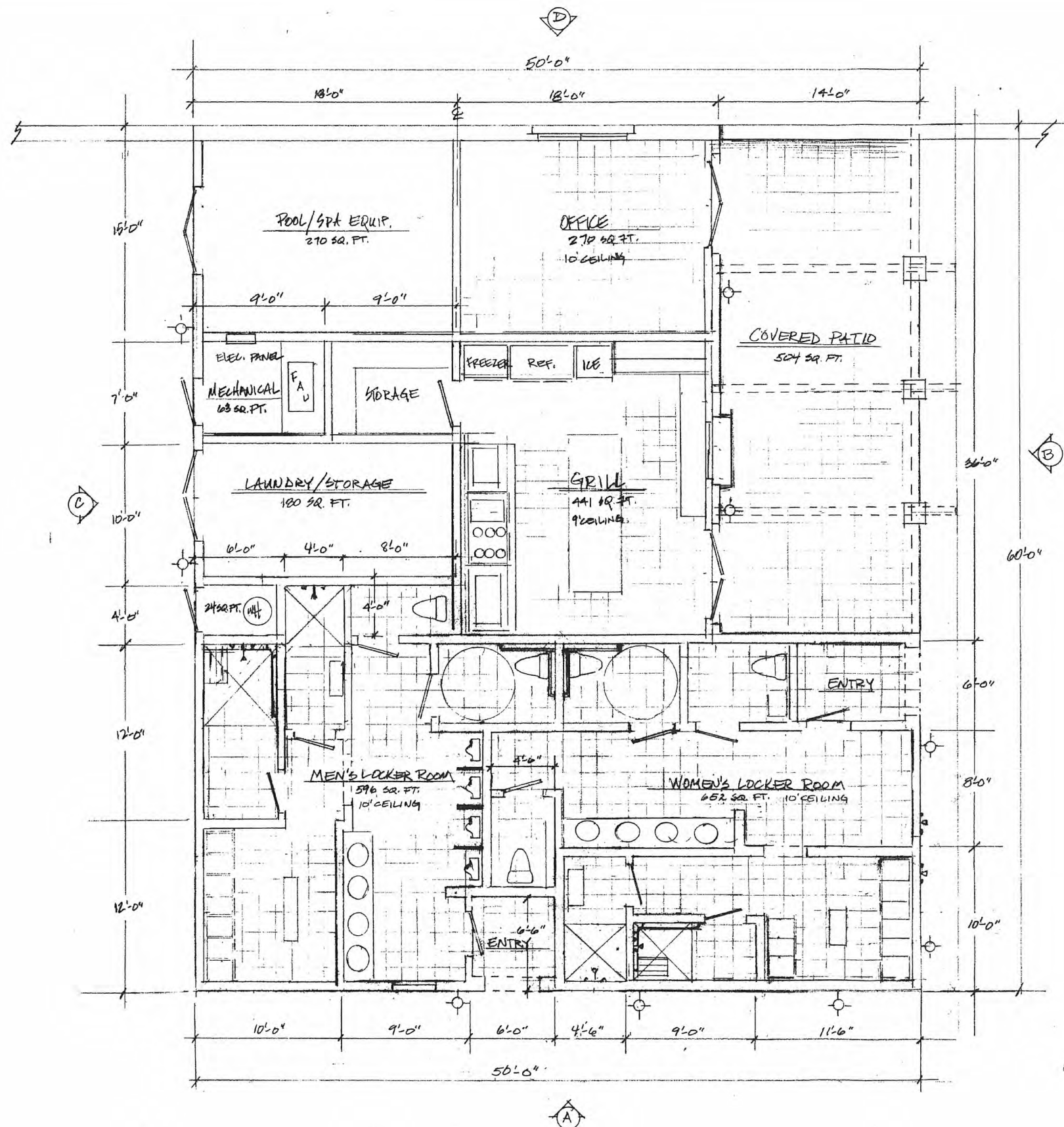
PRELIMINARY GRADING PLAN

FOR VISTA VALLEY POOL CENTER

CROSS SECTIONS

PDS2014-MUP-14-021, PDS2014-VAC-14-002, PDS2014-ER-14-08-008





TYP. EXT. LIGHT FIXTURE



MAXIM
LIGHTING

863948Z
Whisper Dark Sky EE 1-Light Outdoor Wall Lantern
ENERGY STAR
CERTIFIED

Finish	Glass/Shade	Product Category
Brushed Aluminum	Clear	Outdoor Wall Mount
Lighting	Measurements	Shipping
Number of Bulbs	1	Carton Weight
Light Type	Fluorescent	Carton Width
Bulb Type	GLD4	Carton Height
Max. Bulb Wattage	18	Carton Length
Max. Fixture Weight	18	Carton Cubic Feet
Rated Life	110,000 Hours	Master Peak Weight
Rated Lifetime	51,305	Master Peak Width
Color Temp	52,700 K	Master Peak Height
Bulb(s)	Included	Master Peak Length
Light Up/Down	NA	Master Cubic Feet
Beam Spread	NA	UPR Shippable
CRI	91-92	
Photo Cell Included	NA	
Wet/Dry/Transformer	No	
Dimmable	NA	
	Other	Equivalents
Certification	Wet UPC Code	Incandescent Watts
Safety Rating	Yes	Fluorescent Watts
Energy Star	Yes	NA
CA Title 24	Yes	NA
CA Title 28	No	NA
ADA	No	NA
Dark Sky	Yes	Die Cast Aluminum

BLDG. "A" FLOOR PLAN

1/4" = 1'-0"

2496 SQ. FT. FLOOR AREA
504 SQ. FT. COVERED PATIO

- ⊙ EXTERIOR WALL LIGHTS - SEE SPEC. SHEET ABOVE
- ⊙ EXTERIOR ELEVATIONS SEE Pgs A-6

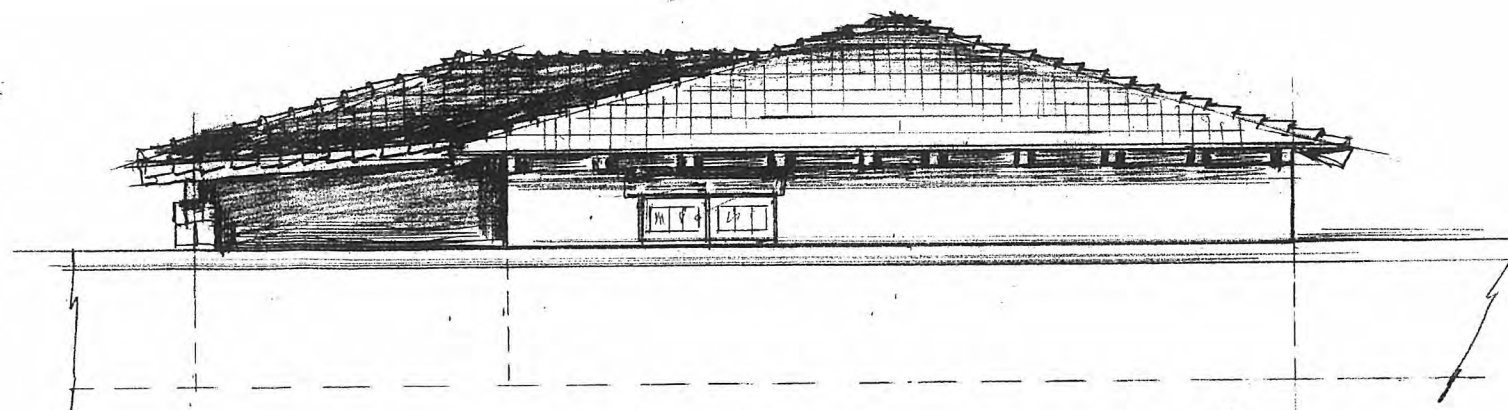
PDS 2014-MUP-14-021
PDS 2014-VAC-14-002
PDS 2014-ER-14-08-008

REVISIONS BY

FLOOR PLAN

VISTA VALLEY POOL CENTER
29354 VISTA VALLEY DRIVE
VISTA, CALIF. 92084

Date
Scale
Drawn
Job
Sheet
A-1



REAR ELEVATION

(D)

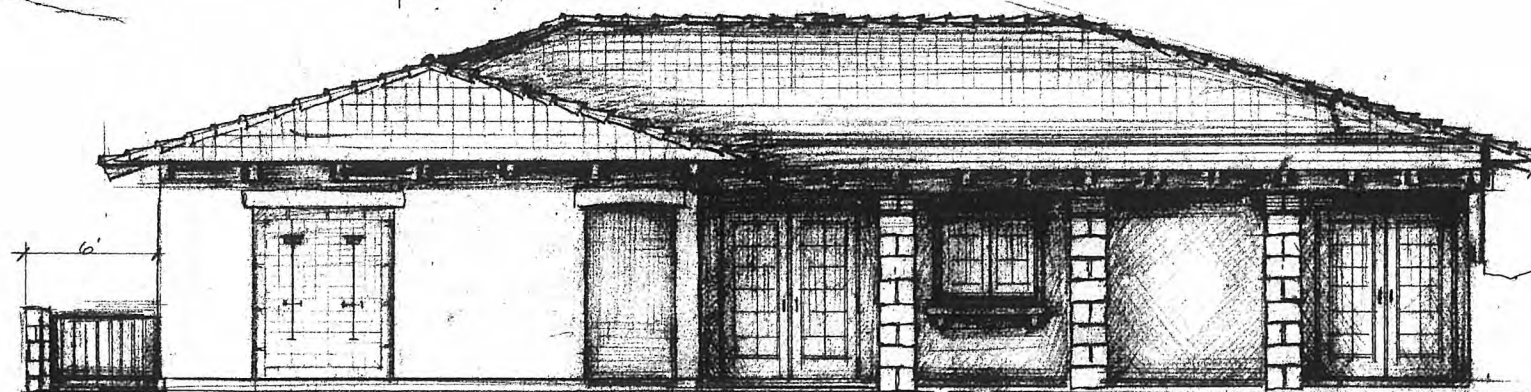
1/4" = 1'-0"



LEFT-SIDE ELEVATION

(C)

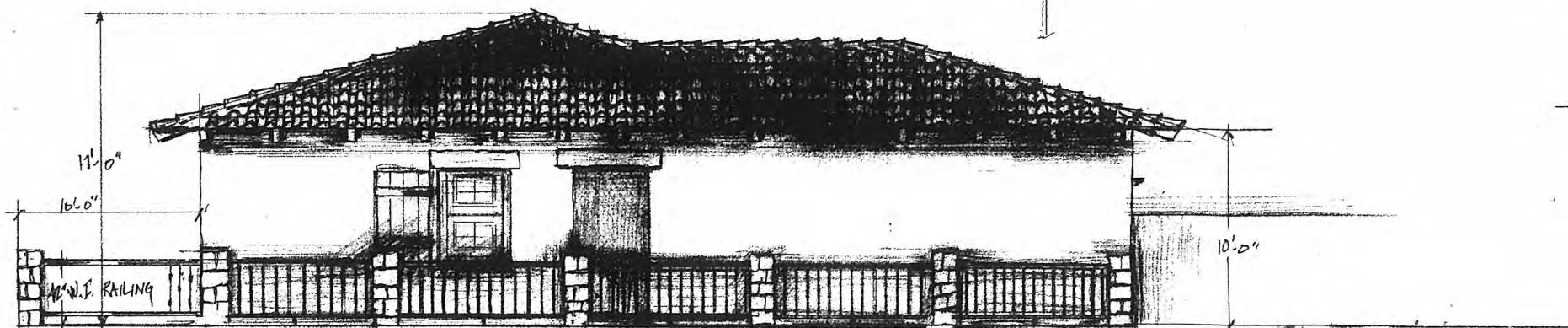
1/4" = 1'-0"



RIGHT-SIDE ELEVATION

(B)

1/4" = 1'-0"



FRONT ELEVATION

(A)

1/4" = 1'-0"

BLDG. A ELEVATIONS

REVISIONS BY

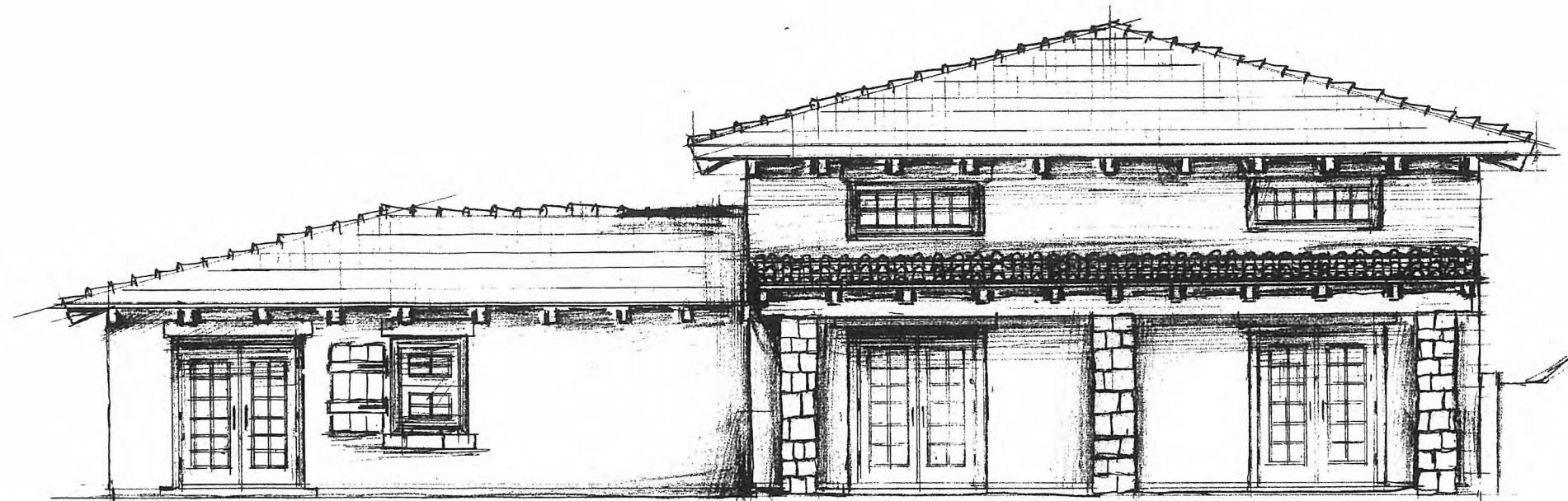
PLANS PREPARED BY STEVE LANE
C/O A.L.L. DEV. INC.
3088 PROTEA VISTA TERRACE
VISTA, CALIF. 92084
LIC. NO. B508081

ELEVATIONS

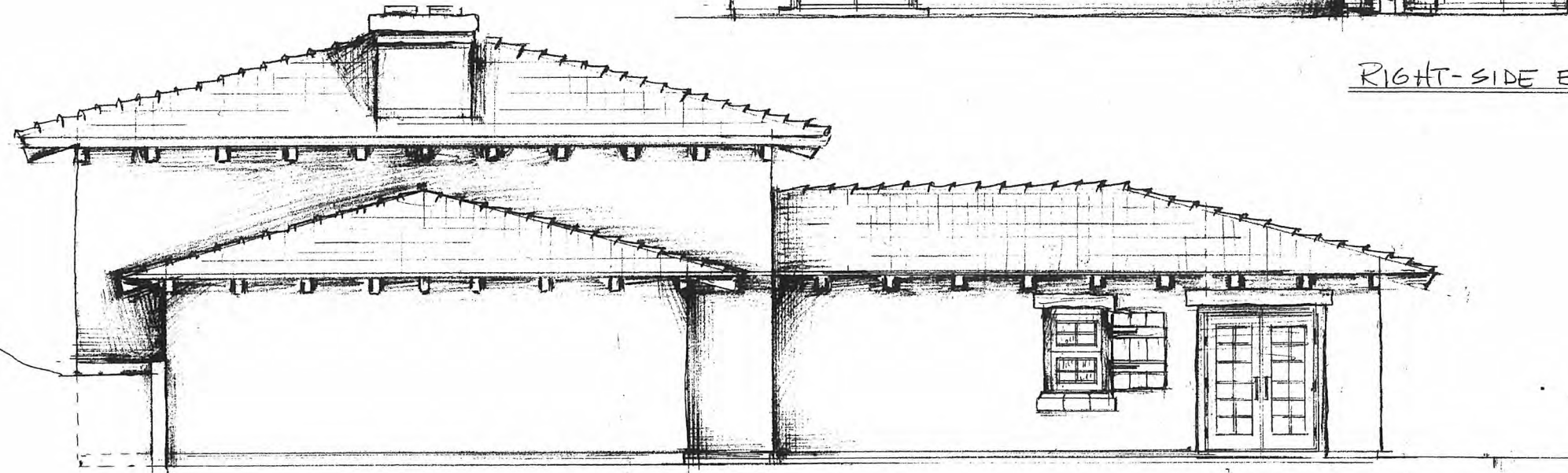
VISTA VALLEY POOL CENTER
29354 VISTA VALLEY DRIVE
VISTA, CALIF. 92084

Date
Scale
Drawn
Job
Sheet

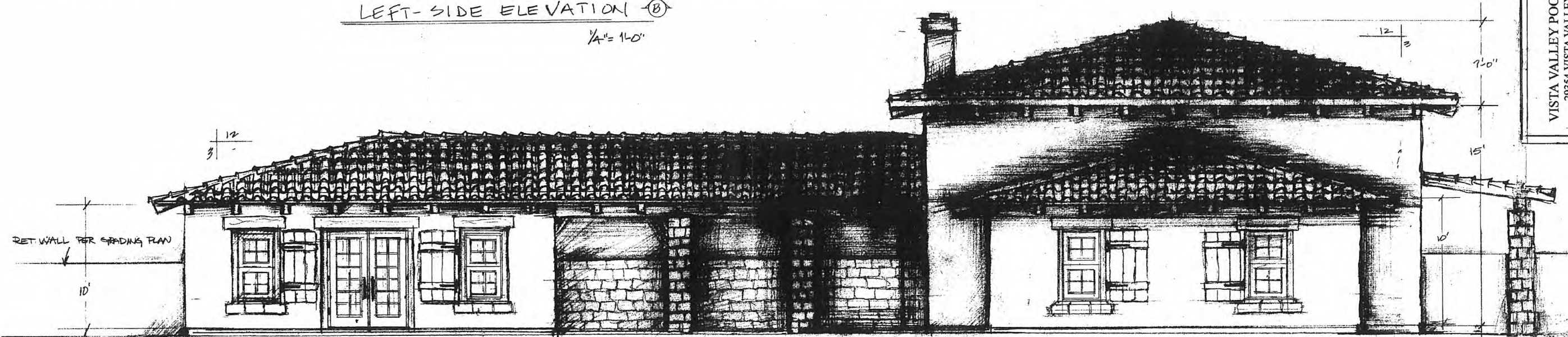
A-6



RIGHT-SIDE ELEVATION (C)
1/4" = 1'-0"



LEFT-SIDE ELEVATION (B)
1/4" = 1'-0"



FRONT ELEVATION (A)
1/4" = 1'-0"

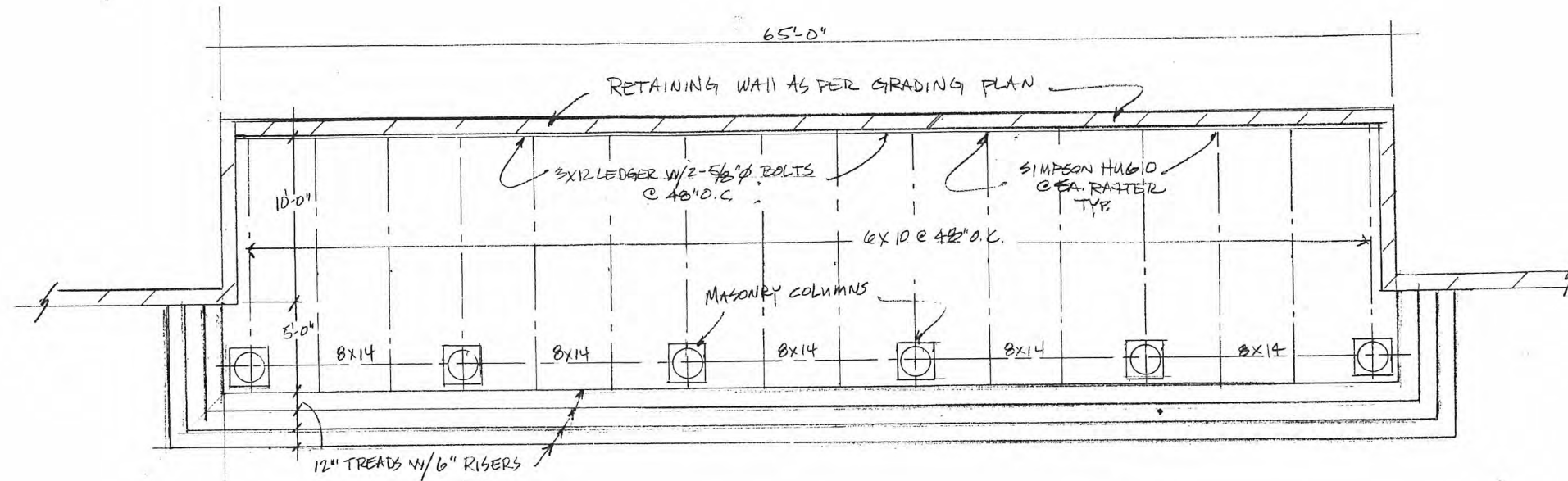
BLDG "R" ELEVATIONS

REVISIONS	BY

PLANS PREPARED BY STEVE LANE
C/O A.L.L. DEV. INC.
3088 PROTEA VISTA TERRACE
VISTA, CALIF. 92084
LIC. NO B508081

ELEVATIONS

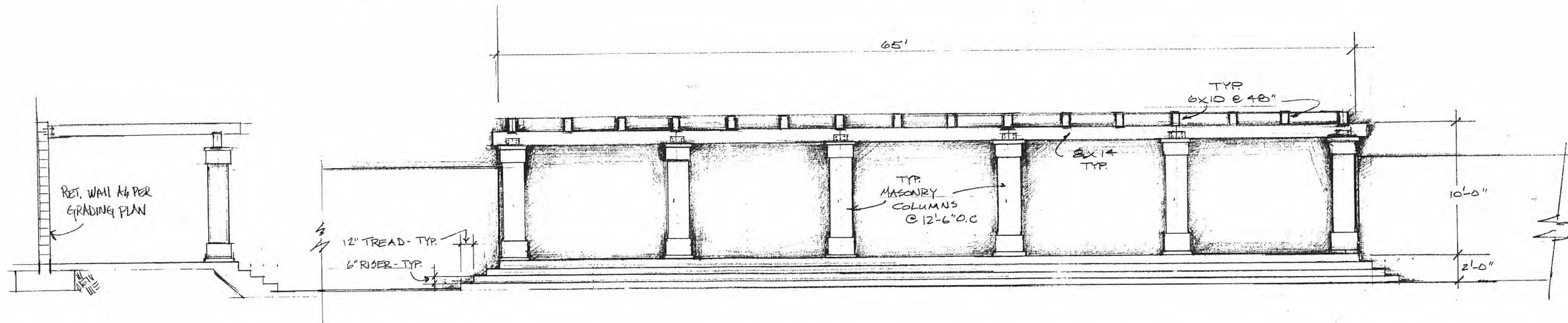
VISTA VALLEY POOL CENTER
29354 VISTA VALLEY DRIVE
VISTA, CALIF. 92084



COVERED PATIO PLAN

975 SQ. FT.

1/4" = 1'-0"



COVERED PATIO

FRONT ELEVATION

1/4" = 1'-0"

REVISIONS	BY

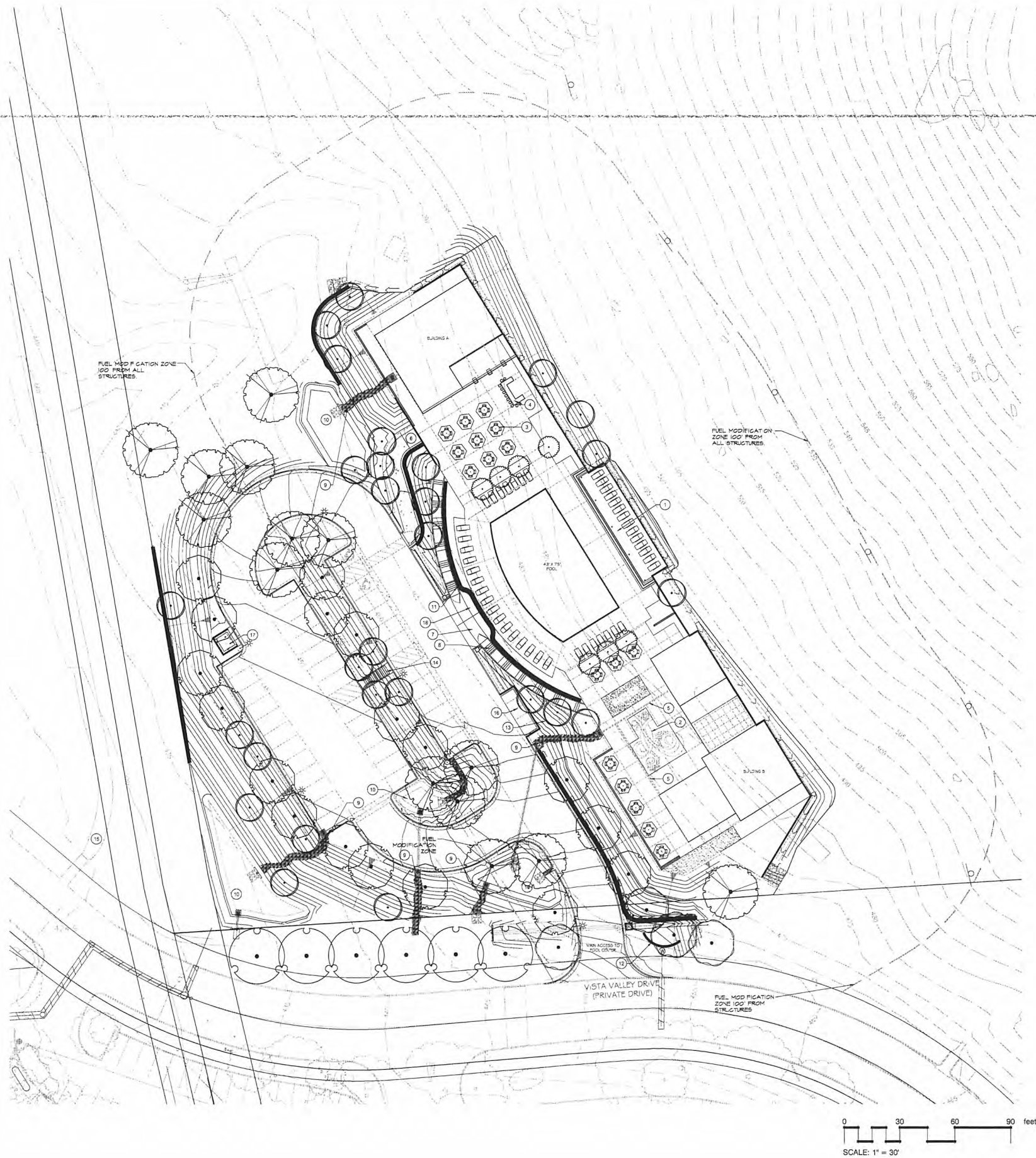
PLANS PREPARED BY STEVE LANE
C/O A.L.L. DEV. INC.
3088 PROTEA VISTA TERRACE
VISTA, CALIF. 92084
LIC. NO B508081

COVERED PATIO

VISTA VALLEY POOL CENTER
29354 VISTA VALLEY DRIVE
VISTA, CALIF. 92084

Date
Scale
Drawn
Job
Sheet

C-1



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Cercis occidentalis	Western Redbud	24"box	28
	Citrus x limon 'Meyer'	Meyer Lemon	24"box	7
	Olea europaea 'Swan Hill' TM	Swan Hill Olive	24"box	18
	Platanus racemosa	California Sycamore	24"box	14
	Prunus cerasifera 'Atropurpurea'	Purple-leaf Plum	36"box	4
	Schinus molle	California Pepper	24"box	6

BUILDING PROGRAMS

BUILDING A	BUILDING B
SNACK BAR AND GRILL	GAME ROOM
MEN'S / WOMEN'S RESTROOM	MEN'S / WOMEN'S RESTROOM
OFFICE	DAYCARE
LAUNDRY / STORAGE	OFFICE
POOL EQUIPMENT	STORAGE
COVERED PATIO	COVERED PATIO

AMENITIES LEGEND

SYMBOL	DESCRIPTION
1	COVERED PATIO
2	BABY POOL W/ SPLASH PAD
3	TABLES W/ UMBRELLAS
4	BARBEQUE COUNTER
5	ABOVE GROUND DRAINAGE WATERFALL FEATURE
6	ELEVATOR
7	DROP-OFF
8	STEPS UP TO POOL AREA
9	DECORATIVE ROCK SWALE
10	DETENTION BASIN
11	RETAINING WALL
12	ENTRY SIGN WALL
13	FENCE LINE BLENDED INTO LANDSCAPE
14	STEPS
15	EXISTING CART PATH
16	GOLF CART PARKING SPACES
17	TRASH ENCLOSURE
18	WATER FEATURE ON RETAINING WALL

PARKING NOTE:

1. ALL PARKING STALLS ADJACENT TO PLANTING BEDS SHALL PROVIDE A WHEEL STOP TO PREVENT DAMAGE TO VEGETATION AND/OR IRRIGATION COMPONENTS FROM VEHICULAR BUMPER OVERHANG.

IRRIGATION NOTE:

1. THE LANDSCAPE WILL BE IRRIGATED BY LOW FLOW ROTATOR NOZZLES ON SLOPES AND DRIP IRRIGATION ON MORE LEVEL GRADES TO REDUCE WATER CONSUMPTION.
2. IRRIGATION WATER SOURCE WILL BE FROM CITY WATER.
3. AN AUTOMATIC WEATHER BASED CONTROLLER WITH A RAIN SENSING SHUT OFF DEVICE WILL CONTROL THE TIMING OF ALL IRRIGATION ZONES.
4. IF IRRIGATION LINES ARE CONNECTED TO CITY WATER IN THE FUTURE, A DEDICATED LANDSCAPE WATER METER WILL BE INSTALLED.

MAINTENANCE NOTE:

1. ALL MAINTENANCE ON PROPERTY, INCLUDING THE AREA WITHIN RAINBOW'S ADJACENT WATER EASEMENT, WILL BE MAINTAINED BY OWNER.
2. SEE SHEET L-1.1 - L-1.2 FOR FULL PLANTING PLAN AND LEGEND.



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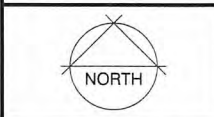
12315 OAK KNOLL RD, SUITE 230
POWAY, CA 92064
TEL. 858.513.0030
FAX. 858.513.0032

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VISTA VALLEY POOL
VISTA VALLEY DRIVE
VISTA, CA 92084

LANDSCAPE
CONCEPT
PLAN



Revisions	By

Drawn By: TEAM
Checked By:
Date Issued: 10-28-14
Project No.: 12-029
Scale:
Sheet:

L-1.0

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PD5-VAC-14-002
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WSLA

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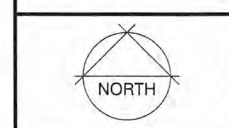
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VISTA VALLEY
POOL
VISTA VALLEY DRIVE
VISTA, CA 92084

LANDSCAPE
CONCEPT
PLAN

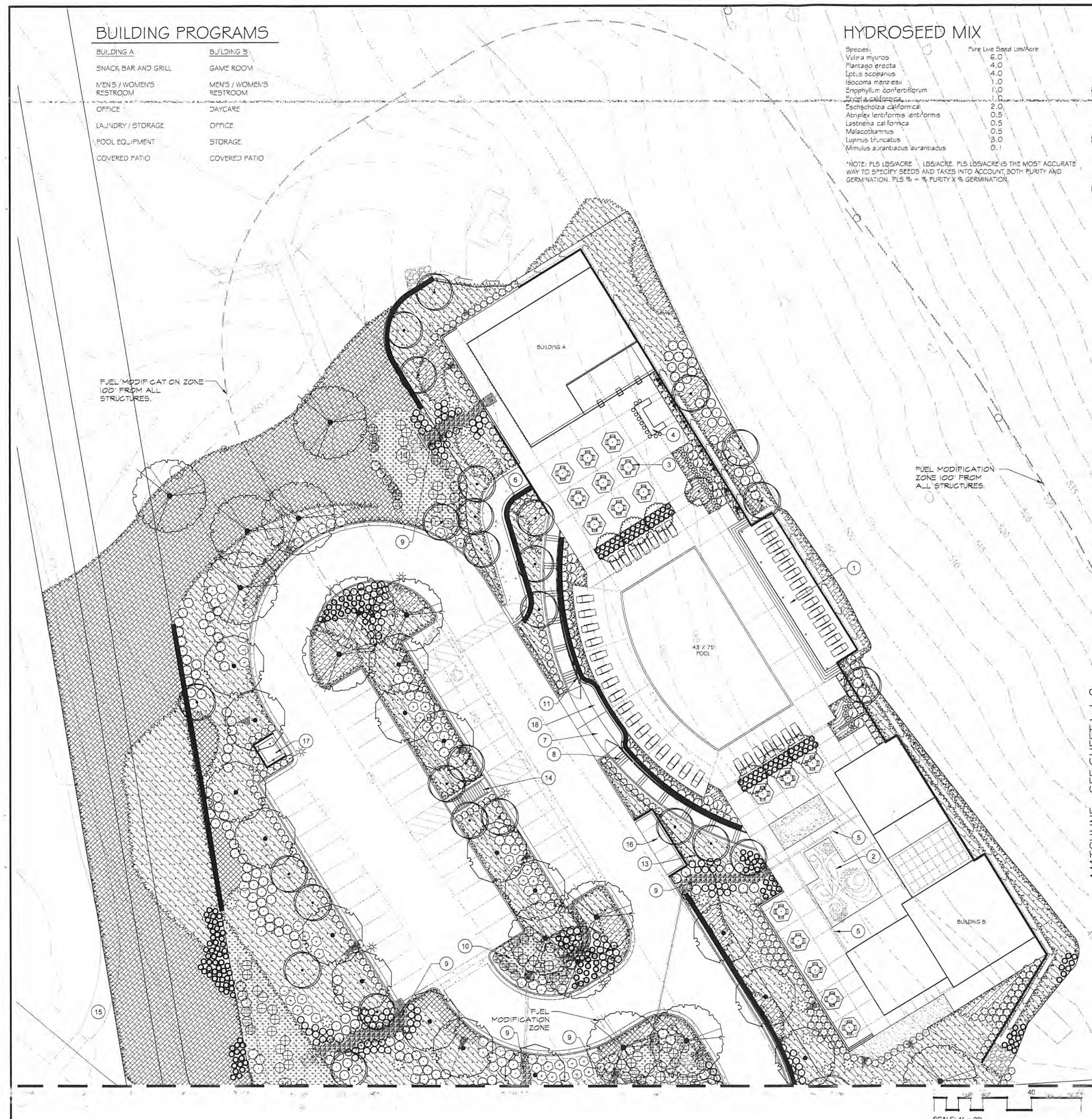


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L-1.1



BUILDING PROGRAMS

BUILDING A	BUILDING B
SNACK BAR AND GRILL	GAME ROOM
MEN'S / WOMEN'S RESTROOM	MEN'S / WOMEN'S RESTROOM
OFFICE	DAYCARE
LAUNDRY / STORAGE	OFFICE
POOL EQUIPMENT	STORAGE
COVERED PATIO	COVERED PATIO

HYDROSEED MIX

Species	Pure Live Seed Lbs/Acre
Vulpia myuros	6.0
Plantago erecta	4.0
Lotus scoparius	4.0
Isocoma menziesii	1.0
Eriophyllum confertiflorum	1.0
Eriola californica	2.0
Eschscholzia californica	0.5
Atriplex lentiformis	0.5
Larrea californica	0.5
Malacothamnus	0.5
Lupinus thurcatus	3.0
Mimulus aurantiacus	0.1

*NOTE: PLS LBS/ACRE = LBS/ACRE. PLS LBS/ACRE IS THE MOST ACCURATE WAY TO SPECIFY SEEDS AND TAKES INTO ACCOUNT BOTH PURITY AND GERMINATION. PLS % = % PURITY X % GERMINATION.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	Cercis occidentalis	Western Redbud	24"box	28	
	Citrus x limon "Meyer"	Meyer Lemon	24"box	7	
	Olea europaea "Swan Hill" TM	Swan Hill Olive	24"box	18	
	Platanus racemosa	California Sycamore	24"box	14	
	Prunus cerasifera "Atropurpurea"	Purple-leaf Plum	36"box	4	
	Schinus molle	California Pepper	24"box	6	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	Agave americana "Medio-picta Alba"	Striped Century Plant	5 gal	27	
	Anigozanthos x "Big Red"	Big Red Kangaroo Paw	1 gal	100	
	Artemisia x "Powers Castle"	Powers Castle Artemisia	5 gal	53	
	Carex spissa	San Diego Sedge	1 gal	49	
	Cistus crispus "Descanso"	Rockrose	5 gal	66	
	Cistus x hybridus	White Rockrose	5 gal	53	
	Cistus x purpureus	Orchid Rockrose	5 gal	11	
	Encelia californica	California Encelia	1 gal	72	
	Iva hayesana	San Diego Poverty Weed	1 gal	46	
	Lavandula x intermedia "Phenomenal"	Lavender	5 gal	44	
	Leymus condensatus "Canyon Prince"	Native Blue Rye	1 gal	39	
	Muhlenbergia capillans "Regal Mist" TM	Muhly	1 gal	351	
	Muhlenbergia rigens	Deer Grass	1 gal	206	
	Rosa acicularis "Iceberg"	Prickly Rose	5 gal	24	
	Salvia clevelandii	Cleveland Sage	1 gal	75	
	Westringia fruticosa	Coast Rosemary	5 gal	267	
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	Citrus reticulata	Mandarin Orange Espalier	15 gal	1	
	Citrus x aurantiifolia "Bearss Seedless"	Bearss Seedless Lime Espalier	15 gal	2	
	Citrus x limon "Eureka"	Eureka Lemon Espalier	15 gal	2	
	Citrus x sinensis "Valencia"	Sweet Orange Espalier	15 gal	2	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi "Point Reyes"	Kinnikinnick	flat	12" o.c.	158
	Baccharis pilularis "Pigeon Point"	Coyote Brush	1 gal	6" o.c.	100,678
	Ceanothus gloriosus "Anchor Bay"	Anchor Bay Lilac	1 gal	6" o.c.	14,095
	Coreopsis grandiflora	Tickseed	1 gal	24" o.c.	21
	Dymondia margaritae	Dymondia	flat	6" o.c.	871
	Festuca arundinacea "Marathon II"	Dwarf Cool Season Turf	sod		635 sf
	Juncus patens	California Gray Rush	1 gal	36" o.c.	492
	Rosmarinus officinalis "Prostratus"	Dwarf Rosemary	flat	12" o.c.	2,056
	Thymus vulgaris	Common Thyme	1 gal	24" o.c.	57
	Wild Flower Mix	Wild Flowers	seed		15,138 sf

MATCHLINE - SEE SHEET L-1.2

MATCHLINE - SEE SHEET L-1.2

SCALE: 1" = 20'

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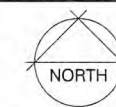
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VISTA VALLEY
POOL
VISTA VALLEY DRIVE
VISTA, CA 92084

LANDSCAPE
CONCEPT
PLAN



Revisions	By

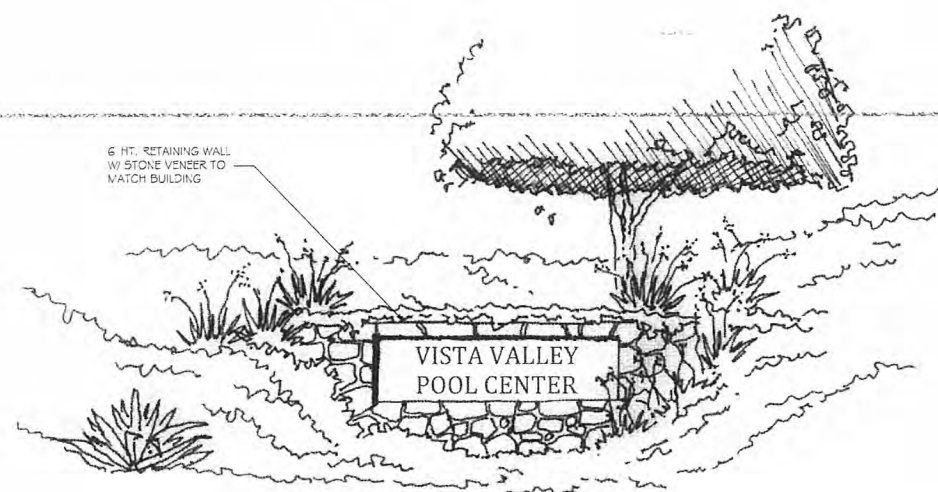
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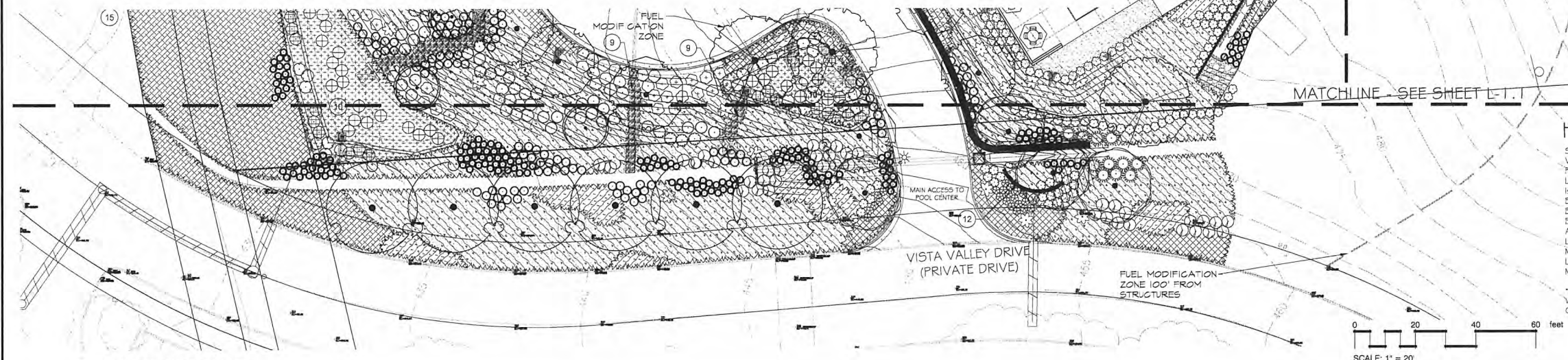
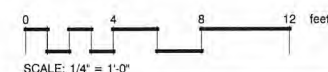
L-1.2

AMENITIES LEGEND

SYMBOL	DESCRIPTION
1	COVERED PATIO
2	BABY POOL W/ SPLASH PAD
3	TABLES W/ UMBRELLAS
4	BARBECUE GRILL
5	ABOVE GROUND DRAINAGE WATERFALL FEATURE
6	ELEVATOR
7	DROP-OFF
8	STEPS UP TO POOL AREA
9	DECORATIVE ROCK SWALE
10	DETENTION BASIN
11	RETAINING WALL
12	ENTRY SIGN WALL
13	FENCE LINE BLENDED INTO LANDSCAPE
14	STEPS
15	EXISTING CART PATH
16	GOLF CART PARKING SPACES
17	TRASH ENCLOSURE
18	WATER FEATURE ON RETAINING WALL



ENTRY MONUMENT ELEVATION



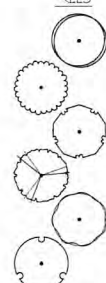
HYDROSEED MIX

Species	Pure Live Seed Lbs/Acre
Vulpia myuros	6.0
Plantago erecta	4.0
Lotus scoparius	4.0
Isocoma magesii	1.0
Enophyllum confertiflorum	1.0
Eriogonum californicum	1.0
Eriogonum californicum	2.0
Atriplex lentiformis lentiformis	0.5
Lathyrus californicus	0.5
Malacothamnus	0.5
Lupinus truncatus	3.0
Mimulus aurantiacus aurantiacus	0.1

*NOTE: PLS LBS/Acre LBS/Acre. PLS LBS/Acre IS THE MOST ACCURATE WAY TO SPECIFY SEEDS AND TAKES INTO ACCOUNT BOTH PURITY AND GERMINATION. PLS % = % PURITY X % GERMINATION.

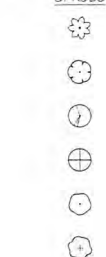
PLANT SCHEDULE

TREES



BOTANICAL NAME	COMMON NAME	CONT
Cercis occidentalis	Western Redbud	24' box
Citrus x limon 'Meyer'	Meyer Lemon	24' box
Olea europaea 'Sultan Hill' TM	Sultan Hill Olive	24' box
Platanus racemosa	California Sycamore	24' box
Prunus cerasifera 'Atropurpurea'	Purple-leaf Plum	36' box
Schinus molle	California Pepper	24' box

SHRUBS



BOTANICAL NAME	COMMON NAME	CONT
Agave americana 'Medio-plata Alba'	Striped Century Plant	5 gal
Amegasthes x 'Big Red'	Big Red Kangaroo Paw	1 gal
Artemisia x 'Powis Castle'	Powis Castle Artemisia	5 gal
Carex spissa	San Diego Sedge	1 gal
Cistus crispus 'Descarso'	Rockrose	5 gal
Cistus x hybridus	White Rockrose	5 gal

GROUND COVERS



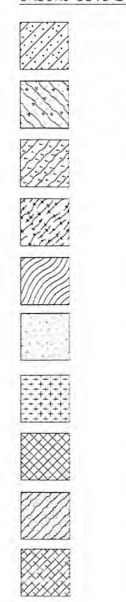
BOTANICAL NAME	COMMON NAME	CONT
Cistus x purpureus	Orchid Rockrose	5 gal
Encelia californica	California Encelia	1 gal
Iva hayesiana	San Diego Poverty Weed	1 gal
Lavandula x intermedia 'Phenomenal'	Lavender	5 gal
Leymus condensatus 'Canyon Prince'	Native Blue Rye	1 gal
Muhlenbergia capillaris 'Regal Mist' TM	Muhly	1 gal
Muhlenbergia rigens	Deer Grass	1 gal
Rosa acicularis 'Iceberg'	Prickly Rose	5 gal
Salvia clevelandii	Cleveland Sage	1 gal
Westringia fruticosa	Coast Rosemary	5 gal

VINES/ESPALIER



BOTANICAL NAME	COMMON NAME	CONT
Citrus reticulata	Mandarin Orange Espalier	15 gal
Citrus x aurantiifolia 'Bearss Seedless'	Bearss Seedless Lime Espalier	15 gal
Citrus x limon 'Eureka'	Eureka Lemon Espalier	15 gal
Citrus x sinensis 'Valencia'	Sweet Orange Espalier	15 gal

GROUND COVERS



BOTANICAL NAME	COMMON NAME	CONT	SPACING
Arctostaphylos uva-ursi 'Point Reyes'	Kinnikinnick	flat	12" o.c.
Baccharis pilularis 'Pigeon Point'	Coyote Brush	1 gal	6" o.c.
Ceanothus glaucus 'Anchor Bay'	Anchor Bay Lilac	1 gal	6" o.c.
Coreopsis grandiflora	Tickseed	1 gal	24" o.c.
Dymondia margaritae	Dymondia	flat	6" o.c.
Festuca arundinacea 'Marathon II'	Dwarf Cool Season Turf	sod	
Juncus patens	California Gray Ruan	1 gal	36" o.c.
Rosmannia officinalis 'Prostratus'	Dwarf Rosemary	flat	12" o.c.
Thymus vulgaris	Common Thyme	1 gal	24" o.c.
Wild Flower Mix	Wild Flowers	seed	

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