

LANDSCAPE SITE PLAN

PLANTING LEGEND NOTE: SEE ENLARGEMENT SHEETS FOR COMPLETE LEGEND
COMMUNITY DEVELOPMENT LANDSCAPE

TREES NOTE: TREES ALONG DESIGNATED FIRE ACCESS ROADS/DRIVES/AISLES SHALL PROVIDE A MIN. OF 13'-6" VERTICAL CLEARANCE FOR THE FULL FIRE ACCESS WIDTH

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	M
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	M

BULK 3522

CSG ZONE SYMBOL	DESCRIPTION
	COASTAL SAGE SCRUB RESTORATION AREA

PROJECT NOTES:

IRRIGATION

-ALL IRRIGATION SYSTEMS SHALL BE COMPLIANT WITH THE COUNTY'S WATER CONSERVATION IN LANDSCAPING ORDINANCE AND THE WATER EFFICIENT LANDSCAPING ORDINANCE DESIGN MANUAL

-IRRIGATION FOR ALL LANDSCAPES AREAS SHALL CONNECT INTO THE EXISTING POTABLE WATER MAINLINE

-ALL LANDSCAPED AREAS WILL BE IRRIGATED AS FOLLOWS

- ALL LANDSCAPED AREAS WILL BE IRRIGATED AS FOLLOWS:
 - NON-SLOPE AREAS, SHRUBS, & GROUNDCOVERS WILL RECEIVE DRIP TUBING IRRIGATION BELOW MULCH GRADE
 - ALL LANDSCAPING ON SLOPES AND BIORETENTION BASINS SHALL BE IRRIGATED WITH MPR ROTATORS
 - TREES NOT ON SLOPES SHALL BE IRRIGATED WITH TRICKLE PATTERN BUBBLERS

-IRRIGATION ON TRANSITIONAL SLOPES SHALL NOT NEGATIVELY AFFECT NATIVE VEGETATION OR CREATE FIRE HAZARDS ON ADJACENT MSCP LANDS. OVERSPRAY, RUNOFF, AND LOW HEAD DRAINAGE WILL NOT BE ALLOWED.

RESPONSIBILITY OF MAINTENANCE
- THE OWNER/CLIENT SHALL BE RESPONSIBLE FOR ALL LANDSCAPING MAINTENANCE WITHIN THE PROPERTY LINES AS WELL AS ALL LANDSCAPING WITHIN RIGHT-OF-WAYS ALONG ALL STREET FRONTAGES.

PARKING REGULATION
WHEEL STOPS ARE REQUIRED PER THE PARKING DESIGN
MANUAL. FINAL PLANS WILL ADHERE TO REGULATIONS IN
SECTION III, C.5 (B) OF THE PARKING DESIGN MANUAL.

FUEL MANAGEMENT ZONES
PLEASE REFER TO THE LATEST FIRE PROTECTION PLAN
PREPARED BY DUDEK, SPECIFICALLY SECTION 5.6 DEFENSIBLE
SPACE & VEGETATION MANAGEMENT.

BICYCLE PARKING

- BICYCLE PARKING SHALL BE DESIGNED AT A RATE OF .5 SPACES PER DWELLING UNIT.
- BICYCLE PARKING SHALL BE NO FURTHER THAN 100' FROM ANY VISITOR'S ENTRANCE AND MUST BE READILY VISIBLE.
- BICYCLE PARKING MUST BE AS ACCESSIBLE TO THE USE OR BUILDING SERVED AS THE MOST CONVENIENT VEHICULAR PARKING STRAID AND AS CLOSE TO BUILDING ENTRANCES AS PRACTICAL WITHOUT INTERFERING WITH PEDESTRIAN TRAFFIC.
- ALL BICYCLE PARKING MUST BE AT GRADE.

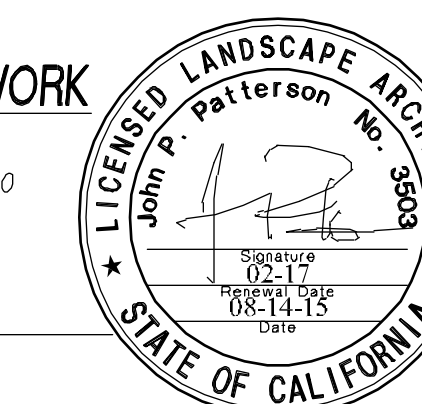
* CONCEPTUAL DESIGN SUBJECT TO CHANGE

LANDSCAPE CONCEPT SITE PLAN

LANDSCAPE ARCHITECT OF WORK

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JOHN PATTERSON	RLA 3503	DATE
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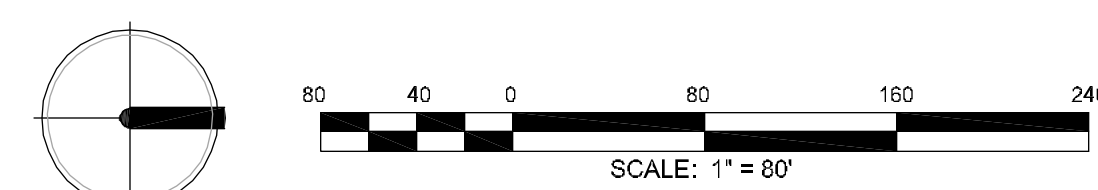
LANDSCAPE
ARCHITECTURE
& PLANNING

LOCATION MAP

N.T.S.

SHEET INDEX	SHEET #
CONCEPT SITE PLAN	L-01
LOT 1 ENLARGEMENT	L-02
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LOT 3 ENLARGEMENT	L-04
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CONCEPTUAL DETAILS	L-07
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SUMMARY OF OPEN SPACE PER LOT							
LOT	ACREAGE	DU	DENSITY	PRIVATE OPEN SPACE REQUIRED ⁽¹⁾	PRIVATE OPEN SPACE PROVIDED	PUBLIC OPEN SPACE REQUIRED ⁽²⁾	PUBLIC OPEN SPACE PROVIDED
1	8.88	78	8.8	7,800 SF	9,726 SF	7,800 SF	41,000 SF
2	4.33	65	15.0	6,500 SF	2,558 SF	6,500 SF	16,000 SF
3	7.04	75	10.7	7,500 SF	30,650 SF	7,500 SF	15,560 SF



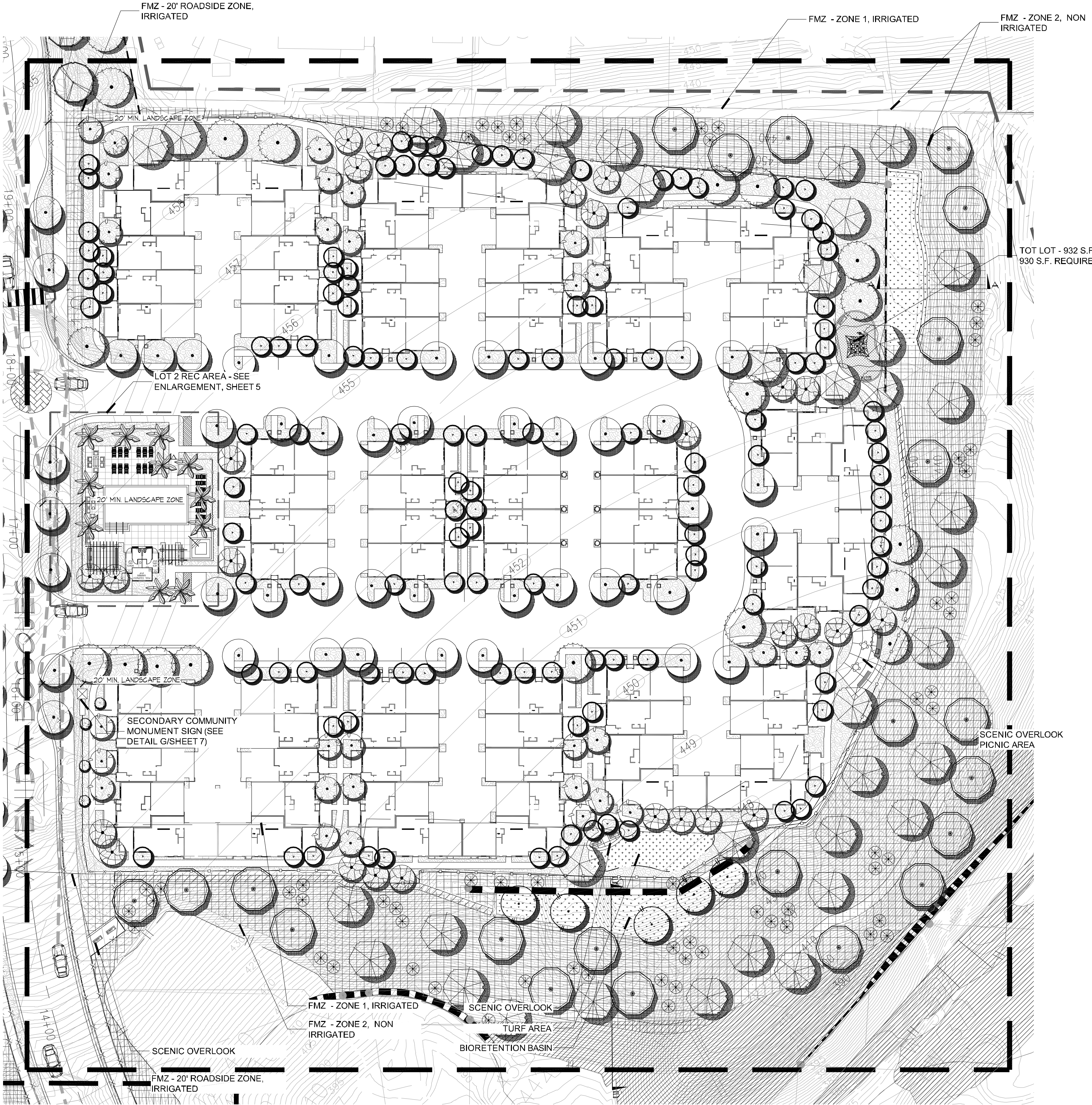
SWEETWATER VISTAS
COUNTY OF SAN DIEGO TRACT TM 5608
LANDSCAPE SITE PLAN

PRELIMINARY

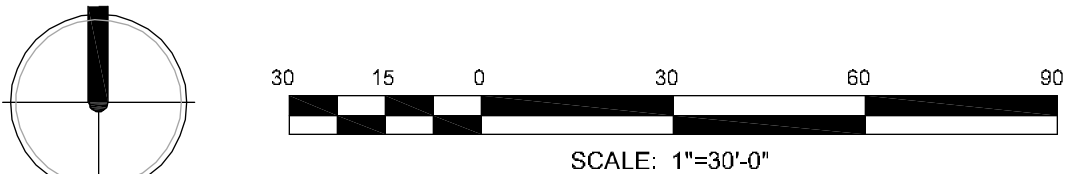
PLANTING LEGEND
COMMUNITY DEVELOPMENT LANDSCAPE
TREES
LARGE CANOPY
CONSTRAINED AREAS
PALMS
TREES FOR GENERAL LOCATIONS
STREET TREES
TREES - SWEETWATER BLVD
TREES - AVENIDA BOSQUES/POINT PARKWAY
VERTICAL ACCENT TREES
SHRUBS, PERENNIALS, SUGGULANTS
SMALL SHRUBS/PERENNIALS 1-3'
LARGE SHRUBS/PERENNIALS 3-6'
SUGGULANTS
GROUNDCOVERS
BOTANICAL NAME
COMMON NAME
SIZE
WUGOLs

Table with 5 columns: Botanical Name, Common Name, Size, WUGOLs. Includes sections for VINES, BIORETENTION ZONES, SLOPE PLANTING, GROUND COVER, and BRUSH MANAGEMENT ZONE.

Table with 5 columns: Botanical Name, Common Name, Size, WUGOLs. Includes sections for PLANTING NOTES and DISTANCE BETWEEN TREE CANOPIES BY PERCENT SLOPE.



LOT 1 ENLARGEMENT



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SHEET 2 OF 9 L-02
06-06-17 UPDATED FENCING
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SWEETWATER VISTAS
COUNTY OF SAN DIEGO TRACT TM 5608
LANDSCAPE SITE PLAN

PRELIMINARY

PLANTING LEGEND
COMMUNITY DEVELOPMENT LANDSCAPE

Table with 5 columns: SYM., BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists various trees for large canopy areas, including Ginkgo biloba, Maidenhair tree, and others.

Table with 5 columns: SYM., BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists trees for constrained areas, including Arbutus marina and Lagerstroemia indica.

Table with 5 columns: SYM., BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists palm trees for various locations, including King palm and Bismark palm.

Table with 5 columns: SYM., BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists trees for general locations, including Olea europaea and Rhus lancea.

Table with 5 columns: SYM., BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists street trees, including Pistacia chinensis.

Table with 5 columns: SYM., BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists trees for Sweetwater Blvd, including Platanus acerifolia and Ulmus parvifolia.

Table with 5 columns: SYM., BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists trees for Avenida Bosques/Point Parkway, including Pistacia chinensis and Quercus agrifolia.

Table with 5 columns: SYM., BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists vertical accent trees, including Podocarpus naki.

Table with 5 columns: COMMON NAME, SIZE, and NUGOLs. It lists shrubs, perennials, and succulents for small areas, including Yarrow and Lily of the Nile.

Table with 5 columns: COMMON NAME, SIZE, and NUGOLs. It lists large shrubs and perennials, including Dwarf strawberry tree and Small cape rush.

Table with 5 columns: COMMON NAME, SIZE, and NUGOLs. It lists succulants, including Aeonium and Aloe bainesii.

Table with 5 columns: COMMON NAME, SIZE, and NUGOLs. It lists groundcovers, including Dwarf coyote brush and Yarrow.

Table with 5 columns: COMMON NAME, SIZE, and NUGOLs. It lists groundcovers, including Native bent grass and Sod.

Table with 5 columns: BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists vines for screening of sound walls and retaining walls, including Clematis ligusticifolia.

Table with 5 columns: BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists plants for bioretention zones, including Platnus racemosa.

Table with 5 columns: BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists plants for slope planting, including Artemisia douglasiana and Carex tumulicola.

Table with 5 columns: BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists plants for slope planting, including Populus fremontii and Quercus dumosa.

Table with 5 columns: BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists shrubs, including Agave americana and Agave parryi.

Table with 5 columns: BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists groundcover plants, including Baccharis pilularis.

Table with 5 columns: BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists plants for brush management zones, including Quercus dumosa and Quercus agrifolia.

Table with 5 columns: BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists shrubs, including Artemisia douglasiana and Baccharis pilularis.

Table with 5 columns: BOTANICAL NAME, COMMON NAME, SIZE, and NUGOLs. It lists groundcover plants, including Baccharis pilularis and Iva hayesiana.

Table with 5 columns: BOTANICAL NAME, COMMON NAME, PURITY %, GERMINATION RATE %, and BULK APP. RATE. It lists various plants for irrigated native hydroseed application.

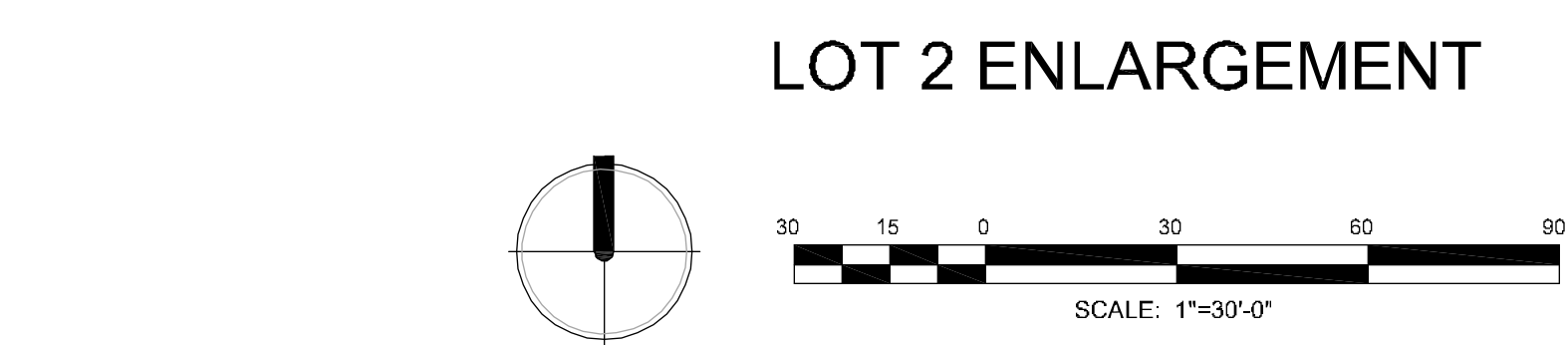
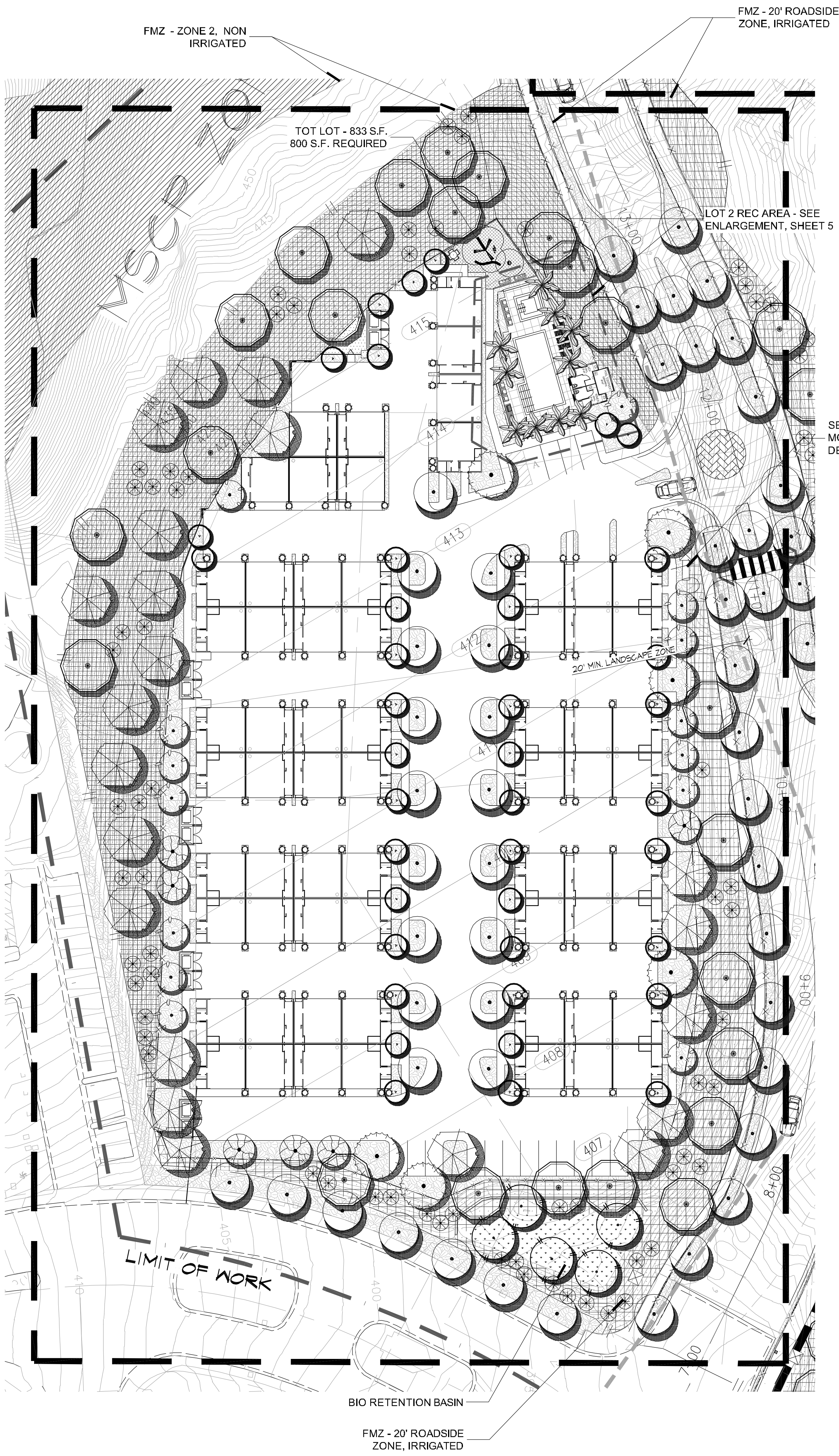
Table with 2 columns: SYMBOL and DESCRIPTION. It lists the CSS zone symbol for coastal sage scrub restoration.

PLANTING NOTES

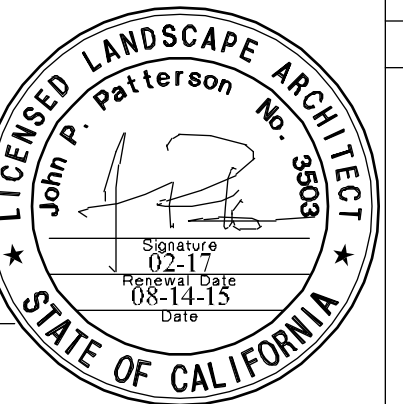
PLANTS SHOWN ON THE LEGEND (EXCLUDING THOSE ADJACENT TO BIOLOGICAL OPEN SPACE LOTS (MSP)) & PLANTING WITHIN THE 20 FOOT LANDSCAPE EDGE ZONES) MAY CHANGE. PLANT SUBSTITUTIONS MAY BE GRANTED BETWEEN APPROVAL OF THE SPECIFIC PLAN AMENDMENT AND SUBMITTAL OF FINAL LANDSCAPE DOCUMENTATION PACKAGE PLANS UPON APPROVAL.

Table with 2 columns: Percent of Slope and Required Distance Between Edge of Mature Tree Canopy. It lists distances for different slope percentages.

Distance Between Tree Canopies by Percent Slope



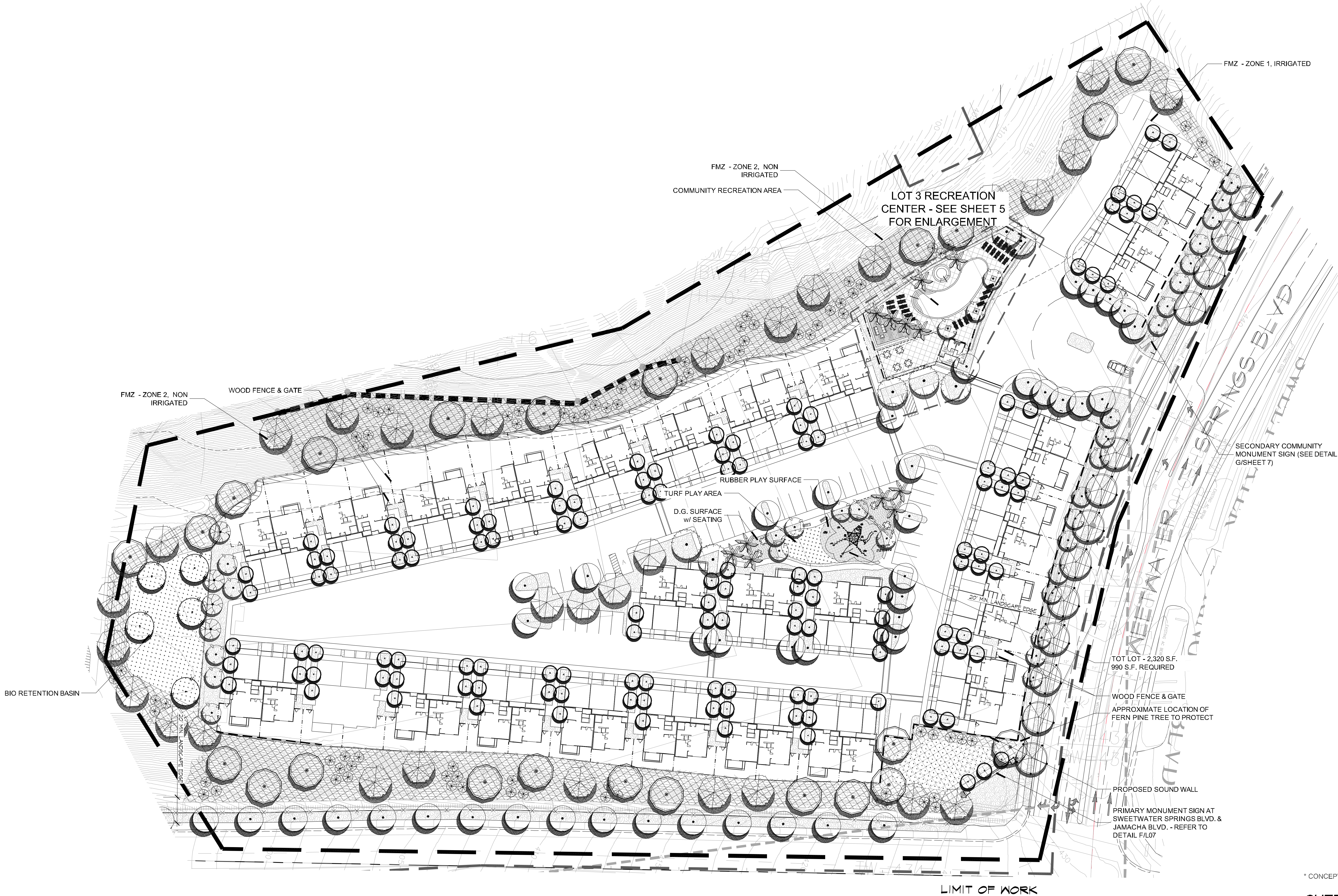
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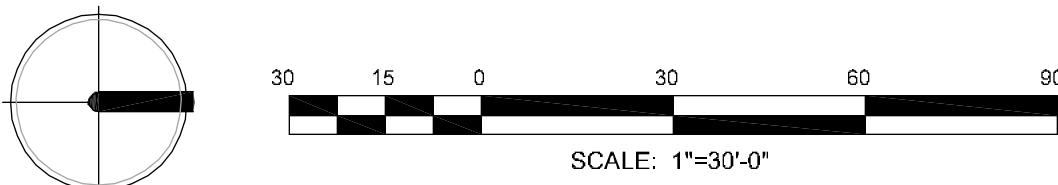
SWEETWATER VISTAS

COUNTY OF SAN DIEGO TRACT TM 5608
LANDSCAPE SITE PLAN

PRELIMINARY



LOT 3 ENLARGEMENT



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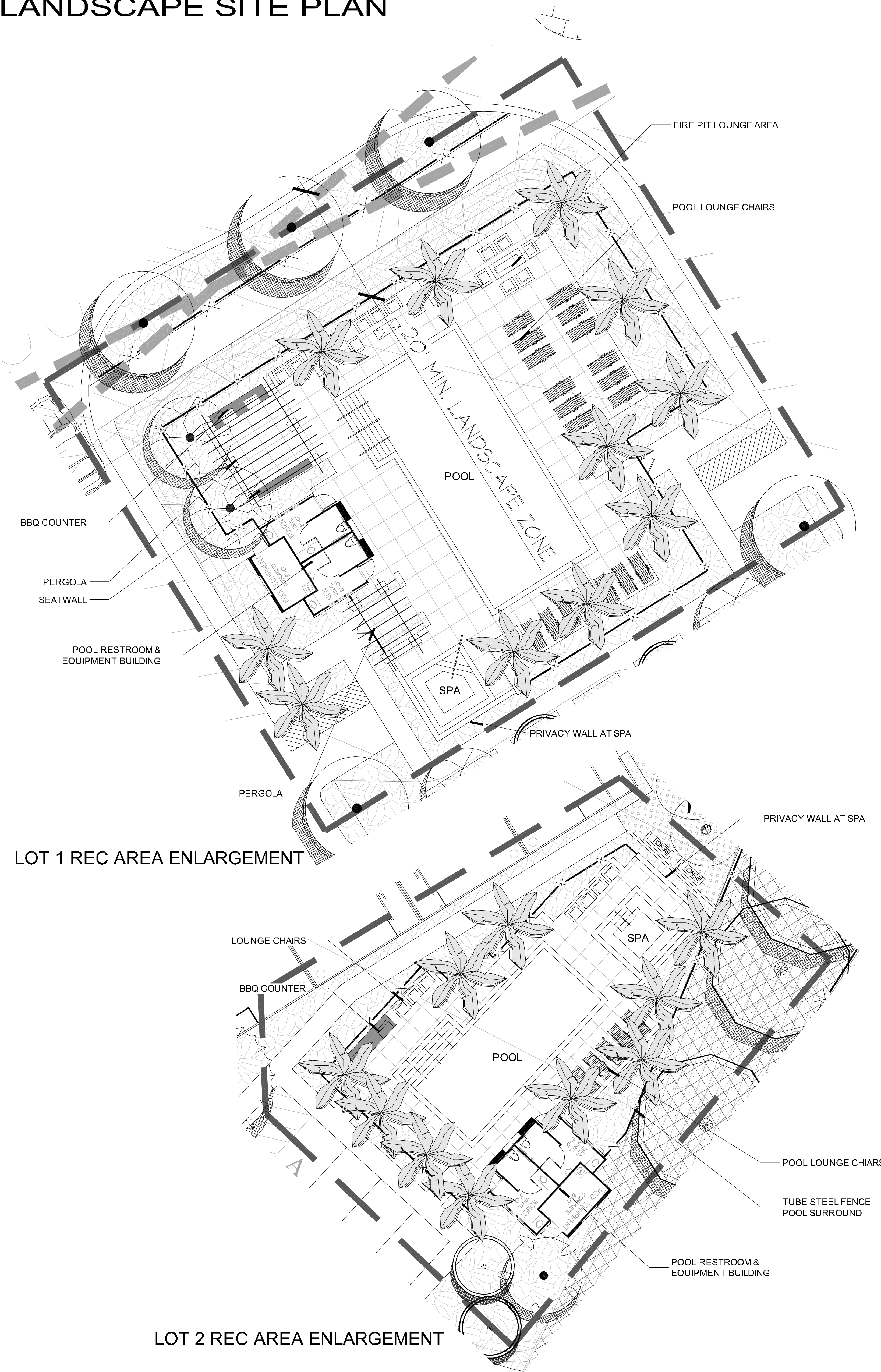
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SHEET 4 OF 9 L-04

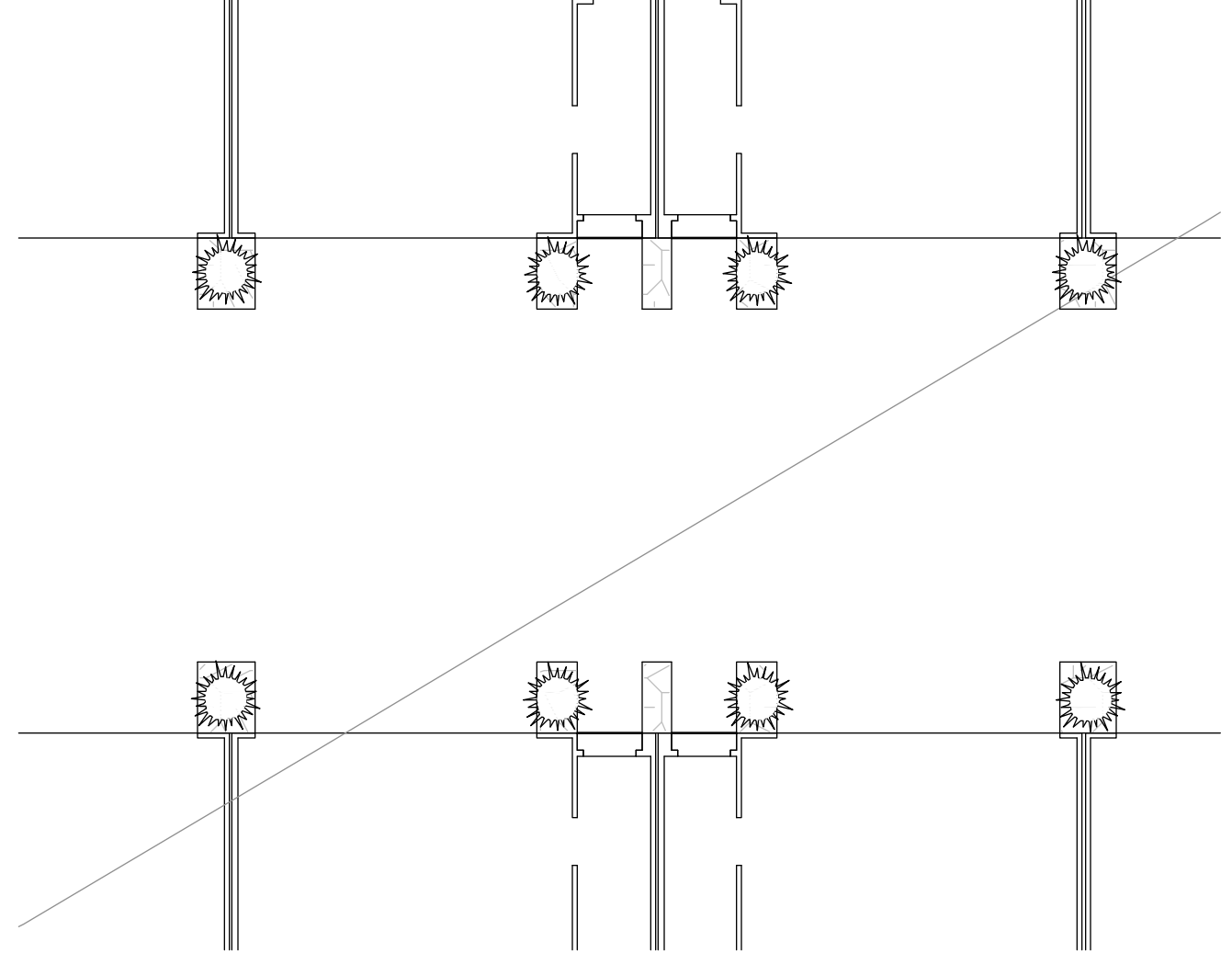
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06-06-17	06-06-17	UPDATED FENCING

SWEETWATER VISTAS
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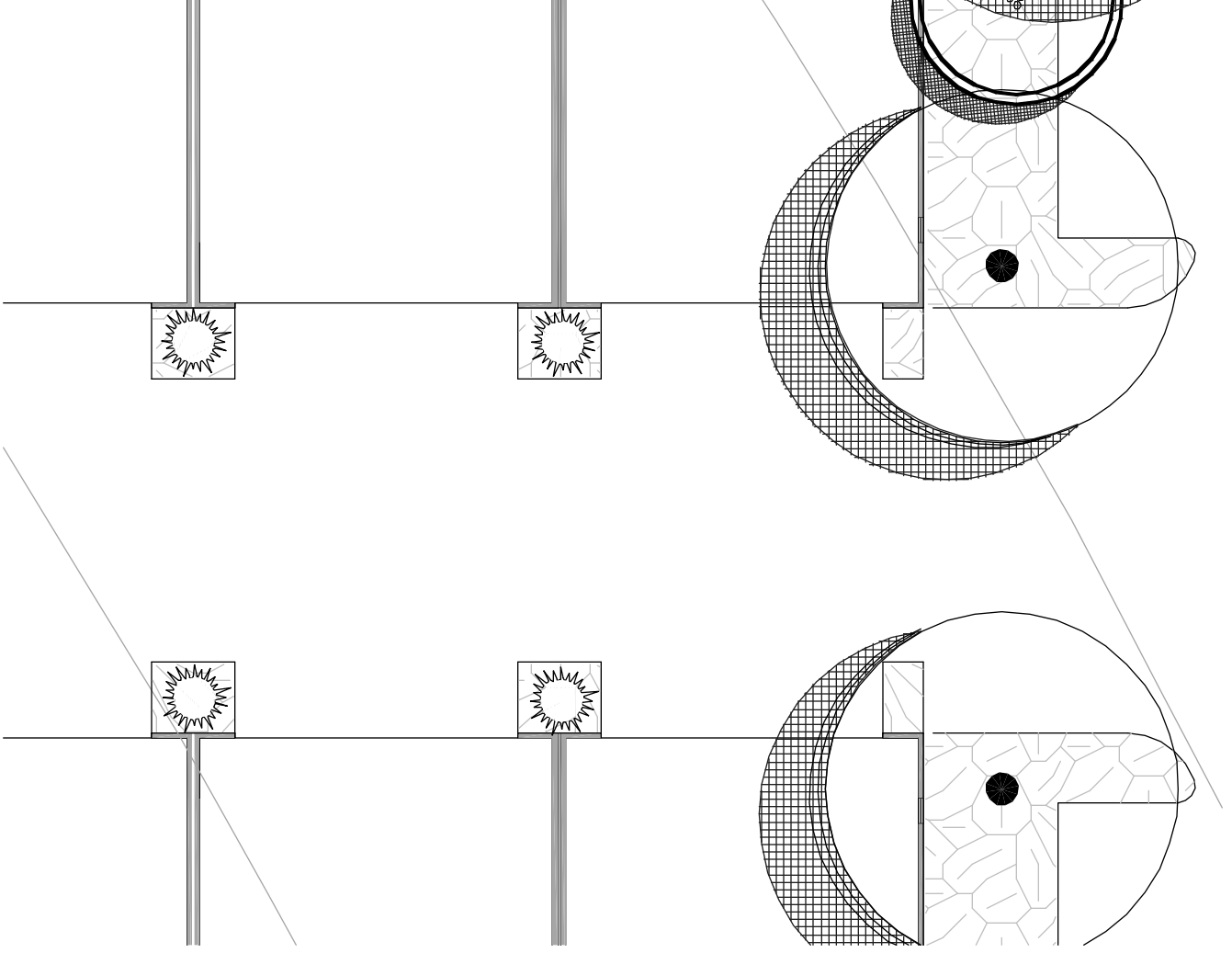
PRELIMINARY



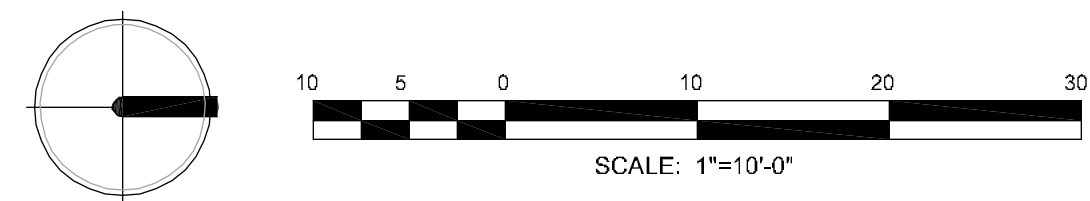
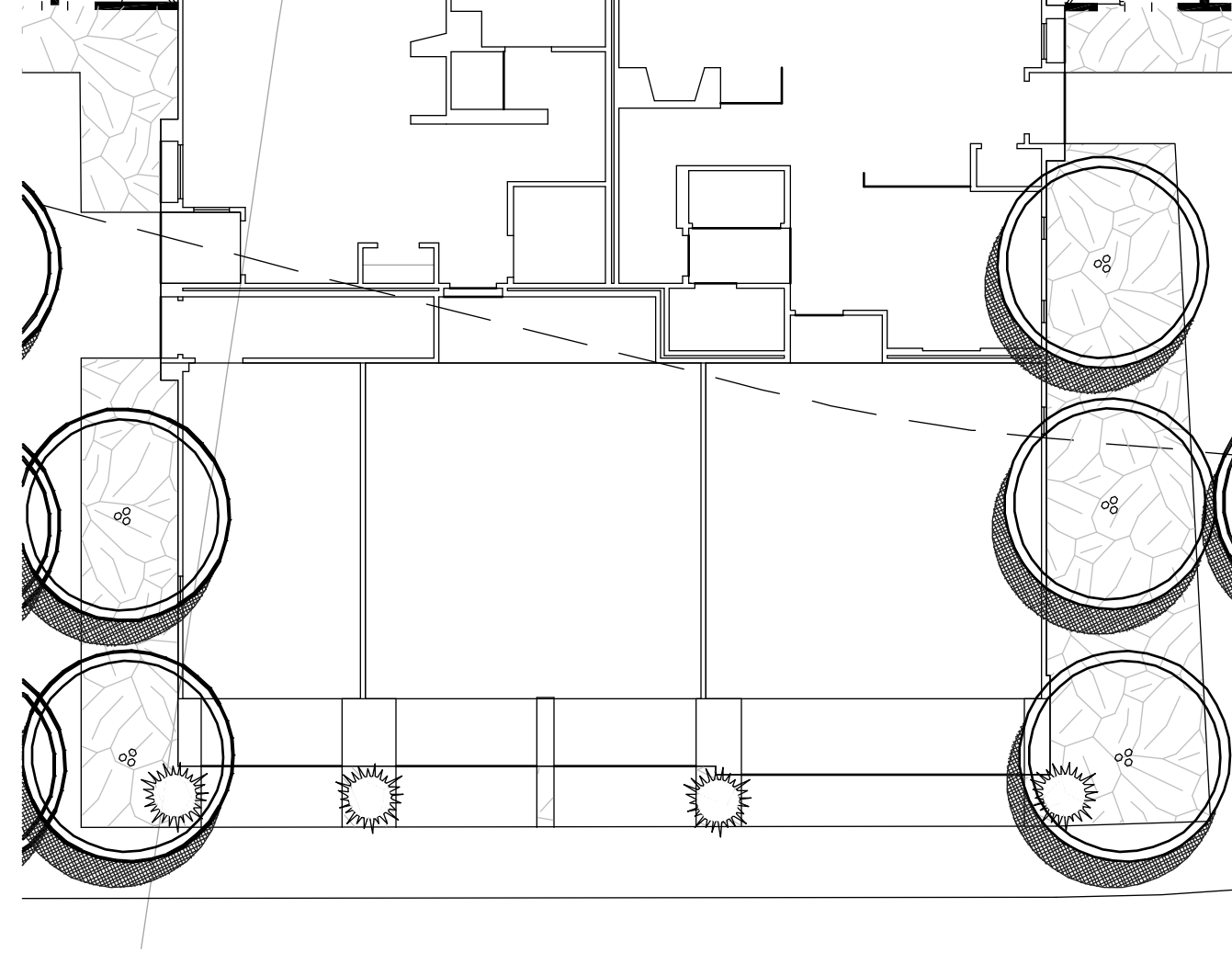
TYPICAL GARAGE AREA
PLANTING - LOT 1



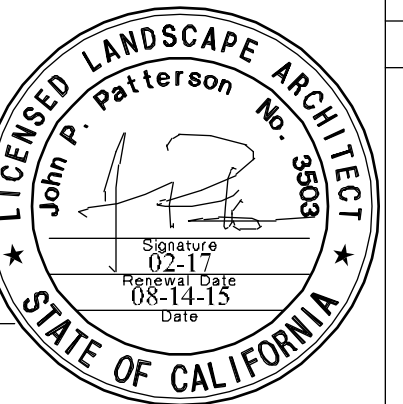
TYPICAL GARAGE AREA
PLANTING - LOT 2



TYPICAL GARAGE AREA
PLANTING - LOT 3



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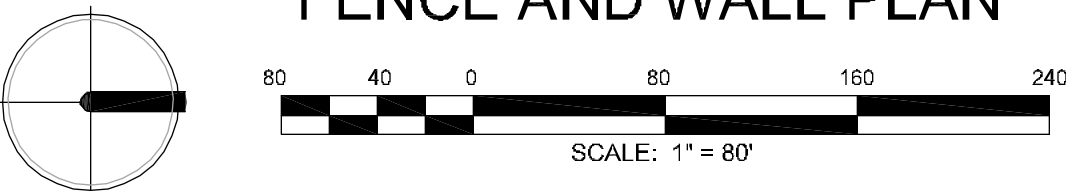
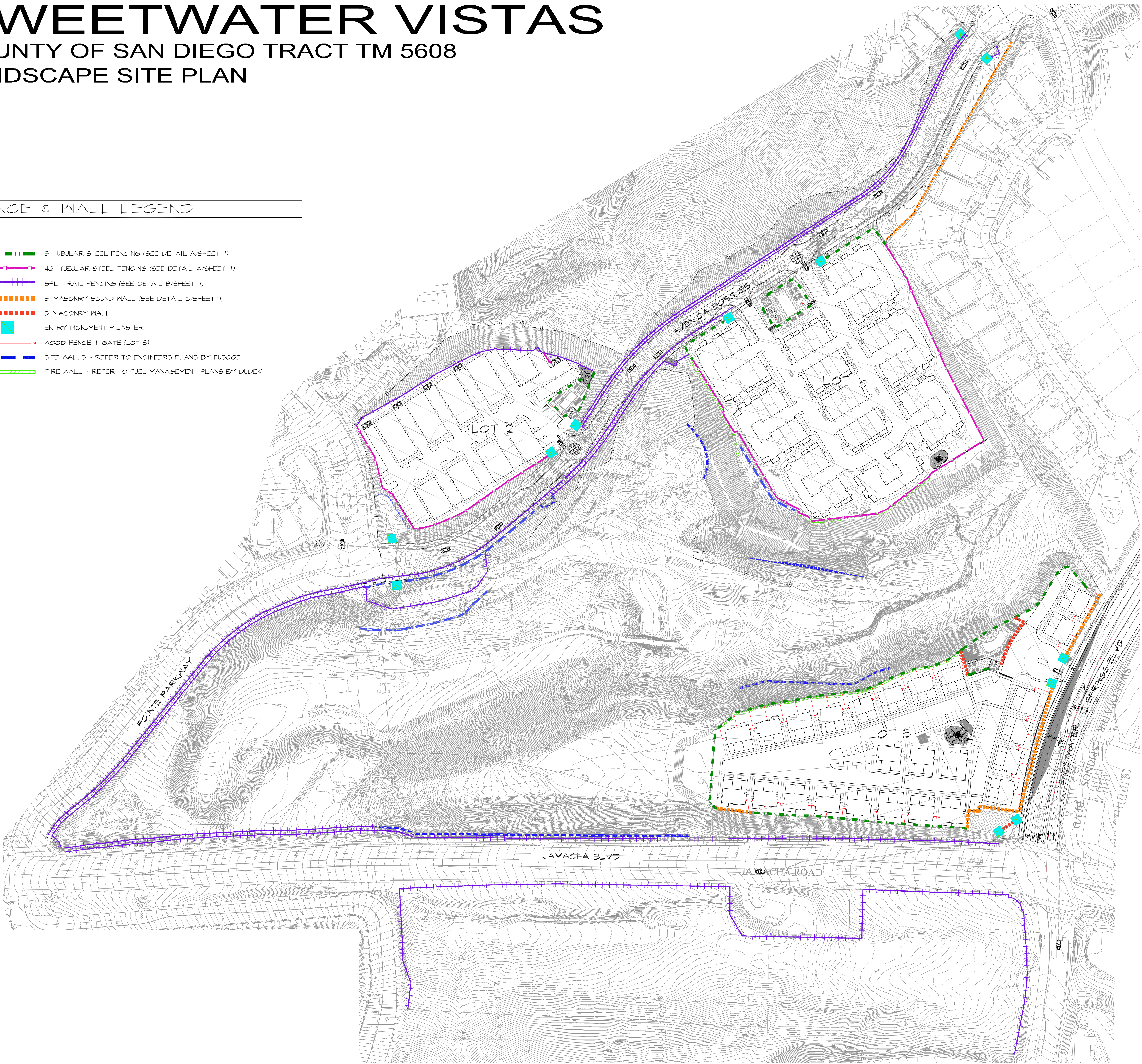
SWEETWATER VISTAS

COUNTY OF SAN DIEGO TRACT TM 5608
LANDSCAPE SITE PLAN

PRELIMINARY

FENCE & WALL LEGEND

- 5' TUBULAR STEEL FENCING (SEE DETAIL A/SHEET 1)
- 42" TUBULAR STEEL FENCING (SEE DETAIL A/SHEET 1)
- SPLIT RAIL FENCING (SEE DETAIL B/SHEET 1)
- 5' MASONRY SOUND WALL (SEE DETAIL C/SHEET 1)
- 5' MASONRY WALL
- ENTRY MONUMENT PILASTER
- WOOD FENCE & GATE (LOT 3)
- SITE WALLS - REFER TO ENGINEERS PLANS BY FUSCOE
- FIRE WALL - REFER TO FUEL MANAGEMENT PLANS BY DUDEK



FENCE AND WALL PLAN

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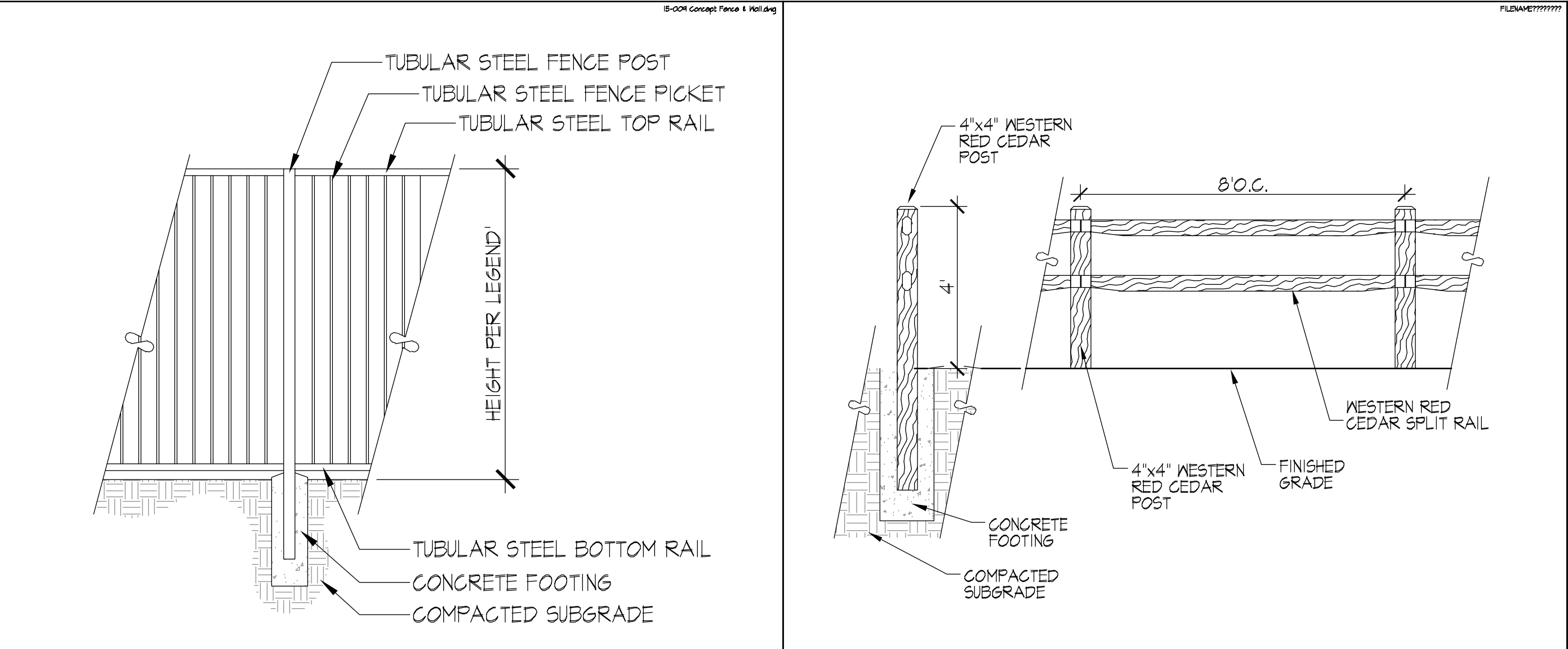
SHEET 6 OF 9 L-06

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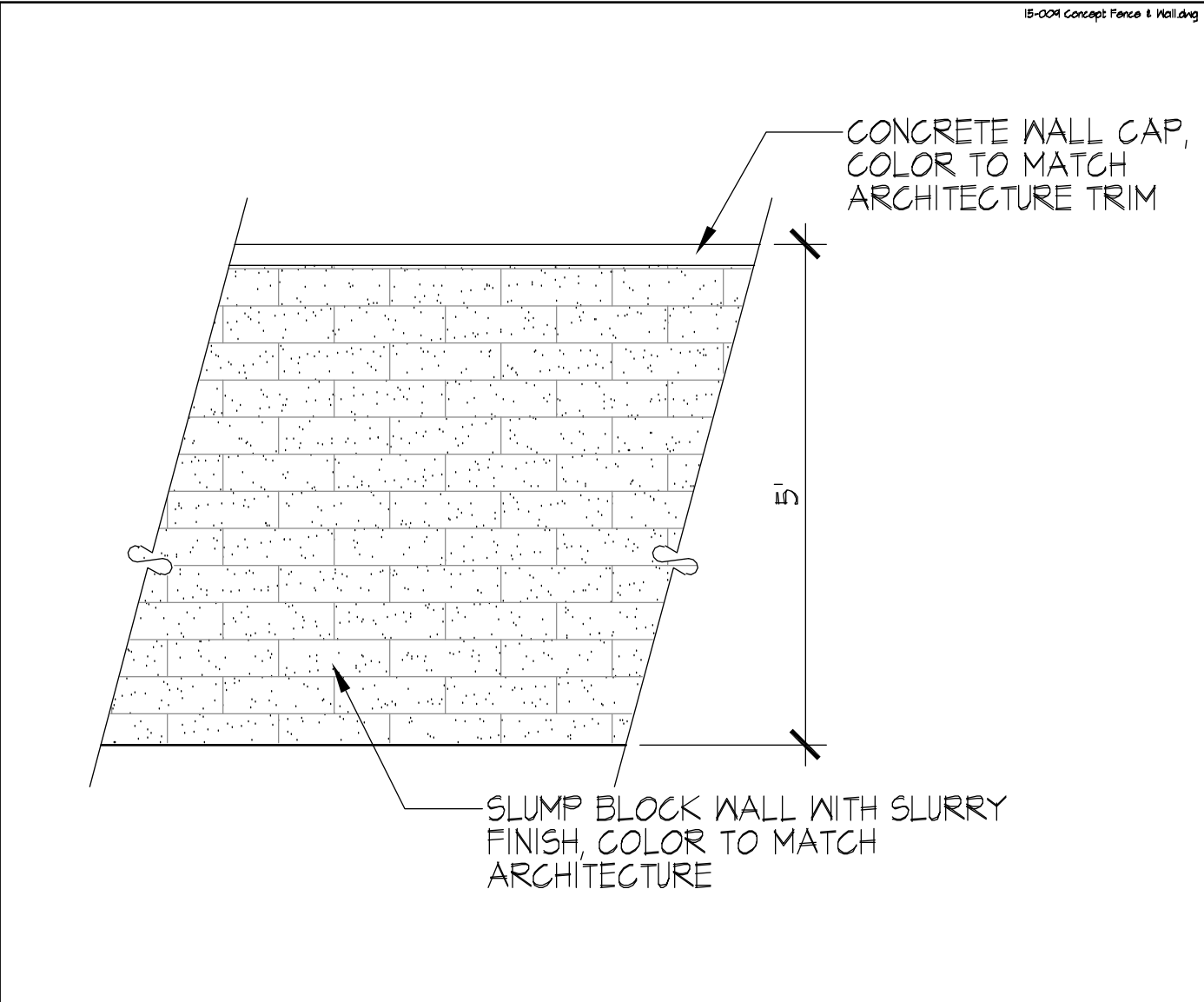
C:\15-PROJECTS\15-009-00\LANDARCH\CONCEPT\15-009 CONCEPT FENCE & WALLING (06-12-17 9:08:54 AM) Plotted By: ksaund

SWEETWATER VISTAS
COUNTY OF SAN DIEGO TRACT TM 5608
LANDSCAPE SITE PLAN

PRELIMINARY

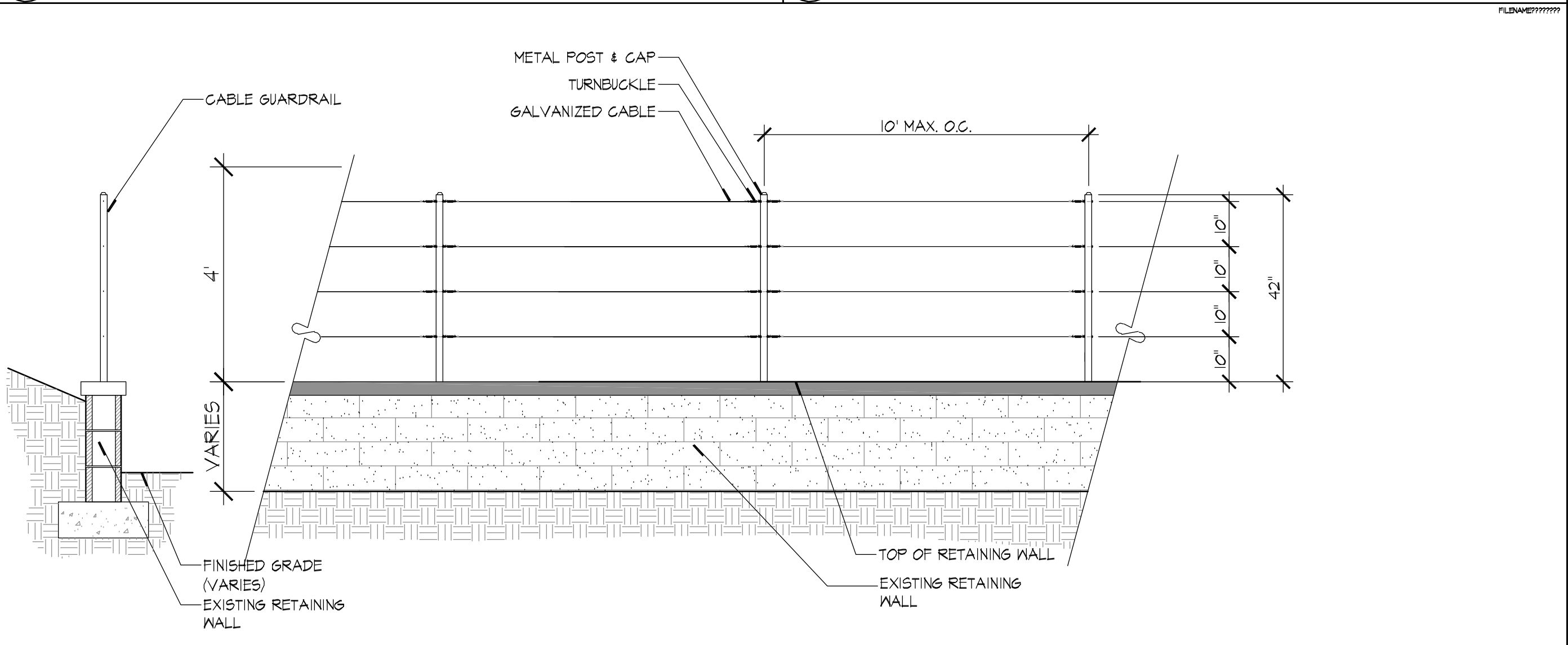


A TUBULAR STEEL FENCE B SPLIT RAIL FENCE

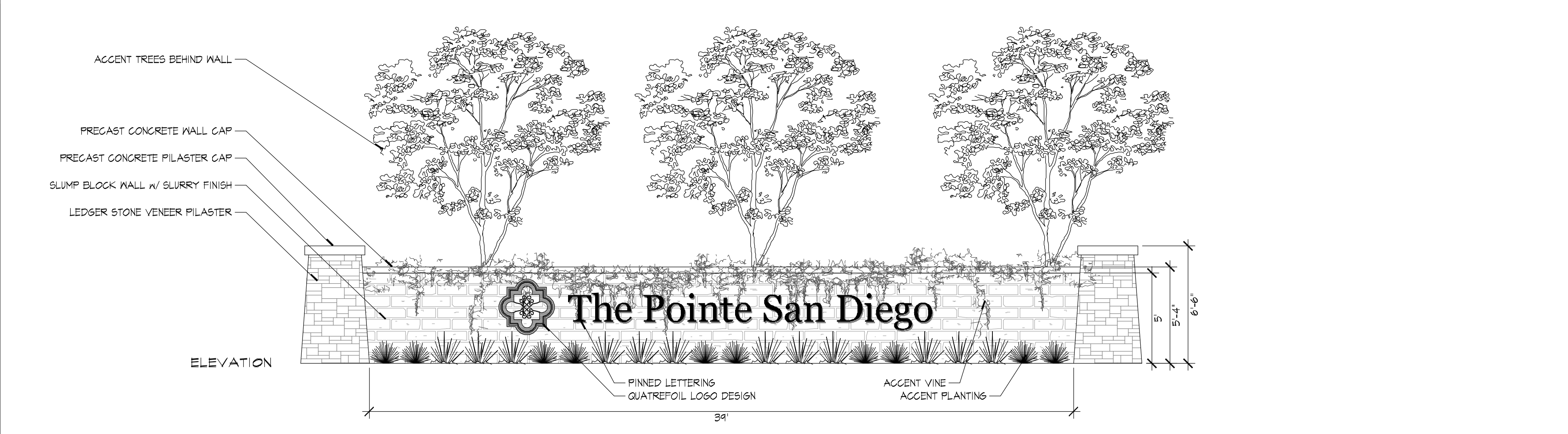
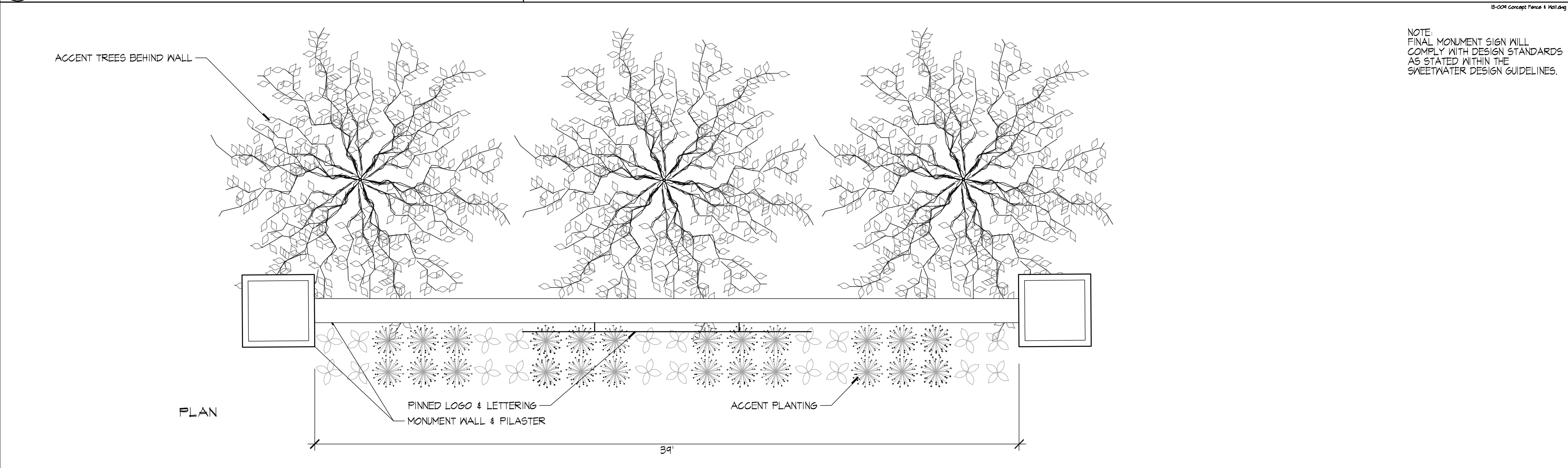


C MASONRY SOUND WALL

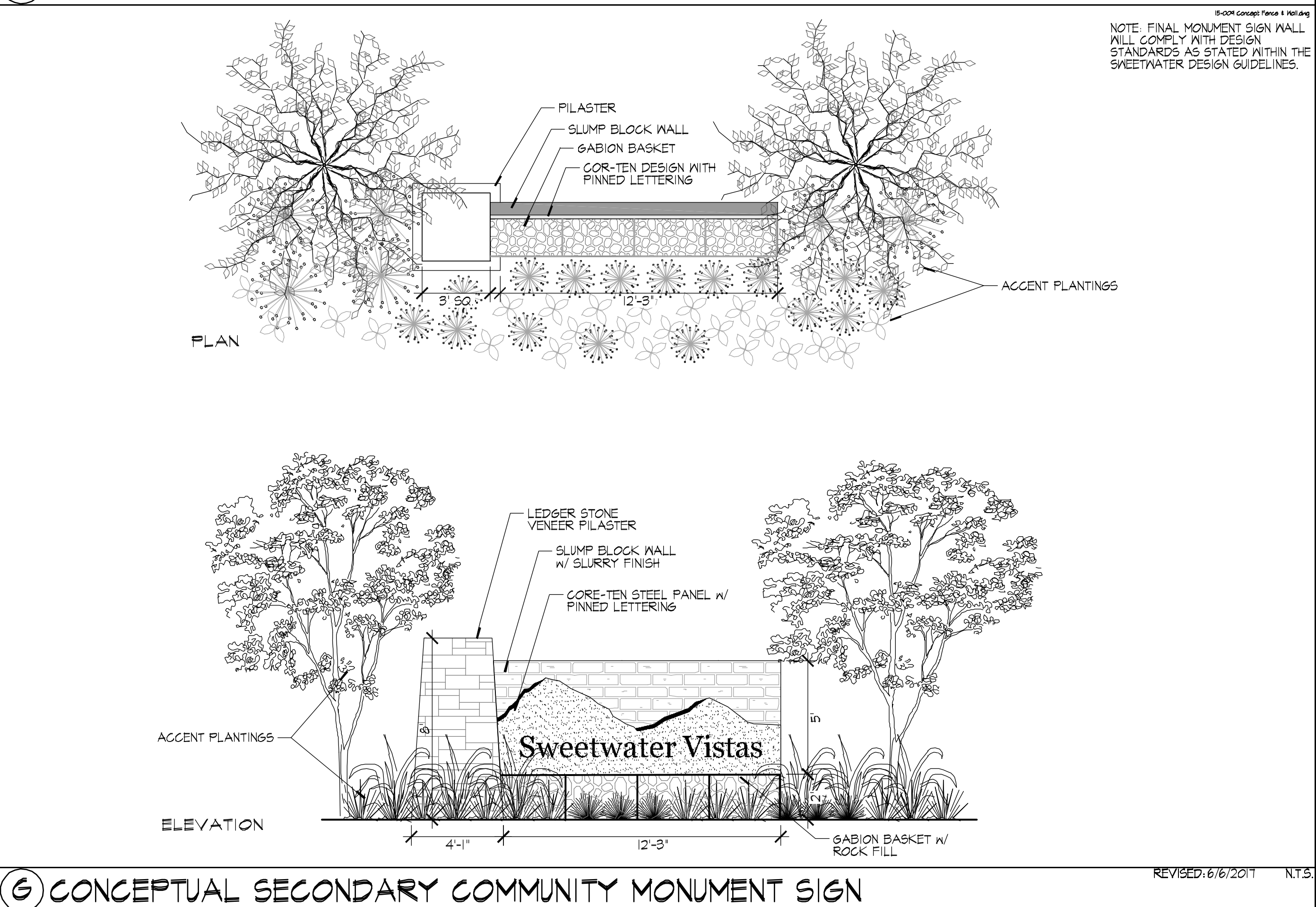
D ITEM OMITTED



E CABLE GUARDRAIL ATOP EXISTING RETAINING WALL AT JAMACHA BLVD



F CONCEPTUAL ENTRY MONUMENT SIGN



G CONCEPTUAL SECONDARY COMMUNITY MONUMENT SIGN

FENCE AND WALL CONCEPT DETAILS

LANDSCAPE ARCHITECT OF WORK

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JOHN PATTERSON RLA 3503 DATE



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SHEET 7 OF 9 L-07

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SWEETWATER VISTAS
COUNTY OF SAN DIEGO TRACT TM 5608
LANDSCAPE SITE PLAN

PRELIMINARY

PLANTING LEGEND
COMMUNITY DEVELOPMENT LANDSCAPE
TREES
LARGE CANOPY
CONSTRAINED AREAS
PALMS
TREES FOR GENERAL LOCATIONS
STREET TREES
TREES - SWEETWATER BLVD
TREES - AVENIDA BOSQUES/POINT PARKWAY
VERTICAL ACCENT TREES

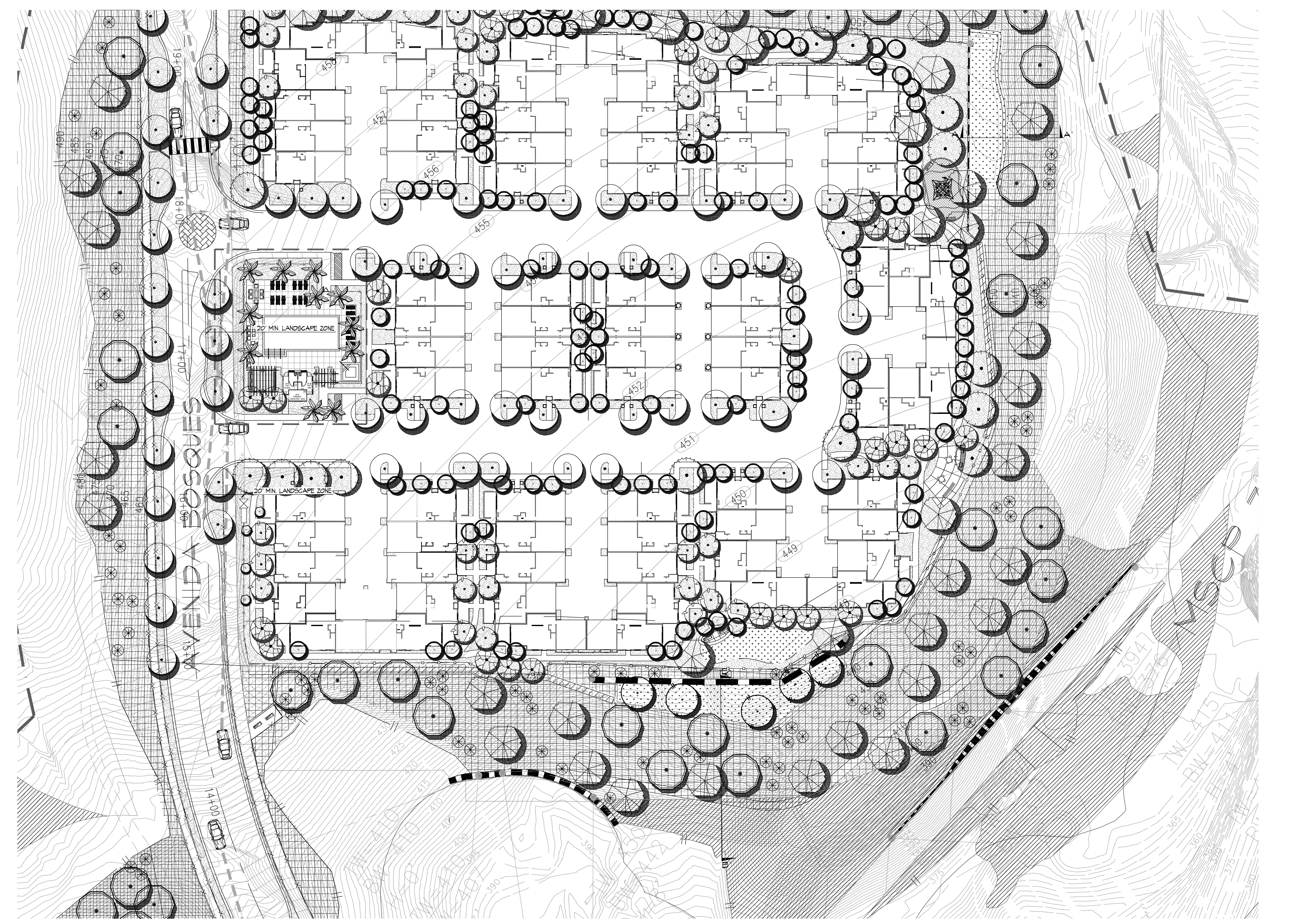
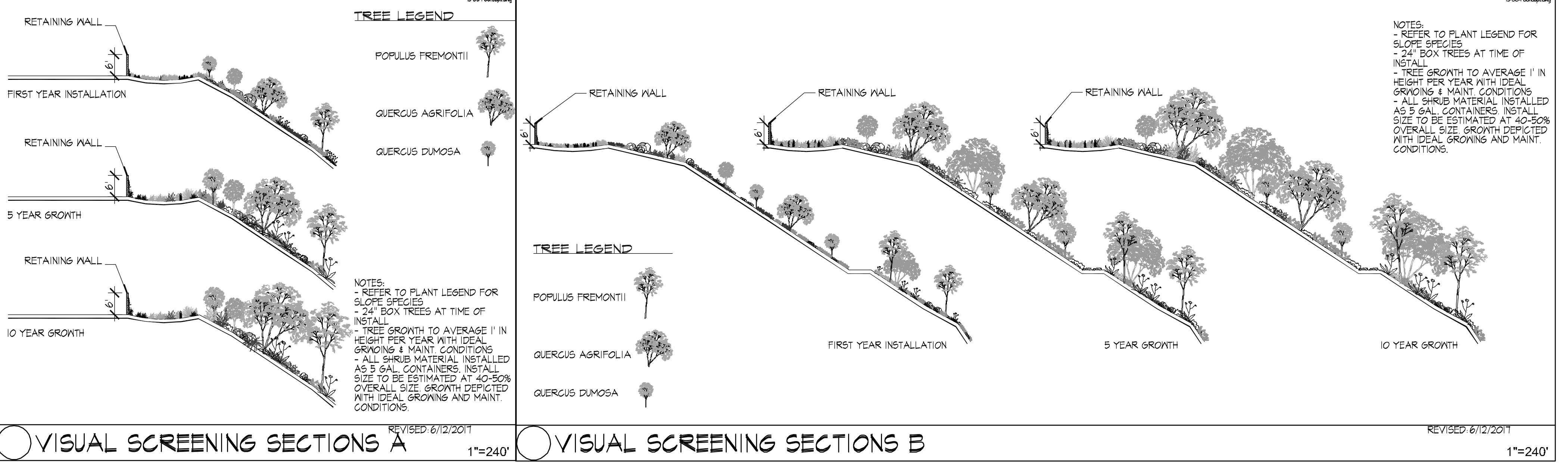
Table with 5 columns: Botanical Name, Common Name, Size, and N/C/L. Rows include various shrubs, perennials, and succulants like Yarrow, Lily of the Nile, Kangaroo Paw, etc.

Table with 5 columns: Botanical Name, Common Name, Size, and N/C/L. Rows include groundcovers like Agrostis Fallens, Decomposed Granite, Rubber Play Surfaces, etc.

VINES
BIORETENTION ZONES
SLOPE PLANTING
SHRUBS
GROUND COVER
BRUSH MANAGEMENT ZONE
TREES

SHRUBS
GROUND COVER
IRRIGATED NATIVE HYDROSEED
C&S ZONE
PLANTING NOTES

Table 5: Distance Between Tree Canopies by Percent Slope. Columns: Percent of Slope, Required Clearances Between Edge of Mature Tree Canopy.



VISUAL SCREENING SECTIONS, LANDSCAPE ARCHITECT OF WORK, SHEET 8 OF 9, L-08. Includes scale bar, north arrow, and project information.

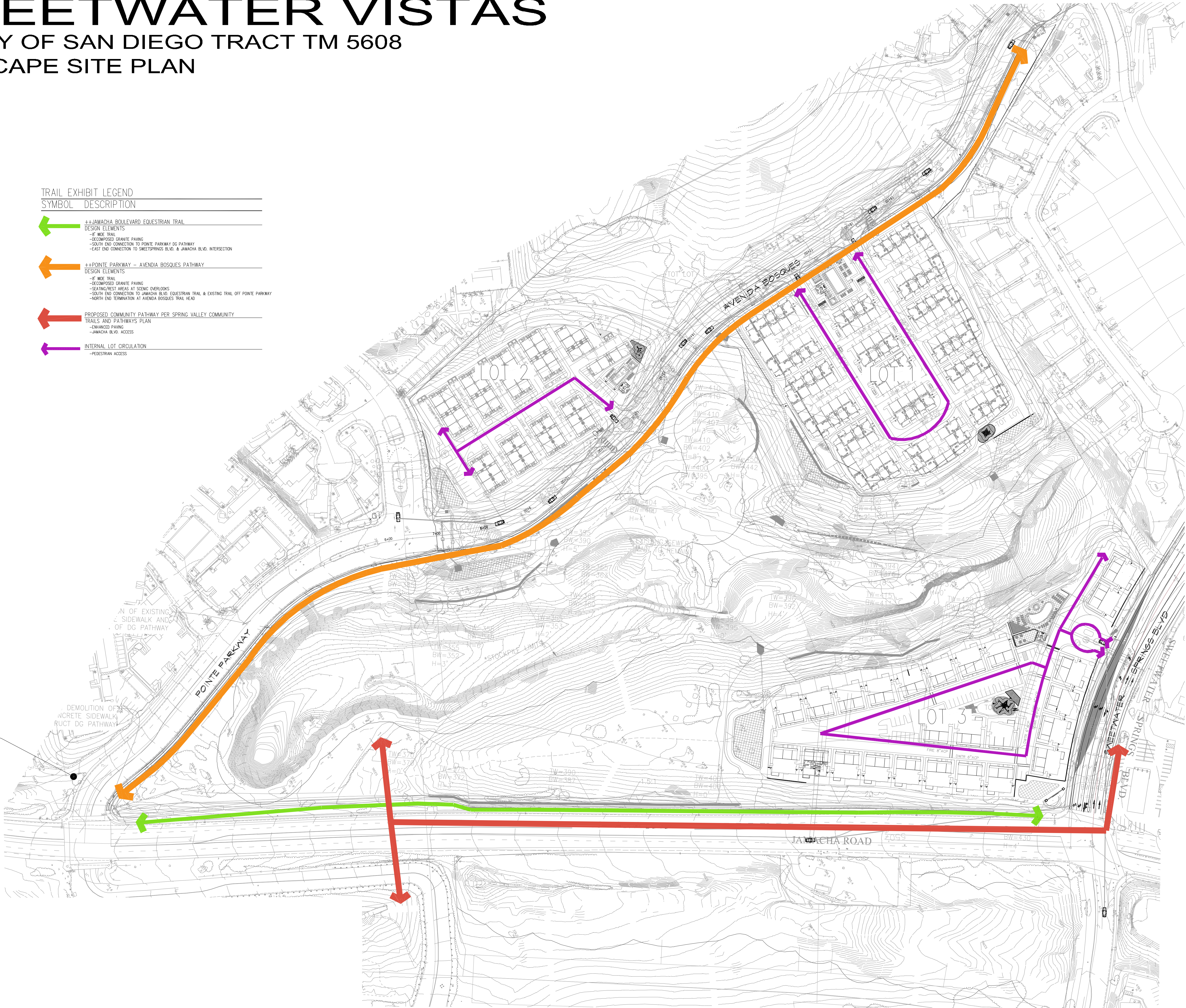
SWEETWATER VISTAS

COUNTY OF SAN DIEGO TRACT TM 5608
LANDSCAPE SITE PLAN

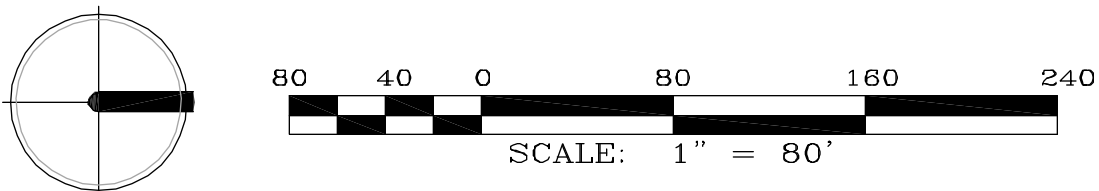
PRELIMINARY

TRAIL EXHIBIT LEGEND	
SYMBOL	DESCRIPTION
	++JAMACHA BOULEVARD EQUESTRIAN TRAIL
DESIGN ELEMENTS	
	-8' WIDE TRAIL -DECOMPOSED GRANITE PAVING -SOUTH END CONNECTION TO PONTE PARKWAY DG PATHWAY -EAST END CONNECTION TO SWEETSPRINGS BLVD. & JAMACHA BLVD. INTERSECTION
	++PONTE PARKWAY - AVENDIA BOSQUES PATHWAY
DESIGN ELEMENTS	
	-8' WIDE TRAIL -DECOMPOSED GRANITE PAVING -SEATING/REST AREAS AT SCENIC OVERLOOKS -SOUTH END CONNECTION TO JAMACHA BLVD. EQUESTRIAN TRAIL & EXISTING TRAIL OFF PONTE PARKWAY -NORTH END TERMINATION AT AVENDIA BOSQUES TRAIL HEAD
	PROPOSED COMMUNITY PATHWAY PER SPRING VALLEY COMMUNITY TRAILS AND PATHWAYS PLAN
DESIGN ELEMENTS	
	-ENHANCED PAVING -JAMACHA BLVD. ACCESS
	INTERNAL LOT CIRCULATION
DESIGN ELEMENTS	
	-PEDESTRIAN ACCESS

EXISTING TRAIL OFF
PONTE PARKWAY



CIRCULATION PLAN



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SHEET 9 OF 9 L-09

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06-06-17	06-06-17	UPDATED FENCING

C:\15-PROJECTS\15-009-00\LANDSCAPE\CONCEPT\15-009 CONCEPT CIRCULATION.DWG (06-09-17 12:03:36PM) Plotted by: tealand