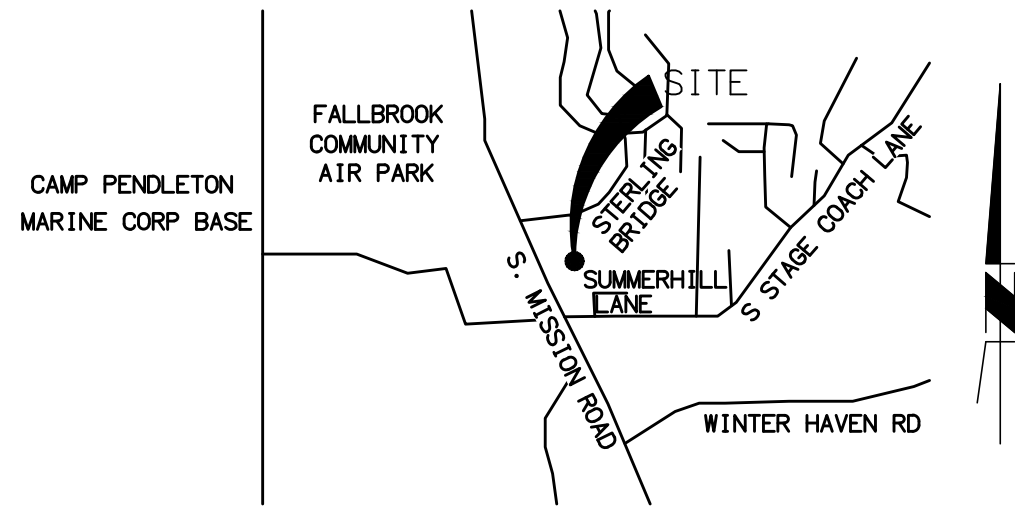


COUNTY OF SAN DIEGO TRACT TM 5510 - PACIFICA ESTATES

PRELIMINARY GRADING PLAN



SAN DIEGO COUNTY THOMAS BROS. PG 1027 SECTION G-7

VICINITY MAP

NTS

LEGEND

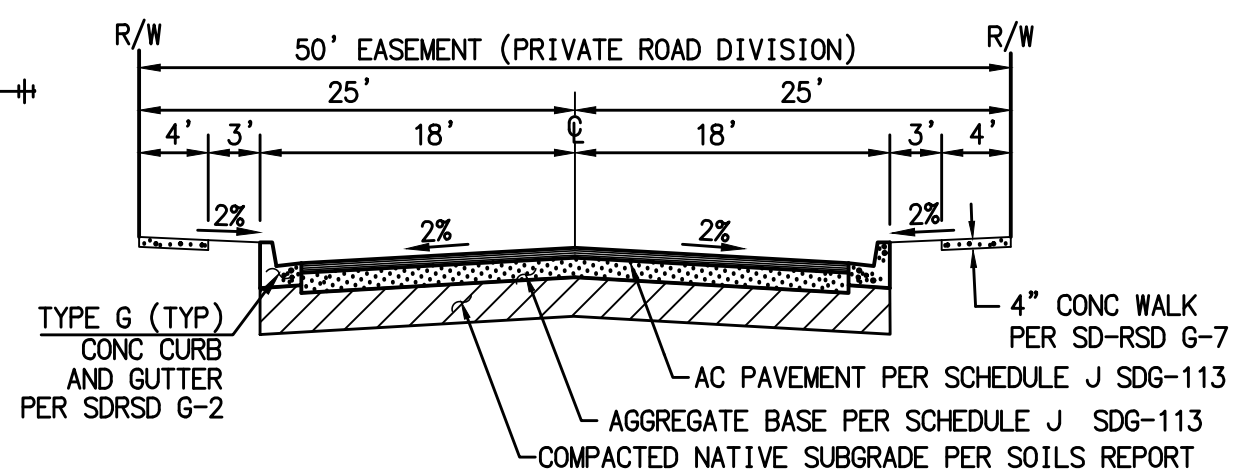
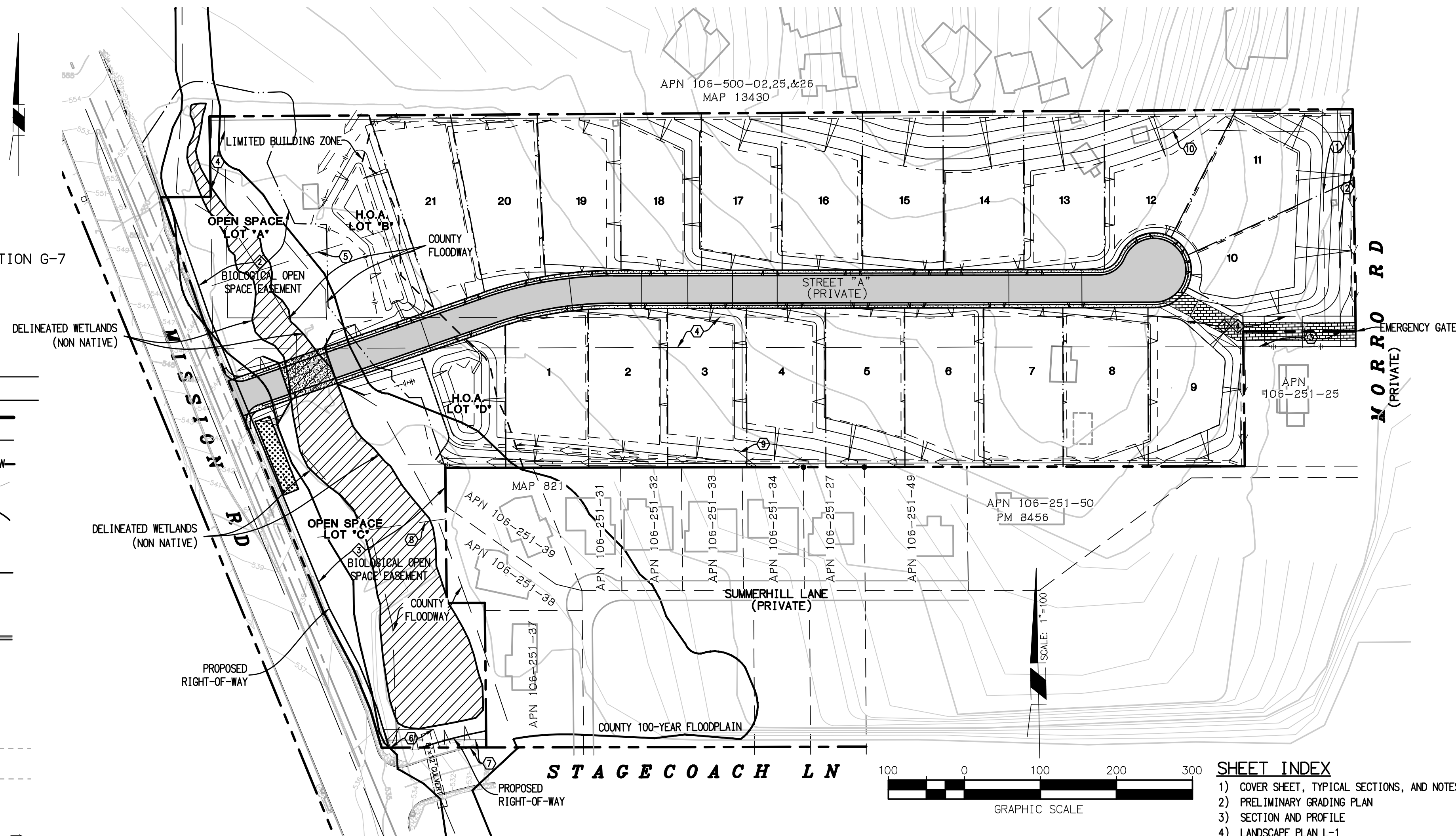
ITEM	SYMBOL
SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	---
RIGHT OF WAY LINE	---R/W---
EXISTING CONTOUR	(550)
PROPOSED CONTOUR	550
SPOT ELEVATION	x 405.1
PROPOSED 6" TYPE G CONCRETE CURB AND GUTTER	---
PROPOSED DRIVEWAY	A--A
STORM DRAIN PIPE (SIZE PER PLAN)	SD
CURB INLET-TYPE B-1	---
CURB INLET-TYPE B-2	---
STORM DRAIN CLEANOUT	□
SLOPE (CUT/FILL)	P 100.0
DIRECTION OF FLOW	→
PAD ELEVATION	---
BROW DITCH	---
RIP RAP	---
DAYLIGHT / LIMIT OF GRADING	---
ASPHALT PAVING	---
PERMEABLE PAVEMENT	---
CONCRETE SIDEWALK	---
NON-NATIVE WETLANDS	---
VEGETATED BUFFER STRIP	---
LIMITS OF BIOLOGICAL OPEN SPACE & SIGNAGE LOCATIONS	---
LIMITS OF LIMITED BUILDING ZONE (LBZ)	---

ZONE: EXISTING/PROPOSED

ZONE	
USE REGULATIONS	RR2
NEIGHBORHOOD REGULATIONS/ANIMAL	J
DENSITY	2
LOT SIZE	0.5
BUILDING TYPE	C
MAXIMUM FLOOR AREA	---
FLOOR AREA RATIO	---
HEIGHT	G
LOT COVERAGE	---
SETBACK	G
OPEN SPACE	---
SPECIAL AREA REGULATIONS	---

LAND USE SUMMARY TABLE

22 NEW RESIDENTIAL LOTS (LOTS 1-22)	10.99 ACRES
2 OPEN SPACE LOTS (LOTS "A" AND "C")	3.66 ACRES
2 H.O.A COMMON AREA (LOTS "B" AND "D")	1.09 ACRES
PRIVATE STREET (STREET "A")	1.56 ACRES
TOTAL	17.3 ACRES



STREET "A" - PRIVATE
NTS

PROPOSED EASEMENTS

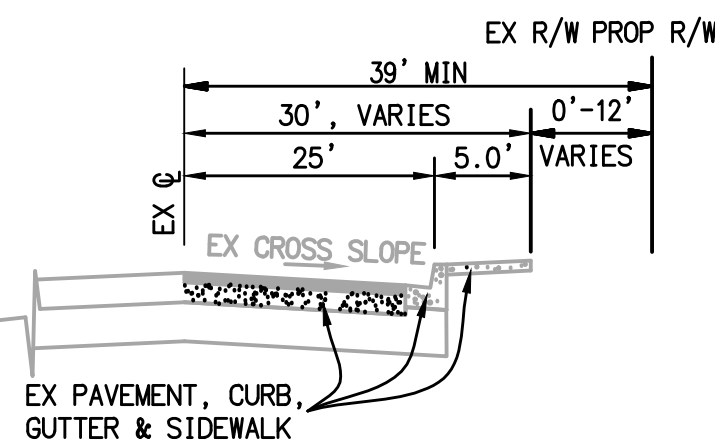
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WATER AND SEWER MAIN EASEMENT TO FALLBROOK P.U.D. (VARIES 20'-40')

EXISTING EASEMENTS

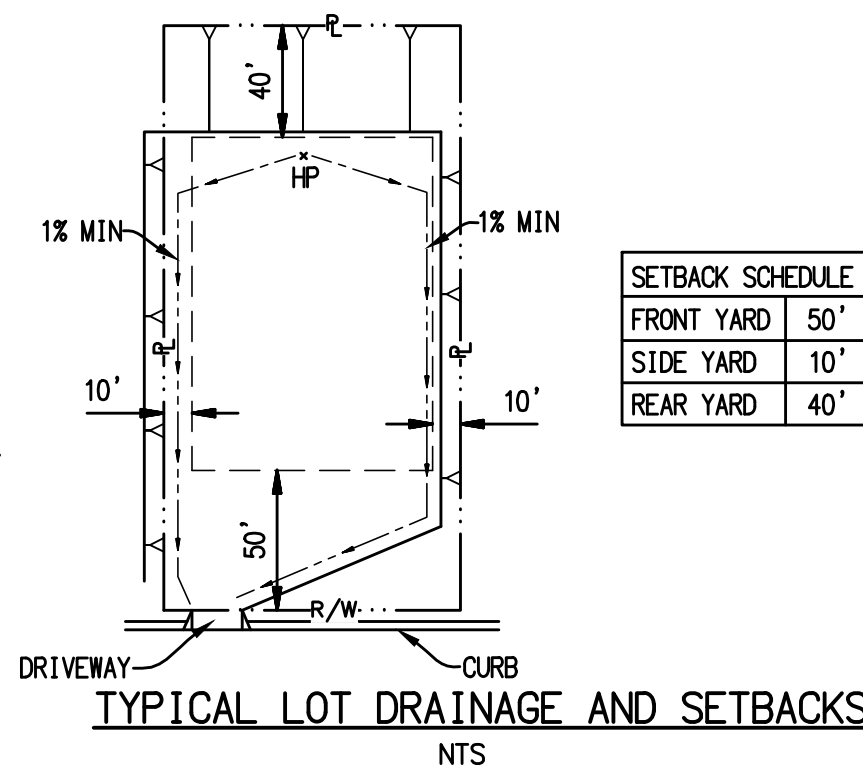
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EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #1634-179 - MAY 14, 1929	TO BE ABANDONED PER SEPARATE DOCUMENT

EX. MISSION ROAD - PUBLIC
4.2B BOULEVARD
NTS

ON-SITE EMERGENCY ACCESS AND GENERAL UTILITY EASEMENT
NTS



EX STAGE COACH LANE - PUBLIC
2.2C COLLECTOR
NTS



SHEET INDEX

- COVER SHEET, TYPICAL SECTIONS, AND NOTES
- PRELIMINARY GRADING PLAN
- SECTION AND PROFILE
- LANDSCAPE PLAN L-1
- LANDSCAPE PLAN L-2

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING A PORTION OF THE SOUTH 10 ACRES OF LOT 8 OF THE SUBDIVISION OF TRACT D OF THE PARTITION OF THE RANCHO, MONSERATE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING A PORTION OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING A PORTION OF LOT 21 OF THE SUBDIVISION OF TRACT D OF PARTITION OF THE RANCHO MONSERATE, ACCORDING TO MAP NO. 821 AS FILED IN THE OFFICE OF COUNTY RECORDER SEPTEMBER 25, 1896.

ASSESSOR'S PARCEL NUMBERS

106-251-01, 03, 18 & 24 ; 106-151-12 AND 13; 106-500-29

GENERAL NOTES

- TAX RATE AREA: 75018
- ACREAGE: 17.3 GROSS ACRES; 15.6 ACRES NET
- TOTAL NUMBER OF LOTS: 25
 - 21 NEW RESIDENTIAL LOTS (LOTS 1-21)
 - 2 OPEN SPACE LOTS FOR WETLAND AND BUFFER AREA (LOTS "A" AND "C")
 - 2 H.O.A COMMON AREA LOTS FOR DETENTION/WATER QUALITY BASINS (LOTS "B" AND "D")
- AVERAGE LOT SIZE: 0.5 ACRES
- ZONING: EXISTING - RR2 (0.5 ACRE RESIDENTIAL)
PROPOSED - RR2 (0.5 ACRE RESIDENTIAL)
- REGIONAL CATEGORY: CT (COUNTRY TOWN)
- COMMUNITY PLAN: FALLBROOK
- GENERAL PLAN: EXISTING - 3 (RESIDENTIAL)
PROPOSED - 3 (RESIDENTIAL)
- SERVICES/UTILITIES
SEWER DISTRICT: FALLBROOK PUBLIC UTILITIES DISTRICT
WATER DISTRICT: FALLBROOK PUBLIC UTILITIES DISTRICT
FIRE DISTRICT: FALLBROOK FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: FALLBROOK UNIFIED HIGH SCHOOL DISTRICT & FALLBROOK UNIFIED ELEMENTARY SCHOOL DISTRICT
STREET LIGHTING: COUNTY OF SAN DIEGO
TELEPHONE: SBC
ELECTRIC: SAN DIEGO GAS AND ELECTRIC
GAS: SAN DIEGO GAS AND ELECTRIC
- NO REQUEST TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT WILL BE MADE FOR THIS PROJECT.
- FEES TO BE PAID IN LIEU OF PARK AND LAND DEDICATION.
- PRIVATE STREET "A" IS PROPOSED IN A PRIVATE ROAD DIVISION (PRD)
- ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
- TOPOGRAPHIC SOURCE: SURVEY BY VICTOR RODRIGUEZ-FERNANDEZ DATED 6/16/05
- BOTH EXISTING RESIDENCES ON SITE ARE TO BE DEMOLISHED AS WILL ONE EXISTING ACCESSORY STRUCTURE.
- CUT SLOPE NO GREATER THAN 2:1 AND FILL SLOPE NO GREATER THAN 2:1.
- THE PROPOSED SUBDIVISION ACCESSES (PUBLIC ROAD AND EMERGENCY ACCESS) SHALL BE ALL-WEATHER CROSSING (Q100 WITHOUT IMPACTING ADJACENT PROPERTIES).
- GRADING PROPOSED FOR ALL LOTS.
- ALL EXISTING STRUCTURES LABELED ON PRELIMINARY GRADING PLAN "TO BE REMOVED" SHALL BE DEMOLISHED PRIOR TO RECORDING OF FINAL MAP.
- ALL SEPTIC TANKS ON PROPERTY SHALL BE PUMPED, CRUSHED, AND BACK-FILLED PRIOR TO RECORDING OF FINAL MAP.
- ALL WELLS ON PROPERTY SHALL BE DESTROYED UNDER DEH PERMIT PRIOR TO RECORDING OF FINAL MAP.
- AVERAGE SLOPE - 8.83%

GRADING NOTES

- 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 VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.
- BENCHMARK: COUNTY OF SD BENCHMARK "063" BRASS DISK IN CONCRETE POST. LOCATION 1.5 MI. SOUTH ON HWY TO BONSALL FROM FALLBROOK NEAR PUMP HOUSE. ROAD LEADING W. 26' OFF C/L ELEV. 609.293

TOPOGRAPHY AND GRADING

VOLUME OF CUT: 60,000 CY; MAXIMUM CUT: 16'
VOLUME OF FILL: 60,000 CY; MAXIMUM FILL: 16'
EXPORT: 0 CY
MAX RETAINING WALL HEIGHT: 0

ARCHAEOLOGICAL AND BIOLOGICAL MITIGATION NOTES

- IN ORDER TO COMPLY WITH MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO PACIFICA ESTATES PROJECT 3100 5510 (TM), A CULTURAL RESOURCE GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED.
- IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO OSTRICH FARMS CREEK AND SURROUNDING HABITAT, ALL GRADING LOCATED FOR THE OSTRICH FARMS CREEK CROSSING (PRIVATE ACCESS ROAD), HOA LOTS "B" AND "D", LOT 1 AND 21 SHALL BE MONITORED BY A BIOLOGICAL MONITOR.
- IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO THE BIOLOGICAL OPEN SPACE, TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED.
- IN ORDER TO AVOID IMPACTS TO MIGRATORY BIRDS AND RAPTORS, WHICH ARE A SENSITIVE BIOLOGICAL RESOURCE PURSUANT TO CEQA AS IMPLEMENTED UNDER THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE THERE SHALL BE NO BRUSHING, CLEARING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED WITHIN 500 FEET OF THE BIOLOGICAL OPEN SPACE DURING THE BREEDING SEASON OF THE MIGRATORY BIRDS AND RAPTORS AS INDICATED ON THE PRELIMINARY GRADING PLAN AND/OR TENTATIVE MAP. THE BREEDING SEASON IS DEFINED AS OCCURRING BETWEEN FEBRUARY 1ST AND AUGUST 31ST. THE DIRECTOR OF PLANNING AND LAND USE [DPLU, PCC] MAY WAIVE THIS CONDITION, THROUGH WRITTEN CONCURRENCE FROM THE US FISH AND WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND GAME, PROVIDED THAT NO ACTIVE NESTS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING OR GRADING.

OWNER/SUBDIVIDER

JOSE LUIS ISLAS
2348 LA COSTA, #311
CARLSBAD, CA 92009
760-427-4176

PREPARED BY:

MICHAEL BAKER INTERNATIONAL
5050 AVENIDA ENCINAS, SUITE 260
CARLSBAD, CA 92008
(760) 476-9193

ENGINEER OF WORK

TIMOTHY M. THIELE, R.C.E. C60283 DATE



PACIFICA ESTATES COUNTY OF SAN DIEGO, CA

TM 5510

SHEET 1 OF 5

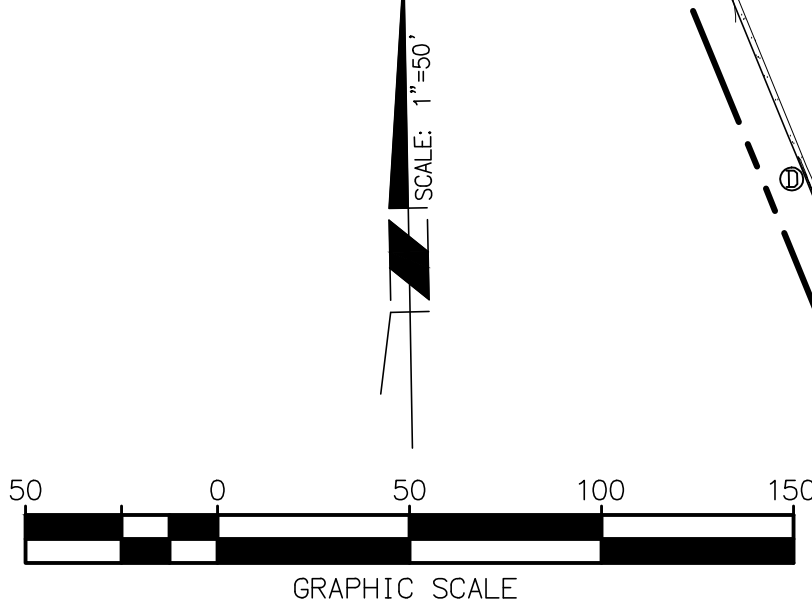
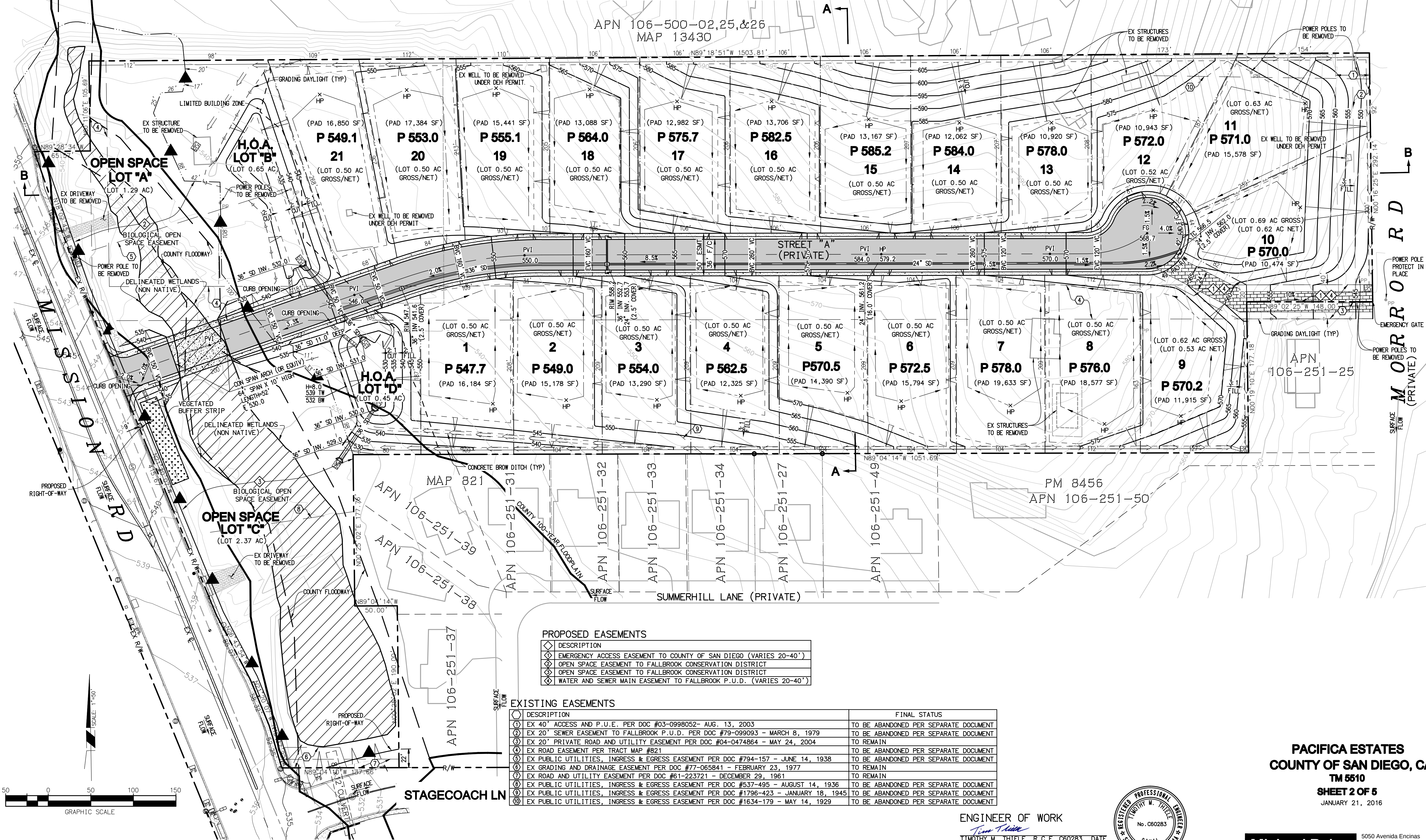
JANUARY 29, 2016

Michael Baker
INTERNATIONAL

5050 Avenida Encinas
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Carlsbad, CA 92008
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MBAKERINTL.COM

COUNTY OF SAN DIEGO TRACT TM 5510 - PACIFICA ESTATES
PRELIMINARY GRADING PLAN

APN 106-500-02,25,&26
MAP 13430



PROPOSED EASEMENTS	
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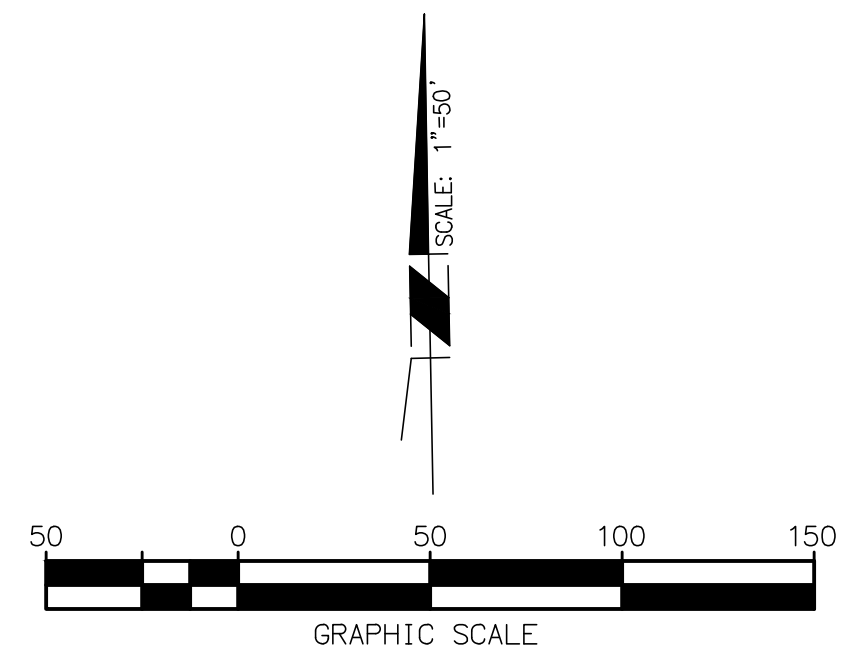
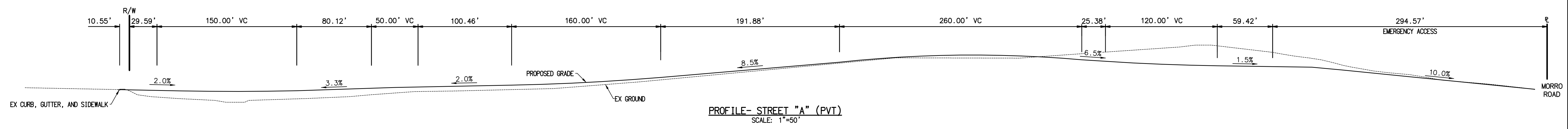
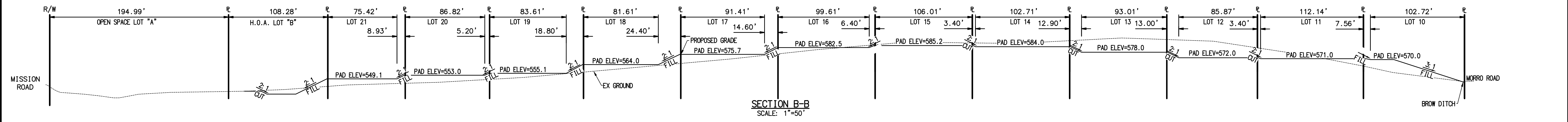
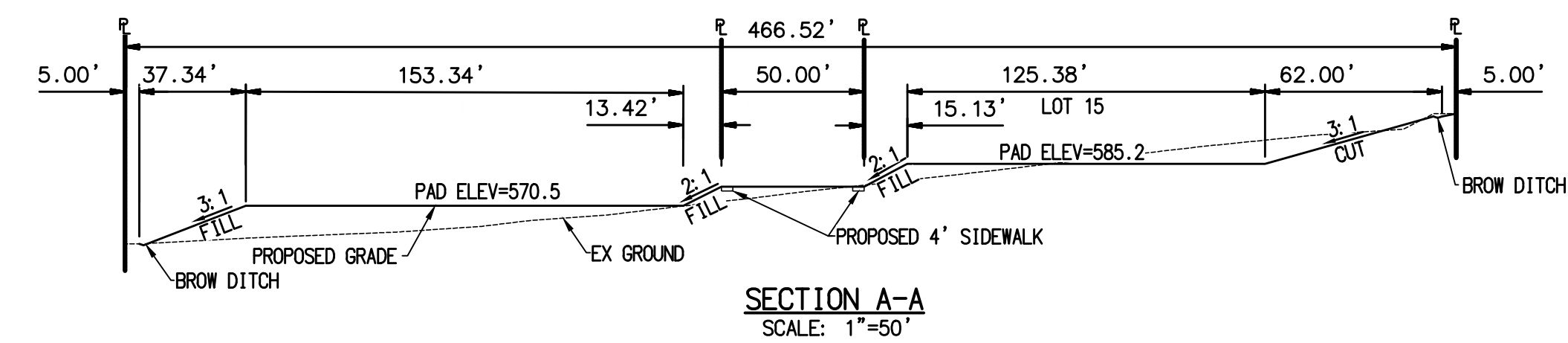
ENGINEER OF WORK
TIMOTHY M. THIELE, R.C.E. C60283 DATE



PACIFICA ESTATES
COUNTY OF SAN DIEGO, CA
TM 5510
SHEET 2 OF 5
JANUARY 21, 2016

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COUNTY OF SAN DIEGO TRACT TM 5510 - PACIFICA ESTATES
PRELIMINARY GRADING PLAN



PACIFICA ESTATES
COUNTY OF SAN DIEGO, CA
TM 5510
SHEET 3 OF 5
JANUARY 21, 2016

ENGINEER OF WORK
TIMOTHY M. THIELE, R.C.E. C60283 DATE



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LANDSCAPE CONCEPT PLAN

SEE LEGEND NEXT SHEET

MINIMUM TREE SEPARATION DISTANCE

Improvement	Minimum Distance to Street Tree
Traffic signals (stop sign)	20 feet
Underground utility lines	5 feet
Above ground utility structures	10 feet
Driveway (entries)	10 feet
Intersections (intersecting curb lines of two streets)	25 feet
Sewer Lines	10 feet

EXISTING VEGETATION NOTES

ALL EXISTING VEGETATION IN THE OPEN SPACE EASEMENT ADJACENT TO MISSION ROAD SHALL REMAIN UNALTERED AND BE PROTECTED IN PLACE. ALL OTHER ONSITE VEGETATION SHALL BE REMOVED THROUGH THE GRADING PROCESS

WATER METER NOTE

THE PROJECT SHALL HAVE ITS OWN DEDICATED LANDSCAPE IRRIGATION WATER METER SEPARATE FROM THE WATER METER PROVIDED FOR THE CITY RIGHT OF WAY LANDSCAPE AND SEPARATE FROM ANY POTABLE WATER METER

PLANT MATERIAL NEAR SEWER LINES

NO TREE OR SHRUB EXCEEDING 3' IN HEIGHT SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC SEWER FACILITIES.

MULCHING NOTE

ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

SIGHT TRIANGLE NOTE

THE CIVIL ENGINEER SHALL CONSTRUCT SIGHT DISTANCE TRIANGLE LINES AT ALL INTERSECTIONS AND DRIVEWAYS PER THE COUNTY OF S.D. STANDARDS. WITHIN THESE VISIBILITY LINES ALL LANDSCAPE, FENCING, WALLS ETC MUST BE KEPT TO A HEIGHT LESS THAN 30"

WATER CONSERVATION STATEMENT

APPLICABILITY OF THE COUNTY OF SAN DIEGO LANDSCAPE WATER CONSERVATION ORDINANCE, STATES THAT NEW CONSTRUCTION AND REHABILITATED LANDSCAPES WITH A PROPOSED CUMULATIVE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET ARE REQUIRED TO COMPLY WITH THE JAN 2016 STATE WATER CONSERVATION ORDINANCE.

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE COUNTY OF SAN DIEGO'S AVAILABLE WATER SUPPLY:
THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME/LOW PRECIPITATION RATE SPRAY EMITTERS. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE. TURF WILL BE RESTRICTED TO AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE GUESTS AND RESIDENTS. PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.

THE ESTIMATED TOTAL WATER USE (ETWU) OF THE IRRIGATION SYSTEM WILL BE DESIGNED TO WORK WITHIN THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) FOR THE DEVELOPMENT. A FULL LANDSCAPE DOCUMENT PACKAGE, PER THE LANDSCAPE WATER CONSERVATION ORDINANCE WILL BE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

THE AUTOMATIC IRRIGATION CONTROLLER SHALL MAKE USE OF WEATHER DATA VIA AUTOMATIC EVAPOTRANSPIRATION DATA TRANSMISSIONS (EITHER ONSITE OR OFF SITE). AUTOMATIC RUN TIME ADJUSTMENTS SHALL TAKE PLACE AS A RESPONSE TO THIS WEATHER DATA. THE CONTROLLER SHALL ALSO AUTOMATICALLY RESPOND TO RAIN AND HIGH WIND EVENTS VIA AN ONSITE WEATHER SENSOR.

ROOT BARRIER NOTE

NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL TREES WITHIN 10' OF HARDSCAPE SURFACES (FOOTINGS, WALLS, SIDEWALKS, OR ANY OTHER HARDSCAPE ELEMENT). MINIMUM DEPTH OF 18" FOR A LENGTH OF 20' CENTERED ON THE TRUNK OF THE TREE.

MAINTENANCE RESPONSIBILITY

ALL REQUIRED LANDSCAPE AREAS INCLUDING LANDSCAPING AND PEDESTRIAN LIGHTING WITHIN THE PROJECT LIMITS AS SHOWN SHALL BE MAINTAINED BY THE OWNER. 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 THIS PERMIT.

UTILITY SCREENING

ALL WATER, SEWER, AND GAS UTILITIES SHALL BE EFFECTIVELY SCREENED WITH PLANT MATERIAL AT THE TIME OF PLANT INSTALLATION.

I, SHAWNA HARRISON am familiar with the requirements for landscape and irrigation plans contained in the County Landscape Water Conservation regulations, in Title 8 Division 6, Chapter 7. I have prepared this plan in compliance with these regulations. I certify that the plan implements those regulations to provide efficient use of water.

I, SHAWNA HARRISON certify that the Conceptual Landscape Plan as shown hereon per this grading plan satisfy the grading ordinance requirements as stated per section 87.417 (planting) and section 87.418 (irrigation).

NOTES:

FINISH GRADING NOTE: ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO INSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.

IRRIGATION NOTE: FIELD ADJUST ALL SPRINKLERS TO ELIMINATE OVERSPRAY ONTO SIDEWALKS, DRIVEWAYS, BUILDINGS, FENCES, OR WALLS.



NORTH

LANDSCAPE ARCHITECT:
SHAWNA A HARRISON, RLA 5085, LEED AP
CELL: 760-274-3836
EMAIL: SHAWNAHARRISON18@YAHOO.COM



PACIFICA ESTATES
COUNTY OF SAN DIEGO
TM 5510
SHEET 4 OF 5

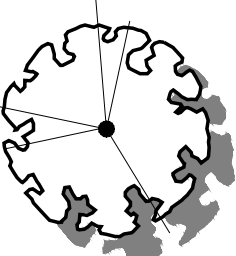
LANDSCAPE CONCEPT PLAN

JANUARY 2016

CANDIDATE PLANT MATERIAL (Note more than one plant species in each category maybe be selected to represent one symbol or hatch)

BOTANICAL NAME COMMON NAME FORM AND SPREAD HEIGHT SIZE FUNCTION QTY. WATER REQ.

TREES



EVERGREEN SCREEN TREE/ VERTICAL ACCENT TREE

LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	10'-15'	25'-30'	24"-36" BOX	EST		LOW
PINUS CANARIENSIS	CANARY ISLAND PINE	10'-15'	35'-40'	24"-36" BOX	EST		LOW
TRISTANIA CONFERTA	BRISBANE BOX	10'-15'	25'-30'	24"-36" BOX	EST		LOW
CEDRUS DEODARA	DEODAR CEDAR	12'-15'	25'-30'	24"-36" BOX	EST		MODERATE
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	6'-8'	25'-30'	24"-36" BOX	EST		MODERATE
ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY	6'-8'	15'-25'	24"-36" BOX	EST		MODERATE
MELALEUCA QUINQUENERVIA	CAJEPUT TREE	8'-10'	15'-20'	24"-36" BOX	EST		MODERATE
HYMENOSPORUM FLAVUM	SWEET SHADE TREE	8'-10'	25'-30'	24"-36" BOX	EST		LOW

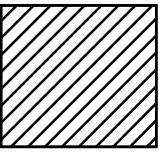
BROAD CANOPY SLOPE TREE/ STREET TREE/ ACCENT TREE

UMBELLULARIA CALIFORNICA	BAY LAUREL	25'-40'	35'-40'	36" BOX	BHCST		LOW
METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS	20'-25'	25'-30'	36" BOX	BHCST		LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK	30'-35'	25'-30'	36" BOX	BHCST		LOW
CHILOPSIS LINEARIS	DESERT WILLOW	20'-25'	15'-20'	36" BOX	DAT		LOW
TABEBUIA IMPETIGINOSA	PINK IPE	12'-18'	10'-15'	36" BOX	DAT		LOW
CERCIDIUM HYBRID 'DESERT MUSEUM'	PALO VERDE	20'-25'	25'-30'	36" BOX	DAT		LOW
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	15'-20'	12'-18'	36" BOX	BHCST		MODERATE
ROBINA PSEUDOACADIA 'PURPLE ROBE'	LOQUST	20'-25'	20'-25'	36" BOX	DAT		LOW
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	20'-25'	20'-25'	36" BOX	DAT		LOW
ULMUS PARVIFOLIA	CHINESE ELM	20'-25'	20'-25'	36" BOX	BHCST		LOW
BAUHINIA VARIEGATA	PURPLE ORCHID TREE	25'-30'	20'-25'	36" BOX	DAT		MODERATE
PRUNUS CERASIFERA	FLOWERING CHERRY	15'-20'	15'-20'	36" BOX	DAT		MODERATE
LAGERSTROEMIA INDICA SPP	CRAPE MYRTLE	10'-15'	15'-20'	36" BOX	DAT		MODERATE
ACACIA STENOPHYLLA	SHOESTRING ACACIA	15'-20'	15'-20'	36" BOX	BHCST		MODERATE
SCHNIUS MOLLE	CALIFORNIA PEPPER	20'-25'	15'-20'				MODERATE

DETENSION BASIN RELATED TREES

PLATANUS RACEMOSA	AUSTRALIAN TREE FERN	15'-20'	25'-35'	24-36" BOX	DAT		MODERATE
POPULUS NIGRA 'ITALICA'.	DRAGON TREE	10'-15'	35'-40"	24-36" BOX	VAT/DAT		MODERATE
SALIX SPP.	CORDYLINE	20'-25'	15'-20'	24-36" BOX	DAT		LOW
CERSIS OCCIDENTALIS 'FOREST PANSY'	EASTERN REDBUD	10'-15'	10'-15'	24-36" BOX	DAT		MODERATE

SHRUBS/GROUNDCOVER/VINES



3' PARKWAY PLANTINGS (ALSO SEE GROUNDCOVERS)

FESTUCA OVINA 'GLAUCA'	BLUE FESCUE			1 OR 5 GAL	EBS		LOW
SENECIO MANDRALISCAE .	BLUE CHALK STICKS			1 OR 5 GAL	EBS		LOW
SALVIA SPP.	SAGE			1 OR 5 GAL	EBS		LOW
ERIGERON KARVINSKIANUS.	SANTA BARBARA DAISY			1 OR 5 GAL	EBS		LOW
ALOE SPP.	ALOE			1 OR 5 GAL	EBS		LOW
ROSA SPP.	CARPET ROSE			1 OR 5 GAL	EBS		LOW
DIANELLA SPP	FLAX LILY			1 OR 5 GAL	EBS		LOW
CISTUS SPP.	ROCK ROSE			1 OR 5 GAL	EBS		LOW
CAREX SP.	SEDGE			1 OR 5 GAL	EBS		LOW
CALLISTEMON 'LITTEL JOHN'	DWARF CALLISTEMON			1 OR 5 GAL	EBS		LOW
LAVANDULA SPP.	LAVENDER			1 OR 5 GAL	EBS		LOW

FORM AND FUNCTION ABBREVIATIONS

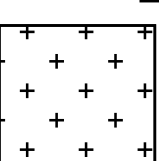
BHCST	BROAD HEADED CANOPY SHADE TREE	EBS	EVERGREEN BORDER SHRUB
VAP/T	VERTICAL ACCENT PALM/TREE	ESS	VERTICAL EVERGREEN SCREENING SHRUB
EST	EVERGREEN SCREEN TREE	EAS	EVERGREEN ACCENT SHRUB
EAT	EDIBLE ACCENT TREE	EFGC	EVERGREEN FLOWERING GROUND COVER
DAT	DECIDUOUS ACCENT TREE	EFV	EVERGREEN FLOWERING VINE
		RAS	RIPARIAN ACCENT SHRUB

GENERAL NOTES

- A PERMIT SHALL BE OBTAINED FROM THE COUNTY DEPARTMENT OF PUBLIC WORKS FOR ANY WORK WITHIN THE STREET RIGHT-OF-WAY.
- THE STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARDS AND AS APPROVED BY THE MATERIALS LABORATORY.
- APPROVAL OF THESE IMPROVEMENT PLANS AS SHOWN DOES NOT CONSTITUTE APPROVAL OF ANY CONSTRUCTION OUTSIDE THE PROJECT BOUNDRY.
- ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT-OF-WAY SHALL BE CONSTRUCTED, CONNECTED AND TESTED PRIOR TO CONSTRUCTION OF BERM, CURB, CROSS GUTTER AND PAVING.
- THE EXISTANCE AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING FACILITIES EXCEPT AS SHOWN ON THESE PLANS. HOWEVER THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING FACILITY SHOWN HEREON AND ANY OTHER WHICH IS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
- THE CONTRACTOR SHALL NOTIFY THE SAN DIEGO GAS AND ELECTRIC COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. NOTICE: ALL ELECTRICAL AND GAS SERVICES WITHIN THIS PROJECT ARE "UNDERGROUND INSTALLATIONS." FOR LOCATIONS OF ELECTRICAL CABLES AND GAS PIPING AND APPURTENANCES CONTACT THE SAN DIEGO GAS AND ELECTRIC COMPANY.
- THE CONTRACTOR SHALL NOTIFY PACIFIC BELL TELEPHONE COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. NOTICE: ALL TELEPHONE SERVICES WITHIN THIS PROJECT BOUNDARY ARE "UNDERGROUND INSTALLATIONS" FOR LOCATION OF CABLES AND APPURTENANCES CONTACT PACIFIC BELL TELEPHONE COMPANY TELEPHONE: 1-800-422-4133
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CONTACT THE UTILITY AGENCIES, ADVISE THEM OF THE PROPOSED IMPROVEMENTS AND BARE THE COST OF RELOCATIONS, IF NEEDED.
- ALL TELEVISION SERVICES WITHIN THIS PROJECT ARE "UNDERGROUND INSTALLATIONS." FOR LOCATION OF CABLES AND APPURTENANCES CONTACT TELEPHONE:
- POWER SOURCES AND RUNS SERVING STREET LIGHTS SHALL BE SHOWN ON THE "AS-BUILT" IMPROVEMENT DRAWINGS. ALL SOURCES SHALL BE LOCATED WITHIN THE DEDICATED RIGHT-OF-WAY, OR WITHIN EASEMENTS DEDICATED TO THE COUNTY OF SAN DIEGO.
- NO PAVING SHALL BE DONE UNTIL EXISTING POWER POLES ARE RELOCATED OUTSIDE THE AREAS TO BE PAVED.
- PRIVATE ROAD IMPROVEMENTS SHOWN HEREON ARE FOR INFORMATION ONLY. COUNTY OFFICIALS SIGNATURE HEREON DOES NOT CONSTITUTE APPROVAL OR RESPONSIBILITY OF ANY KIND FOR THE DESIGN OR CONSTRUCTION OF THESE PRIVATE IMPROVEMENTS. (IF APPLICABLE)

SHRUBS/GROUNDCOVER/VINES CONTIN.

SLOPE PLANTINGS- LARGE EVERGREEN SHRUBS



FICUS NITIDA 'GREEN GEM'	INDIAN LAUREL FIG	4'-6'	10'-15'	15 GAL	ESS		LOW
HETEROMELES ARBUTIFOLIA	TOYON	4'-6'	8'	15 GAL	ESS		LOW
RHAMNUS CALIFORNICA	COFFEEBERRY	4'-6'	6'-10'	15 GAL	ESS		HIGH
ELYMUS CONDENSATUS	GIANT WILD RYE	4'-6'	6'-10'	15 GAL	ESS		LOW
LAURUS NOBILIS	SWEET BAY	4'-6'	10'-15'	15 GAL	ESS		LOW
ECHIUOCACTUS GRUSONII	PRIDE OF MADERA	4'-6'	5'-6'	15 GAL	ESS		LOW
PITTOSPORUM TENIFOLIUM	SILVERSHEN KOHUHU	4'-6'	10'-15'	15 GAL	ESS		LOW
'SILVERSHEN'							

SLOPE PLANTINGS - SMALL TO MEDIUM EVERGREEN BORDER SHRUBS/ACCENT SHRUBS

AGAVE ATTENUATA	FOXTAIL AGAVE	5'	2'-3'	5 GAL to 15 GAL	EAS		LOW
AGAVE DESMETTIANA 'VARIEGATA'	DWARF CENTURY PLANT	3'	2'	5 GAL to 15 GAL	EAS		LOW
AGAVE SPP	NCN	1'-4'	3'-6'	5 GAL to 15 GAL	EAS		MODERATE
MISCANTHUS SPP.	MAIDEN HAIR GRASS	3'	2'-3'	1 GAL to 5 GAL	EAS		LOW
JUNIPERUS SQUAMATA 'BLUE STAR'	DWARF JUNIPER	4'	3'	1 GAL to 5 GAL	EAS		LOW
ROSMARINUS OFFICINALIS	ROSEMARY	4'	2'	1 GAL to 5 GAL	EAS		LOW
ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	2'	VARIES	1 GAL to 5 GAL	EAS		LOW
EUPHORBIA SPP.	EUPHORBIA	VARIES	3'	1 GAL to 5 GAL	EAS		LOW
ARCTOSTAPHYLOS SPP.	MANZANITA	4'	2'	15 GAL	EAS		MODERATE
PITTOSPORUM CRASSIFOLIUM 'COMPACTUM'	DWARF KARO	3'	1'	1 GAL to 5 GAL	EFGC		MODERATE
FESTUCA OVINA 'GLAUCA'	BLUE FESCUE GRASS	18" O.C.	1'	1 GAL	EFGC		LOW
SENECIO MANDRALISCAE	BLUE CHALK STICKS	24" O.C.	12"	1 GAL	EFGC		LOW
BACCHARIS 'PIGEON POINT'	DWARF COYOTE BUSH	18" O.C.	VARIES	1 GAL	EFGC		MODERATE
ECHEVERIA SPP.	HEN AND CHICKS	VARIES	3'	1 GAL to 5 GAL	EFGC		MODERATE
SALVIA SPP.	SAGE	24" O.C.	18"	1 GAL to 5 GAL	EFGC		LOW
ERIOGONUM SPP.	BUCKWHEAT	24" O.C..	10"	1 GAL	EFGC		LOW
ALOE SPP.	ALOE	3'-4" O.C.	2'-4'	1 GAL to 5 GAL	EAS		LOW
RIBES SPP.	GOOSEBERRY	4" O.C.	4'-5'	1 GAL to 5 GAL	EAS		MODERATE
MONARDELLA SUBGLABRA	MINT BUSH	4" O.C.	1'-2'	1 GAL	EAS		LOW
DIPLACUS SPP.	STICKY MONKEY FLOWER	18" O.C.	2'-3'	1 GAL to 5 GAL	EAS		LOW
LEPTOSPERMUM LAEVIGATUM MELALEUCA	AUSTRALIAN TEA TREE	2" O.C.	6'-8'	1 GAL to 5 GAL	EAS		LOW
NESOPHILA	PINK MELALEUCA	8" O.C.	2'-3'	1 GAL to 5 GAL	DAT		LOW
ROSA CALIFORNICA	CALIFORNIA ROSE	2" O.C.	5'-6'	1 GAL to 5 GAL	EAS		LOW
RHAMNUS ILICIFOLIA	HOLLYLEAF REDBERRY	5" O.C.	1'-2'	1 GAL to 5 GAL	EAS		LOW
IVA HAYESIANA	POVERTY WEED	3" O.C.	VARIES	1 GAL to 5 GAL	EAS		MODERATE
STRELITZIA REGINAE	BIRD-OF-PARADISE	VARIES	3'-4'	5 GAL	EAS		MODERATE
LIGUSTRUM TEXANUM	TEXAS PRIVET	3" O.C.	2'	5 GAL	EAS		MODERATE
BUXUS SPP.	BOXWOOD	2" O.C.	2'	5 GAL	EAS		MODERATE
EUONYMUS SPP.	EOUNYMOUS	2" O.C.	1'	5 GAL	EAS		MODERATE
DIANELLA SPP.	FLAX LILY	2" O.C.	3'-4'	5 GAL	EAS		LOW
GREVILLEA SPP.	GREVILLEA	3" O.C.	3'-4'	5 GAL	EAS		LOW
LEUCADENDRON SPP.	CONEBUSH	4" O.C.	1'	5 GAL	EAS		LOW
HEUCHERA SANGUINEA	CORAL BELLS	1" O.C.	2'-3'	1 GAL	EAS		LOW
DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	3" O.C.	2'	5 GAL	EAS		MODERATE
POLYSTICHUM MUNITUM	SWORD FERN	2" O.C.	3'-4'	5 GAL	EAS		LOW
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	4" O.C.	4'-5'	5 GAL	EAS		MODERATE
HAKEA SUAVEOLENS	SWEET HAKEA	5" O.C.	2'-3'	5 GAL	EAS		LOW
CISTUS SPP.	ROCKROSE	3" O.C.	4'-5'	5 GAL	EAS		LOW
CHAMELAUCIUM UNCINATUM	WAX FLOWER	4" O.C.	3'-5'	1 GAL	EAS		LOW
BOUGAINVILLEA SPP.	BOUGAINVILLEA	3" O.C.	2'	5 GAL	EAS		LOW
HESPERALOE PARVIFLORA	RED YUCCA	2" O.C.	3'	5 GAL	EAS		LOW
CAREX SPP	CAREX	2" O.C.	2'	1 GAL	EAS		LOW
LIGUSTRUM JAPONICA	WAX LEAF PRIVET	30" O.C.	3'-4'	5 GAL	EAS		LOW
BUXUS MICROCARPA SPP	BOXWOOD HEDGE	18" O.C		5 GAL	EAS		MODERATE
ANIGOZANTHO SPP.	KANGAROO PAW	18" O.C	2'	1 GAL			MODERATE
PHORMIUM SPP.	NEW ZEALAND FLAX	1'-3" O.C..	2'-4'	5 GAL			

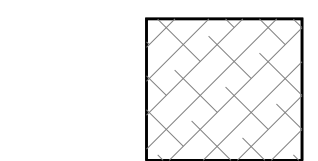
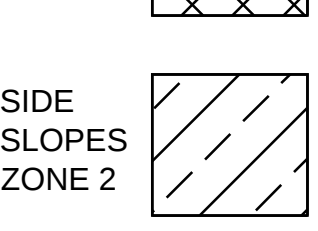
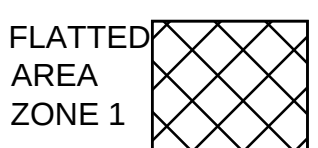
SLOPE PLANTINGS- GROUNDCOVERS

BACCHARIS SPP.	COYOTE BRUSH			FLATS OR 1 GAL	EFGC		LOW
BOUGAINVILLEA SPP.	BOUGAINVILLEA			FLATS OR 1 GAL	EFGC		LOW
CEANOETHUS SPP.	CALIFORNIA LILIA			FLATS OR 1 GAL	EFGC		LOW
TRACHELOSPERMUM JASMINIODES	STAR JASMINE			FLATS OR 1 GAL	EFGC		LOW
MYOPORUM SPP.	MYOPORUMLAVENDER			FLATS OR 1 GAL	EFGC		LOW
OSTEOSPERMUM FRUTICOSUM	FREEWAY DAISY			FLATS OR 1 GAL	EFGC		LOW
ARCTOSTAPHYLLUS SPP.	ARCTOSTAPHYLLUS			FLATS OR 1 GAL	EFGC		LOW

VINES (LOCATION TBD)

BOUGAINVILLEA SPP	BOUGAINVILLEA			5-15 GAL	EFV		MODERATE
DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET VINE			5-15 GAL	EFV		MODERATE
FICUS REPENS	CREeping FIG			5-15 GAL	EFV		MODERATE
TRACHELOSPERMUM JASMINIODES	STAR JASMINE			5-15 GAL	EFV		MODERATE
PANDOREA JASMINOIDES	BOWER VINE			5-15 GAL	EFV		MODERATE
GREWIA OCCIDENTALIS	LAVENDER STAR FLOWER			5-15 GAL	EFV		MODERATE

BIOSWALE SHRUB/GROUND COVER



JUNCUS SPP.	CREeping RUSH	2'	2'-3'	1 GAL	RAS		LOW
CORNUS OCCIDENTALIS	CREEK DOGWOOD	3'-4'	2'-3'	5 GAL	RAS		LOW
CAREX SPP.	SEDGE	1'-2'	1'-3'	1 GAL	RAS		LOW
MUHLenbergIA SPP	VARIES	2'-3'	2'-3'	1 GAL	RAS		LOW
MISCANTHUS SPP.	VARIES	4'-5'	3'-4'	1 GAL	RAS		LOW
SALIX SPP.	WILLOW	4'-5'	5'-6'	1 GAL	RAS		LOW
LEYMUS SPP.	WLD RYE	2'-4'	1'-2'	1 GAL	RAS		LOW
FESTUCA SPP.	FESCUE	1'-2'	2'-3'	1 GAL	RAS		LOW
PENNisetum SPP.	FOUNTAIN GRASS	2'-4'	2'-3'	1 GAL	RAS		LOW
LOMONDRA SPP.	DWARF MAT RUSH	2'-4'	4'-5'	1 GAL	RAS		LOW

DEDICATED OPEN SPACE CONSERVATION EASEMENT - RIPARIAN AREA. NO PLANING MODIFICATIONS



LANDSCAPE ARCHITECT:
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NORTH

PACIFICA ESTATES
COUNTY OF SAN DIEGO
TM 5510
SHEET 5 OF 5
LANDSCAPE CONCEPT PLAN
JANUARY 2016