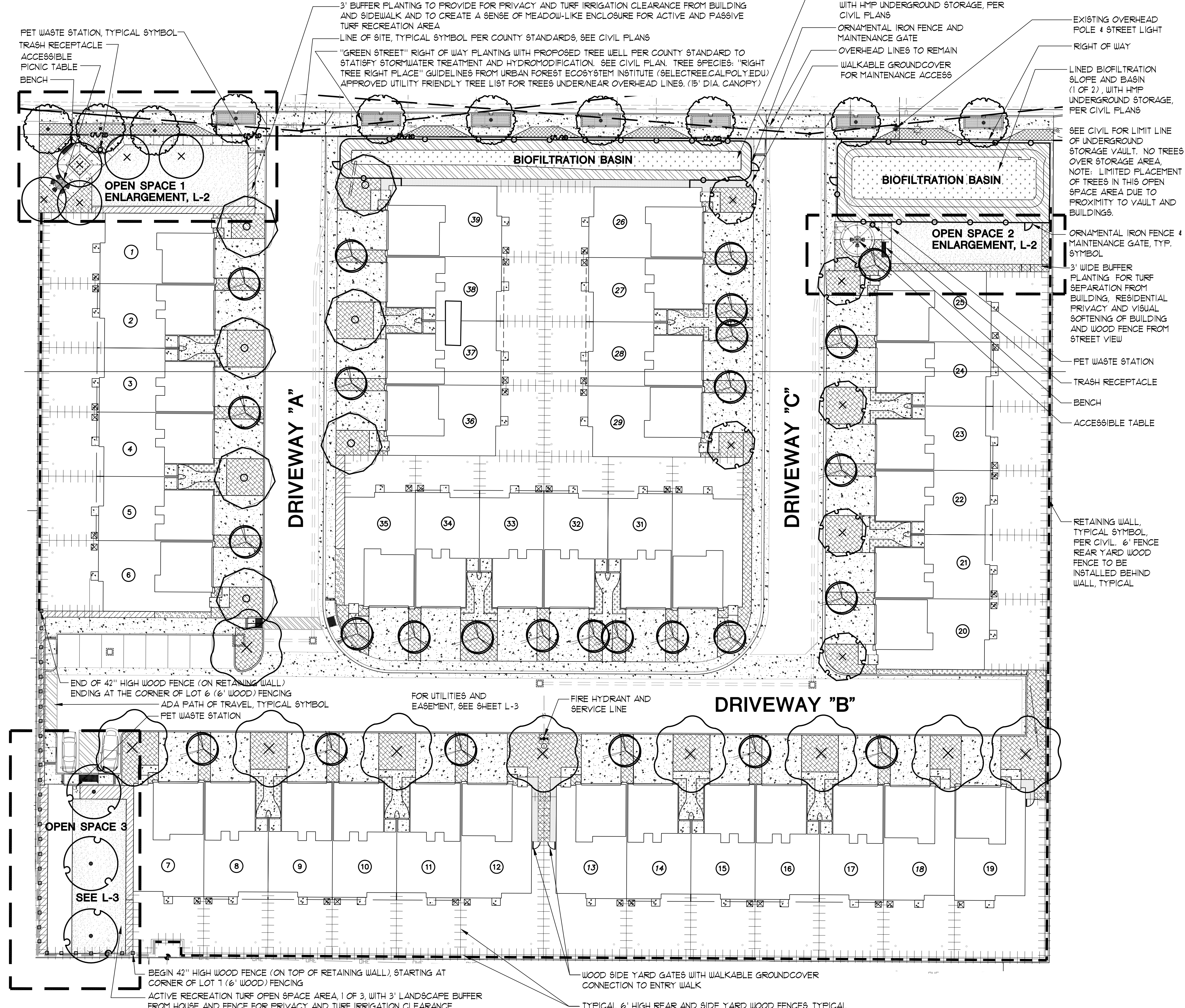


# CONCEPTUAL PLANT PALETTE

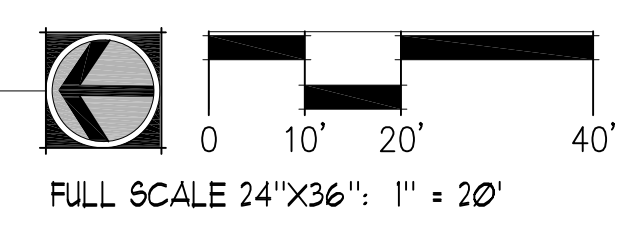
Symbol	Plant Name	WUCOLS / SIZE
[Symbol]	STREET TREES, RIGHT TREE RIGHT PLACE TREE LIST, (OUTSIDE ROW)	10
[Symbol]	LEPTOSPERMUM PETERSONII / LEMON-SCENTED TEA TREE	L / 24" BOX
[Symbol]	ERIBOTRYA DEFLEXA MULTI / BRONZE LOQUAT	M / 24" BOX
[Symbol]	PHOTINIA FRASERI / FRASER'S PHOTINIA STD.	M / 24" BOX
[Symbol]	NARROW, SMALL, EVERGREEN FRONT YARD STREET TREE 1	27
[Symbol]	ACACIA COGNATA (SUBPORSOSA) / RIVER WATTLE	L / 15 GAL
[Symbol]	CALLISTEMON VIMINALIS / WEEPING BOTTLE BRUSH	L / 15 GAL
[Symbol]	SENNA (CASSIA) BICAPSULARIS / CASSIA	L / 15 GAL
[Symbol]	TRISTANOPSIS (TRISTANIA) LAURINA / WATER GUM	M / 15 GAL
[Symbol]	LARGE, BROAD CANOPY, FRONT YARD STREET, AND PARKING SHADE TREE 2	9
[Symbol]	RHUS (SEARSEA) LANCEA / AFRICAN SUMAC	L / 15 GAL
[Symbol]	TIPUANA TIPU / TIPU TREE (SIZE 24" @ PARKING)	L / 15 GAL
[Symbol]	EVERGREEN, FRONT YARD, CANOPY, MUTI, STREET TREE 3	7
[Symbol]	ARBUTUS 'MARINA' / MARINA ARBUTUS MULTI	L / 15 GAL
[Symbol]	AGONIS FLEXUOSA 'BURGUNDY' MULTI / HYB. WILLOW MYRTLE	L / 15 GAL
[Symbol]	STREET TREE 4	6
[Symbol]	LOPHOSTEMON (TRISTANIA) CONFERTUS / BRISBANE BOX	M / 15 GAL
[Symbol]	METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE	M / 15 GAL
[Symbol]	ACACIA STENOPHYLLA / SHOESTRING ACACIA	L / 15 GAL
[Symbol]	OPEN SPACE CANOPY TREE	3
[Symbol]	ACACIA BAILEYANA / BAILEY'S ACACIA	L / 24" BOX
[Symbol]	JACARANDA MIMOSIFOLIA MULTI / JACARANDA	M / 24" BOX
[Symbol]	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	M / 24" BOX
[Symbol]	FROM RIGHT TREE RIGHT PLACE TREE LISTS NEAR OVERHEAD POWER LINES	5
[Symbol]	CASSIA BICAPSULARIS / CASSIA	M / 24" BOX
[Symbol]	MAGNOLIA G. ST. MARY / SAINT MARY MAGNOLIA	M / 24" BOX
[Symbol]	COMMON AND FRONT YARD PLANTING: SUCCULENTS, SHRUBS, PERENNIALS	9,351 SF
[Symbol]	AGAVE SPECIES / AGAVE	L / 1 GAL
[Symbol]	ALOË SPECIES / ALOË	L / 1 GAL
[Symbol]	ARCTOSTAPHYLOS X 'SUNSET' / SUNSET MANZANITA	L / 5 GAL
[Symbol]	BOUGAINVILLEA X 'ROSENKA' / ROSENKA BOUGAINVILLEA SHRUB	L / 5 GAL
[Symbol]	CALLISTEMON CITRINUS 'JEFFERSII' / BOTTLEBRUSH	L / 5 GAL
[Symbol]	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / CALIFORNIA LILAC	L / 1 GAL
[Symbol]	CEANOTHUS X 'RAY HARTMAN' / CALIFORNIA LILAC	L / 5 GAL
[Symbol]	CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE	L / 1 GAL
[Symbol]	COPROSMA PETRIE 'VERDE VISTA' / VERDE VISTA COPROSMA	L / 1 GAL
[Symbol]	COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER	L / 5 GAL
[Symbol]	HESPERALOE PARVIFLORA HYBRID / RED YUCCA HYBRID	L / 5 GAL
[Symbol]	LEUCOPHYLLUM SPECIES / TEXAS RANGER	L / 5 GAL
[Symbol]	LOBELIA LAXIFLORA / MEXICAN LOBELIA	L / 1 GAL
[Symbol]	PHYLIA NODIFLORA / KURAPIA	L / 50D
[Symbol]	SALVIA SPECIES / SAGE	L / 1 GAL
[Symbol]	TEUCRIUM SPECIES / GERMANDER	L / 1 GAL
[Symbol]	WESTRINGIA FRUTICOSA 'MUNDI' TM / LOW COAST ROSEMARY	L / 1 GAL
[Symbol]	YUCCA SPECIES / YUCCA	L / 5 GAL
[Symbol]	RIGHT OF WAY PLANTING, SUCCULENTS, PERENNIALS, GROUNDCOVER	2,233 SF
[Symbol]	GAZANIA RIGENS (GRAY/GOLD) / TRAILING GAZANIA	L / FLATS
[Symbol]	HESPERALOE PARVIFLORA HYBRIDS / RED YUCCA HYBRIDS	L / 5 GAL
[Symbol]	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	L / 1 GAL
[Symbol]	LEONOTIS LEONURUS / LION'S TAIL	L / 5 GAL
[Symbol]	PORTULACARIA AFRA 'MINIMA' / PROSTATE DWARF ELEPHANT BUSH	L / 1 GAL
[Symbol]	SENECIO BARBERTONICUS / SUCCULENT BUSH SENECIO	L / 5 GAL
[Symbol]	SENECIO SERPENS / BLUE CHALKSTICKS	L / FLATS
[Symbol]	COMMON AREA PLANTING AREAS W/ SMALL VERTICAL ACCENTS # G.C.	1,341 SF
[Symbol]	DIANELLA CAERULEA 'CASSA BLUE' / CASSA BLUE FLAX LILY	M / 1 GAL
[Symbol]	DIANELLA TASMANICA 'VARIEGATA' / FLAX LILY	M / 1 GAL
[Symbol]	DIETES GRANDIFLORA 'VARIEGATA' / STRIPED FORTNIGHT LILY	L / 1 GAL
[Symbol]	ERIGERON KARVINSKIANUS / FLEABANE	L / 1 GAL
[Symbol]	GAZANIA RIGENS 'TRAILING' / GAZANIA	L / FLATS
[Symbol]	KNIPHOFIA X 'NANCY'S RED' / NANCY'S RED TORCH LILY	L / 1 GAL
[Symbol]	LAMFRANTHUS AJURANTICUS / BUSH TYPE ICE PLANT	L / 1 GAL
[Symbol]	LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	L / 1 GAL
[Symbol]	WESTRINGIA F. 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	L / 1 GAL
[Symbol]	BASIN BOTTOM PLANTING RUSHES, GRASSES, MEADOW PERENNIALS	1,985 SF
[Symbol]	ACHILLEA MILLEFOLIUM NATIVE / COMMON YARROW	L / 1 GAL
[Symbol]	FESTUCA MAEREI / MAIRE'S FESCUE	L / LINERS
[Symbol]	JUNCUS MEXICANUS / MEXICAN RUSH	M / 1 GAL
[Symbol]	JUNCUS PATENS HYBRID / CALIFORNIA GRAY RUSH	L / 1 GAL
[Symbol]	LEYMUS CONDENSATUS 'CANYON PRINCE' / NATIVE BLUE RYE	L / 1 GAL
[Symbol]	LEYMUS TRITICOIDES 'LAGUNITA' / LAGUNITA WILD RYE	L / LINERS
[Symbol]	PHYLIA NODIFLORA / LIPPIA	L / 1 GAL
[Symbol]	VETIVERA ZIZANIOIDES / VETIVER ROOT	M / LINERS
[Symbol]	BASIN SLOPE PLANTING SHRUBS AND VERTICAL ACCENT GRASSES	3212 SF
[Symbol]	ACACIA REDOLENS 'LOWBOY' / BANK CATCLAW	L / 1 GAL
[Symbol]	DIETES IRIDIOIDES / FORTNIGHT LILY	L / 1 GAL
[Symbol]	KNIPHOFIA UVARIA HYB. / HOT POKER PLANT	L / 1 GAL
[Symbol]	HETEROMELES ARBUTIFOLIA / TOYON	L / 5 GAL
[Symbol]	LOBELIA LAXIFLORA / MEXICAN LOBELIA	L / 1 GAL
[Symbol]	MISCANTHUS TRANSMORRISONENSIS / EVERGREEN EULALIA	M / 5 GAL
[Symbol]	PENNISTEMUM 'FIREWORKS' / FIREWORKS FOUNTAIN GRASS	M / 1 GAL
[Symbol]	PENNISTEMUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS	M / 1 GAL
[Symbol]	PHYLIA NODIFLORA / LIPPIA (KURAPIA)	L / 1 GAL
[Symbol]	RIBES SPECIOSUM / FUCHSIA FLOWERING GOOSEBERRY	VL / 5 GAL
[Symbol]	RUGELIA EQUITIFORMIS HYB. / CORAL FOUNTAIN	M / 1 GAL
[Symbol]	VINCA MINOR HYBRID / COMMON PERIWINKLE	M / 1 GAL
[Symbol]	SHADE TOLERANT COMMON AREA ENTRY LANDSCAPE PALLETTE	879 SF
[Symbol]	ASPARGAGUS DENSIFLORUS 'MYERS' / MYERS ASPARAGUS	M / 5 GAL
[Symbol]	BEAUCARNEA (NOLINA) RECURVATA / PONY TAIL PALM	L / 5 GAL
[Symbol]	BERGENIA CORDIFOLIA / HEARTLEAF BERGENIA	M / 1 GAL
[Symbol]	CLIVIA MINIATA / KAFFIR LILY	L / 5 GAL
[Symbol]	CORDYLINE AUSTRALIS / GRASS PALM (NOT INVASIVE CAL IPC UNDER REVIEW)	L / 5 GAL
[Symbol]	DIANELLA SPECIES / FLAX LILY	M / 1 GAL
[Symbol]	ERIGERON KARVINSKIANUS / FLEABANE	L / 1 GAL
[Symbol]	ALOË VERA / MEDICINAL ALOË	M / 1 GAL
[Symbol]	LIRIOPE SPECIES / LILY TURF	L / 1 GAL
[Symbol]	NEPHROLEPIS OBLITERATA / AUSTRALIAN SWORD FERN	M / 1 GAL
[Symbol]	SEDUM SPECIES / STONECROP	L / 1 GAL
[Symbol]	VINCA MINOR / COMMON PERIWINKLE	M / FLATS
[Symbol]	OPEN SPACE ACTIVE AND PASSIVE TURF	4,056 SF
[Symbol]	TURF SOD/ DROUGHT TOLERANT FESCUE BLEND	
[Symbol]	WALKABLE GROUNDCOVER PLANTS AND INERT GROUNDCOVER W/ STEPPERS	151 SF
[Symbol]	DYMONDIA MARGARETAE / DYMONDIA	L / FLATS
[Symbol]	PHYLIA NODIFLORA / LIPPIA (KURAPIA)	L / 1 GAL
[Symbol]	3" LAYER OF BARK MULCH	
[Symbol]	STABILIZED DECOMPOSED GRANITE	
[Symbol]	INERT GROUNDCOVER SURFACE FOR FOOT TRAFFIC AREAS AT METER BANKS	460 SF
[Symbol]	COBBLE / 1-3"	
[Symbol]	GRAVEL / 3/4" MINUS	
[Symbol]	42" ORNAMENTAL IRON FENCE	SEE L-2
[Symbol]	6' FENCE BEHIND GEOGRID RETAINING WALL	SEE L-2
[Symbol]	42" WOOD FENCE ON SPLITACE BLOCK WALL	SEE L-2
[Symbol]	6' WOOD FENCE	SEE L-2

# 1118 NORTH ANZA STREET TOWNHOMES COUNTY OF SAN DIEGO TM-5628



## LANDSCAPE CONCEPT PLAN

EXISTING CONDITIONS, ACCESS ROADS, EASEMENTS AND UTILITIES:  
REFER TO CIVIL GRADING PLAN FOR LOCATION AND TYPES OF EXISTING AND PROPOSED UTILITIES, EASEMENTS AND PROPERTY LINES AND ACCESS ROADS. REFER TO CIVIL PLANS FOR LOCATION OF DRAINAGE SWALES, BROW DITCHES, RETAINING WALLS, INFORMATION ABOUT WATER QUALITY BASINS, STREET AND BMP SECTIONS, TREE WELL BMP INFORMATION, AND LIMITS OF WORK. CONCEPTUAL LANDSCAPE IS BASED ON ELECTRONIC BASE INFORMATION PROVIDED BY CIVIL ENGINEER. SEE ADDITIONAL NOTES, SHEET L-3 FOR UTILITIES AND EXISTING TREES, L-3 FOR NOTES.





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**HALL LAND COMPANY, INC**  
**1118 N. ANZA STREET TOWNHOMES**  
**COUNTY OF SAN DIEGO, CALIFORNIA**

Scale: 1" = 20'  
Date: 5/15/18  
Drawn By: KC  
Revisions: 9/5/18

**LANDSCAPE CONCEPT**

Job # 641301

L-1

1118 ANZA LANDSCAPE CONCEPT PLAN

### BENCH AND RECEPTACLE

BLACK POWDERCOATED STEEL BENCH AND MATCHING TRASH RECEPTACLES FOR PASSIVE RECREATION PORTIONS OF OPEN SPACE. SEE PLAN FOR LOCATIONS.



BENCH WITH ARMS AND TRASH RECEPTACLE (COLOR: BLACK POWDER COAT)

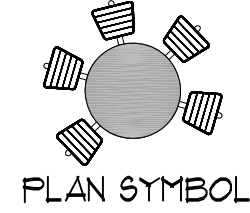


### ACCESSIBLE TABLE, 5-SEAT

BLACK POWDERCOATED STEEL TABLE WITH 5 RECYCLED PLASTIC SEATS AND NO BACKS. TABLE IS SET UP WITH SPACE FOR WHEEL CHAIR ACCESS TO TABLE. SEE PLAN FOR LOCATIONS.



PICNIC TABLE WITH RECYCLED "MAPLE" SLATTED SEATS. (COLOR: BLACK POWDER COAT.)

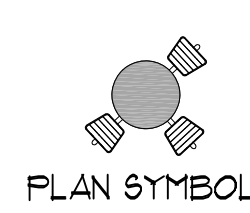


### ACCESSIBLE TABLE, 3-SEAT

BLACK POWDERCOATED STEEL TABLE WITH 3 RECYCLED PLASTIC SEATS AND NO BACKS. TABLE IS SET UP WITH SPACE FOR WHEEL CHAIR ACCESS TO TABLE. SEE PLAN FOR LOCATIONS.

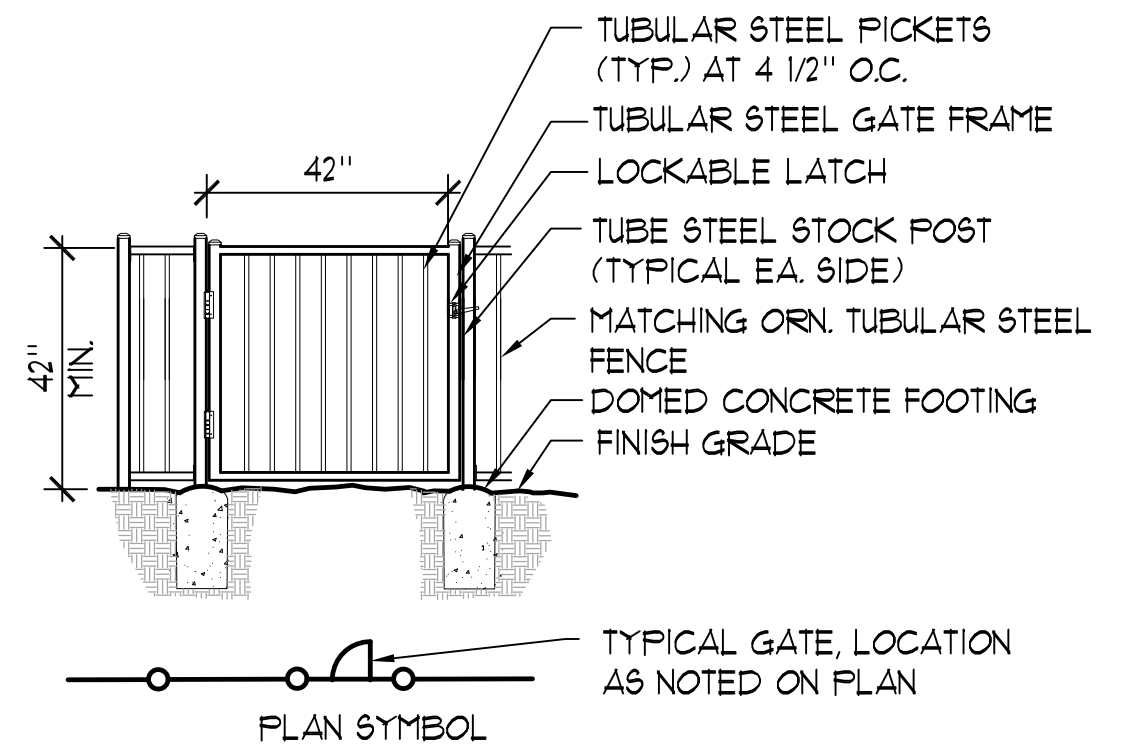


PICNIC TABLE WITH RECYCLED "MAPLE" SLATTED SEATS. (COLOR: BLACK POWDER COAT.)



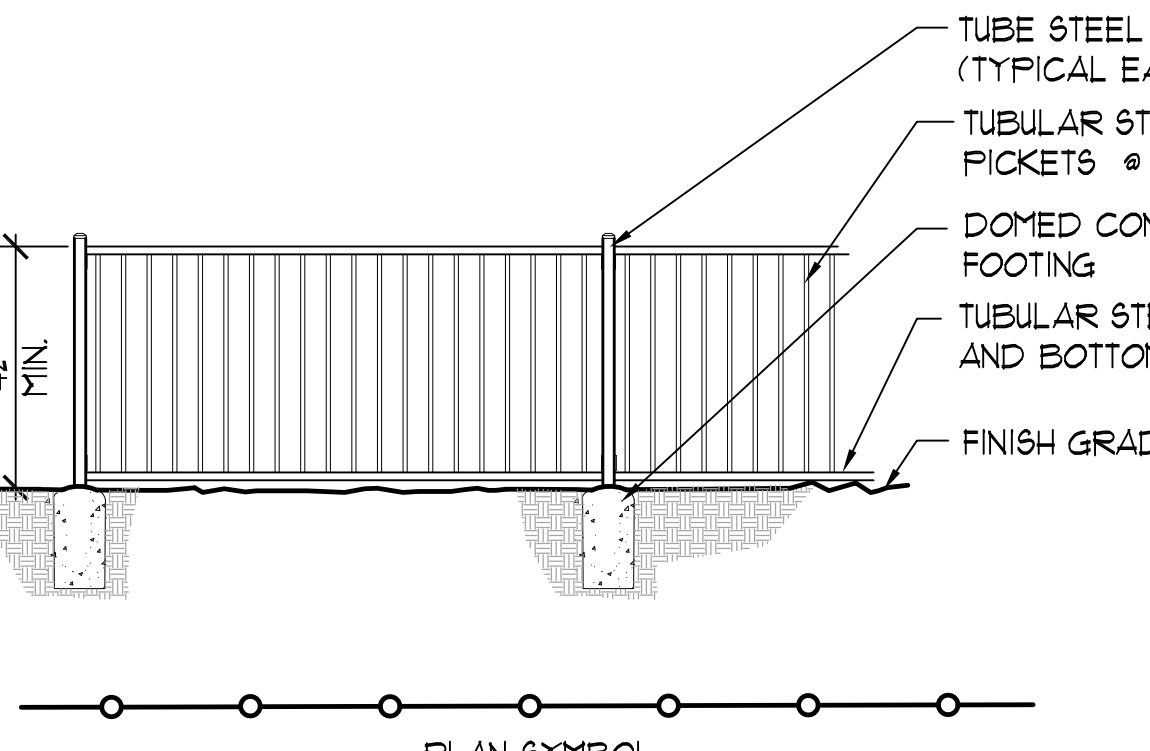
### 42" ORN. IRON MAINTENANCE GATE

BLACK TUBULAR STEEL (ORN. IRON) GATE FOR MAINTENANCE ACCESS TO WATER QUALITY TREATMENT AREA. SEE LOCATIONS AS NOTED ON PLAN.



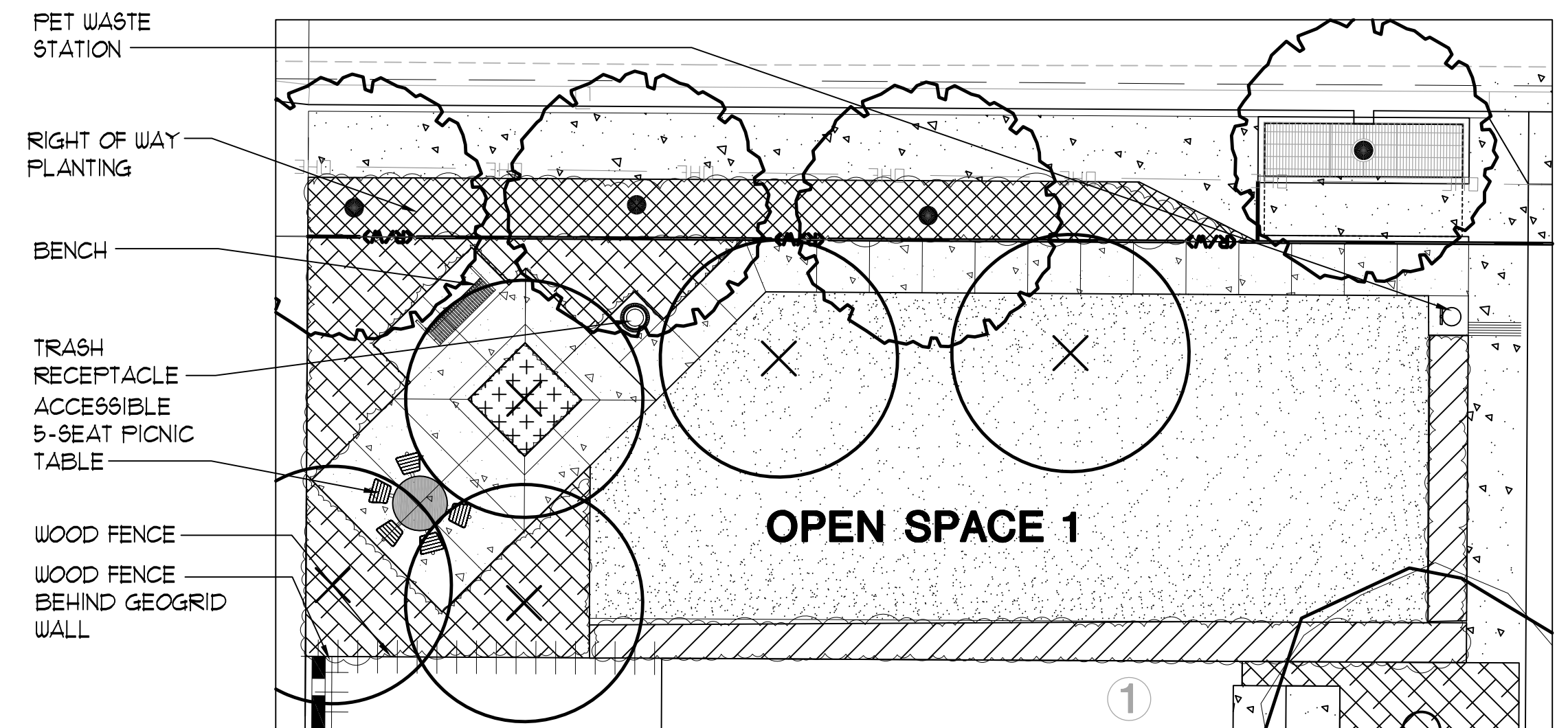
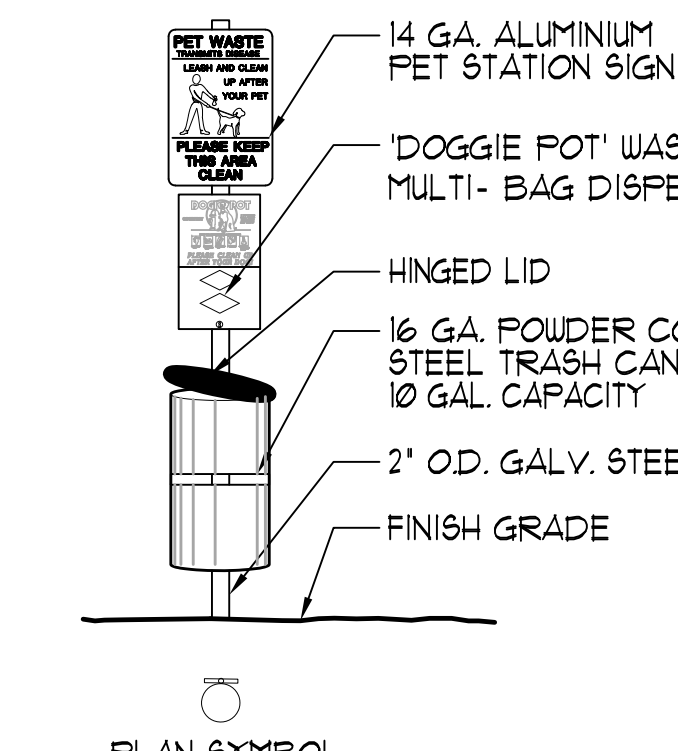
### 42" ORN. IRON MAINTENANCE GATE

BLACK TUBULAR STEEL (ORN. IRON) FENCE AROUND WATER QUALITY TREATMENT AREA WHERE SHOWN ON PLAN. MINIMUM HEIGHT AT 42". SEE LOCATIONS AS NOTED ON PLANS.

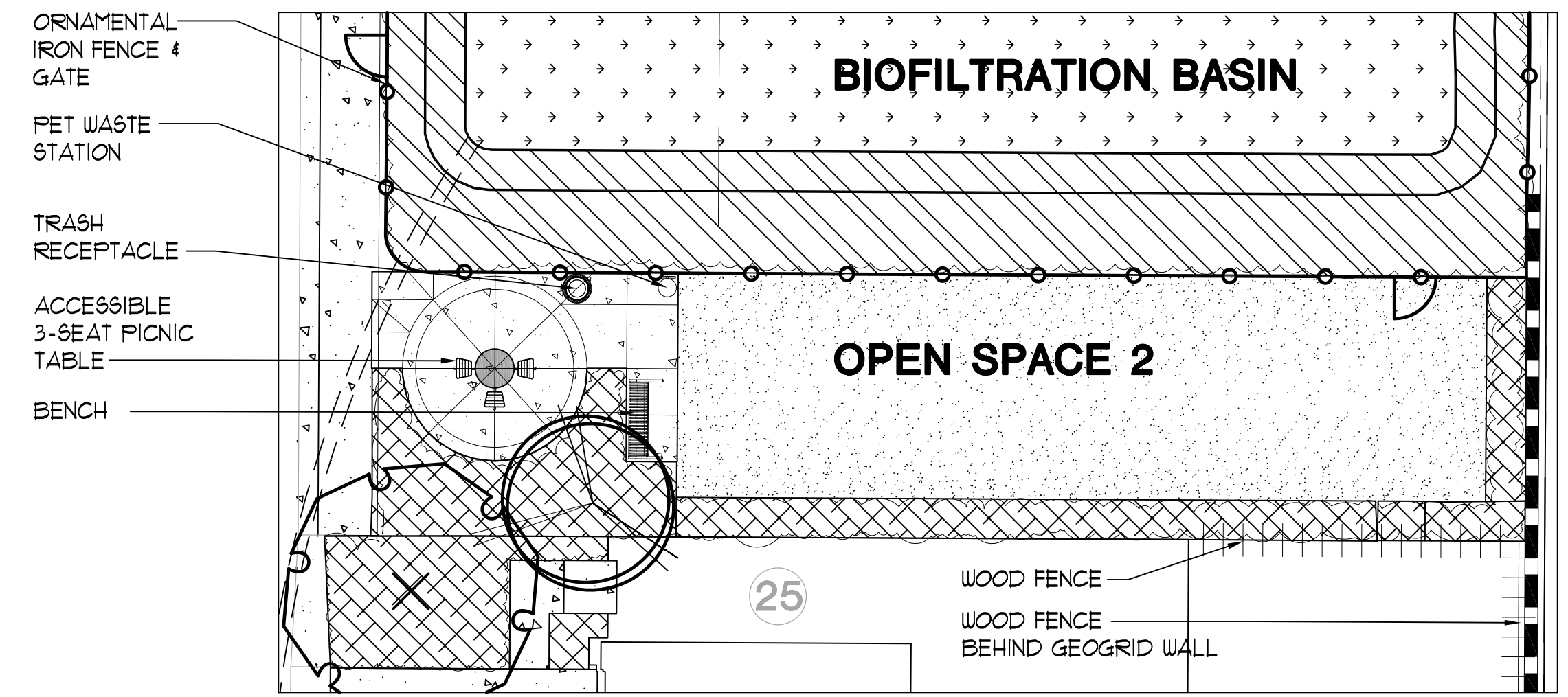


### PET WASTE STATION

IN ADDITION TO TRASH RECEPTACLES, TWO PET WASTE RECEPTACLES ARE PROPOSED. SEE PLAN FOR LOCATION.



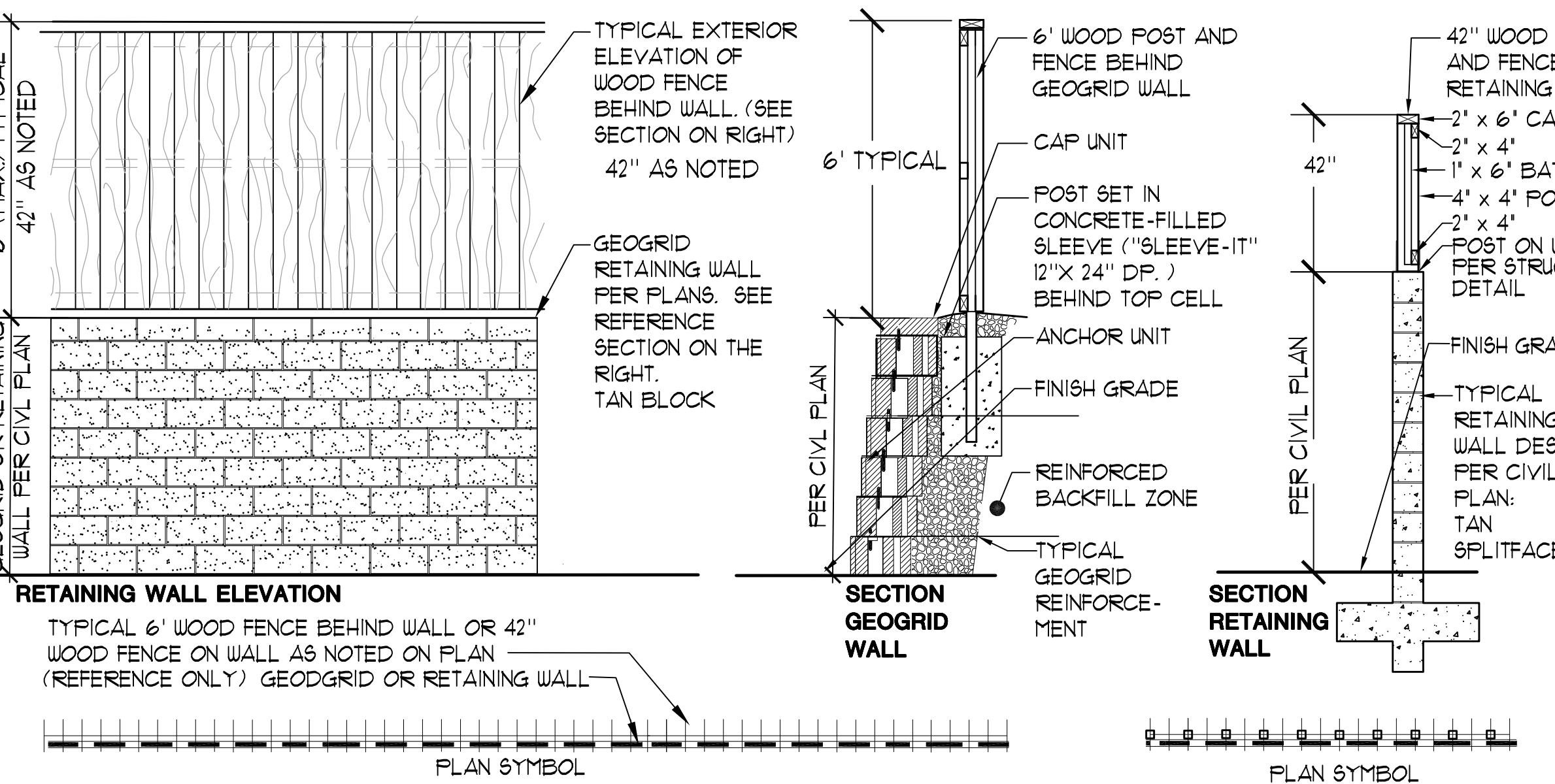
**ENLARGEMENT RECREATIONAL OPEN SPACE 1**  
SEE PLANT LEGEND ON SHEET L-1  
SCALE: 1" = 10'



**ENLARGEMENT RECREATIONAL OPEN SPACE 2**  
SEE PLANT LEGEND ON SHEET L-1  
SCALE: 1" = 10'

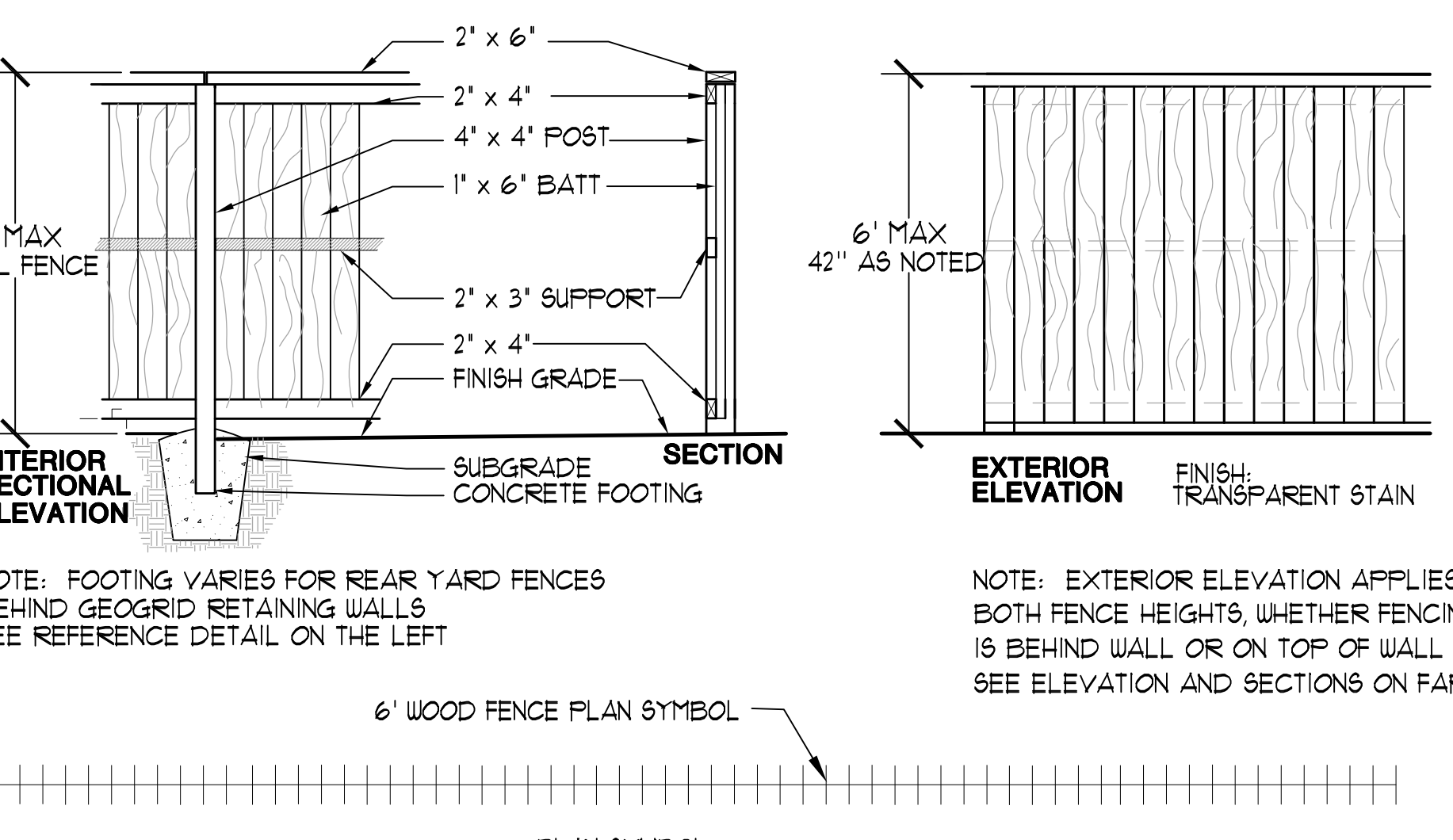
### MASONRY RETAINING WALLS

RETAINING WALLS ARE SHOWN FOR REFERENCE ON LANDSCAPE PLAN AS TO COLOR AND FINISH. WALLS TO BE DESIGNED AND INSTALLED PER CIVIL PLANS. NO 6' FENCING IS TO BE INSTALLED ON TOP OF RETAINING WALLS, ONLY 42" FENCE IS ON WALL. FINISH: TAN GEOGRID BLOCK WITH MATCHING CAP BLOCK. (NOTE: STANDARD TAN SPLITFACE BLOCK WALL AS NOTED ON PLANS). SEE PLAN FOR REAR YARD AND COMMON AREA LOCATIONS. SEE SECTIONS FOR FENCE BEHIND WALL AND FENCE ON WALL BELOW.



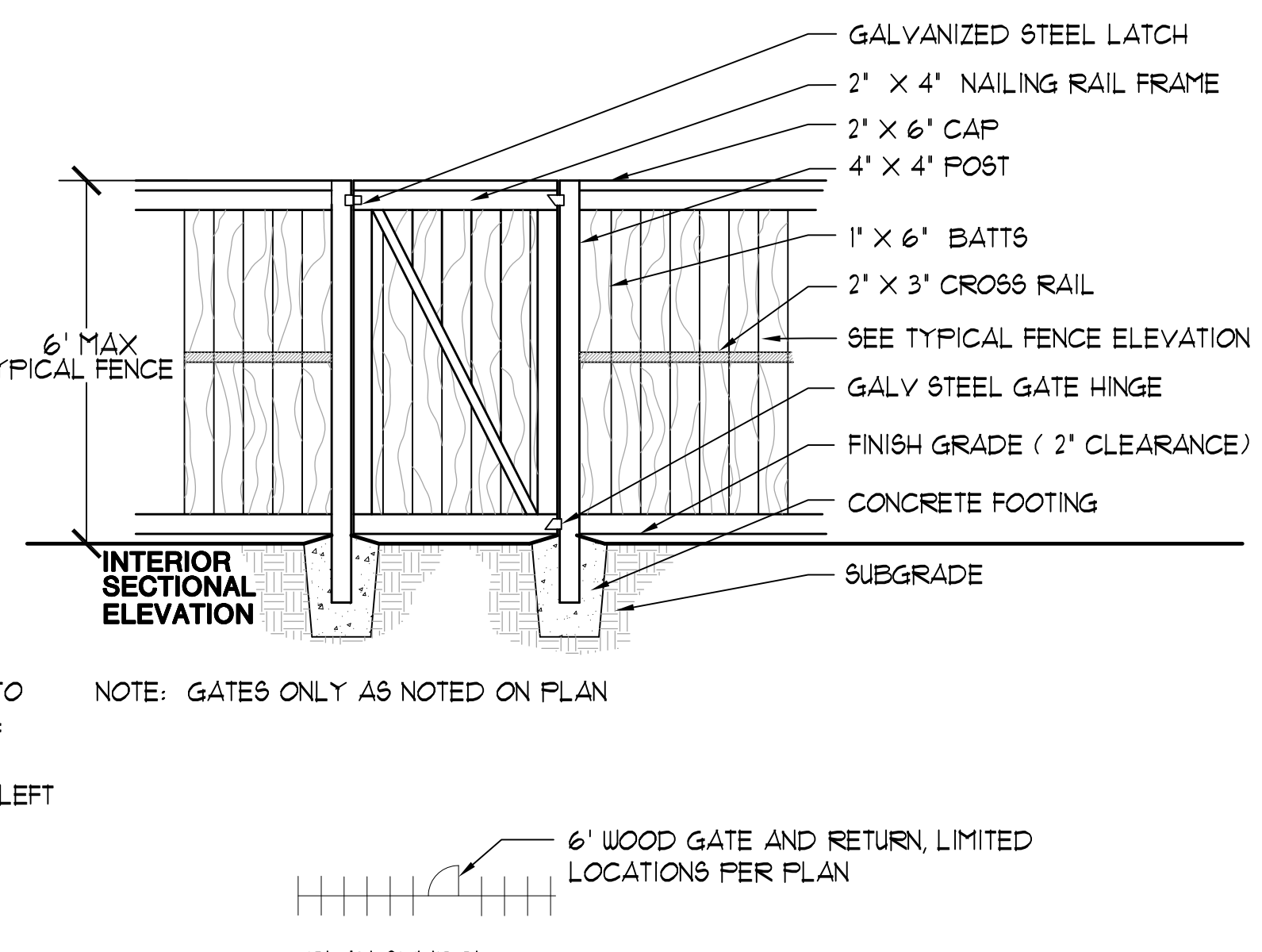
### TYPICAL 6' WOOD FENCE

PROJECT WOOD FENCING IS PROPOSED FOR PRIVACY BETWEEN UNITS. THERE ARE MINIMAL OPPORTUNITIES FOR GATES, HOWEVER ANY GATES THAT OCCUR SHALL BE SHOWN ON THE LANDSCAPE CONCEPT PLAN AND SHALL BE OF THE SAME FINISH AND CONSTRUCTION AS THE PROJECT WOOD FENCING. EXISTING FENCES TO REMAIN AS NOTED ON PLAN. NOTE: FOR REAR YARD FENCES BEHIND GEOGRID WALL, SEE SECTION DETAIL THIS SHEET FOR POST FOOTINGS WITH "SLEEVE-IT" PRE-FAB POST FOOTING SYSTEM. SEE (DETAIL ON THE LEFT FOR RETAINING WALL. WOOD FENCE PANELS TO BE INSTALLED PER THE 6' WOOD FENCE TYPICAL.) FINISH: TRANSPARENT STAIN



### TYPICAL 6' FENCE RETURN AND GATE

6' WOOD FENCING IS PROPOSED FOR TYPICAL SIDE YARD FENCES. MATCHING GATES ARE PROPOSED ONLY AS NOTED AT LOCATIONS SHOWN ON CONCEPT PLAN FOR ACCESS. FINISH: TRANSPARENT STAIN



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**LANDSCAPE CONCEPT**  
JOB # 641301  
L-2  
3  
1118 ANZA LANDSCAPE CONCEPT PLAN

**GENERAL NOTES**

THIS CONCEPTUAL LANDSCAPE PLAN DIAGRAMMATICALLY SHOWS PLACEMENT OF PROPOSED PROJECT LANDSCAPING. FINAL LANDSCAPE PLANS SHALL ACCURATELY IDENTIFY AND SHOW PLACEMENT OF TREES, SHRUBS AND GROUND COVERS WITH DESIGNATED SIZES. ALL IRRIGATION AND LANDSCAPE SHALL MEET THE STANDARDS OF THE CURRENT LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 1 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES AND THE COUNTY LANDSCAPE DESIGN MANUAL GUIDELINES. OTHER REGULATING DOCUMENTS SHALL INCLUDE, CALIFORNIA BUILDING CODE TITLE 24, STATE ASSEMBLY BILL (AB) 1881, COUNTY OF SAN DIEGO LANDSCAPE MANUAL AND LATEST VERSION OF "GREENBOOK" SPECIFICATIONS.

**EROSION CONTROL, WATER QUALITY AND STORMWATER TREATMENT AND MANAGEMENT**

LANDSCAPING SHALL COMPLY WITH THE APPROVED STORMWATER MANAGEMENT PLAN AND SHALL DEMONSTRATE BEST MANAGEMENT PRACTICES AS REQUIRED BY SECTIONS 61.801 OF THE WATERSHED PROTECTION, STORMWATER MANAGEMENT AND DISCHARGE CONTROL REGULATIONS, AND THE COUNTY'S BEST MANAGEMENT PRACTICES DESIGN MANUAL. REFER TO CIVIL PLANS AND REPORTS FOR DRAINAGE AREAS AND BMP'S LOCATIONS. THERE WILL BE VARIOUS TYPES OF BMP'S INCLUDING BASIN, AND STORAGE VAULT AREAS, AS DESCRIBED BY CIVIL IN THEIR SWQMP.

**WATER CONSERVATION NOTES**

CONCEPTUAL MAWA AND COMPLIANCE WITH CONSERVATION IN LANDSCAPING ORDINANCE THE IRRIGATION AND LANDSCAPE PLANS SHALL BE IN CONFORMANCE TO THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 1 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES AND THE COUNTY LANDSCAPE MANUAL AND GUIDELINES. (SEE ADDITIONAL PROJECT 4 IRRIGATION NOTES).

**CONCEPTUAL PROJECT COMMON AREA MAWA**

THE CONCEPTUAL MAWA FOR THE PROJECT IS CURRENTLY ESTIMATED AT 432,180 GALLONS PER YEAR FOR 23,915 SQUARE FEET OF LANDSCAPE AREA. OF THAT AREA APPROXIMATELY 16.9% IS ACTIVE TURF CATEGORIZED AS SPECIAL LANDSCAPE AREA.

**PROJECT LANDSCAPE AS SHOWN ON THE CONCEPT PLAN HAS APPROXIMATELY:**

23,915 SQUARE FEET OF ACTIVE RECREATION TURF IN THE COMMON AREA LANDSCAPE AND IS CONSIDERED FOR THE ETWU CALCULATIONS AS SPECIAL LANDSCAPE AREA OF THAT TOTAL. ALL 4056 SQUARE FEET, AT 16.92% IS TO BE IRRIGATED WITH ROTATOR NOZZLES, AND EFFICIENT ROTOR OR CITY LANDSCAPE WATER USE EFFICIENCY REQUIREMENT COMPLIANT SPRAY IRRIGATION AND IS CONSIDERED SPECIAL LANDSCAPE AREA BECAUSE IT IS FOR ACTIVE RECREATION. NO OVERHEAD SPRAYS SHALL BE WITHIN 24' OF HARDSCAPE IN ANY AREA THAT DOES NOT DRAIN INTO THE LANDSCAPE AREA.

NOTE THERE ARE NO PROJECT SLOPES WITH IRRIGATION COMPLIANCE REQUIREMENTS. AS A DESIGN CONCEPT THE SPECIAL LANDSCAPE AREA TURF, BASIN AND SHADE PLANT AREAS WITH MODERATE AND HIGHER WATER USE LANDSCAPE AREAS ARE BALANCED WITH LOW WATER USE FRONT YARD AND COMMON AREAS. EFFICIENT IRRIGATION SYSTEMS, MUCH OF IT WITH DRIP, SHALL BE USED TO FURTHER PROMOTE WATER CONSERVATION. THE LANDSCAPE IRRIGATION ETWU SHALL NOT EXCEED THE MAWA, THERE SHALL BE NO OVERSPRAY ONTO HARDSCAPE AND THERE SHALL BE ZERO RUNOFF.

**EASEMENTS AND EXISTING CONDITIONS**

ALL PERTINANT UTILITY EASEMENTS ARE DELINEATED ON THE PRELIMINARY CIVIL ENGINEERING SITE PLAN INFORMATION. THE FINAL LANDSCAPE PLAN SHALL SHOW ALL EASEMENTS THAT MAY AFFECT FINAL PLACEMENT OF PROJECT TREES AND SHRUBS, BASED ON THE EASEMENT AND UTILITY INFORMATION RECEIVED FROM THE PROJECT ENGINEER. NO TREES OR PERMANENT STRUCTURES HAVE BEEN SHOWN WITHIN UTILITY EASEMENTS. CONSTRUCTION DRAWING TREE PLACEMENT SHALL BE BASED ON THE DIGITAL EASEMENT INFORMATION RECEIVED FROM THE PROJECT ENGINEER OF WORK. SOME EASEMENTS MAY BE ABANDONED. ALL EXISTING CONDITIONS TO BE VERIFIED WITH CIVIL PLANS FOR INFORMATION AND ARE SHOWN FOR REFERENCE ONLY ON LANDSCAPE PLANS.

**IRRIGATION NOTES**

AN AUTOMATIC BELOW GRADE IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME, LOW FLOW IRRIGATION EQUIPMENT AND CONSERVATION TECHNIQUES SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. ZERO RUNOFF IS PERMITTED. BUBBLERS, MICRO-SPRAYS, DRIP EMITTERS, DRIP TUBING, ETC., IRRIGATION SYSTEMS SHALL BE USED WITH HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS, MASTER VALVE, FLOW SENSOR AND RAIN SHUT-OFF SENSOR AND OTHER NECESSARY IRRIGATION EQUIPMENT FOR BEST EFFICIENCY AND WATER CONSERVATION. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED AND SPACED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS AND SOIL TYPE. ALL IRRIGATION EQUIPMENT, SENSORS AND CONTROLLERS SHALL BE INSTALLED PER MANUFACTURER GUIDELINES AND SPECIFICATIONS, AND ADHERE TO ALL CODE RESTRICTIONS AND GUIDELINES. ALL IRRIGATION PIPING AND WIRING SHALL BE SLEEVED UNDER ALL HARDSCAPE AND VEHICULAR AREAS, WITH STANDARD DEPTH OF COVER. NOTE THAT IRRIGATION MAINLINE SHALL BE AVOIDED IN ANY PAVED AREAS OF THE RIGHT OF WAY. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE SAN DIEGO COUNTY LANDSCAPE DESIGN MANUAL STANDARDS FOUND IN SECTION "E" AND SECTION 86.109 OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE. SPRAY NOZZLES, AND/OR EFFICIENT ROTARY AND ROTOR SPRAY SYSTEMS THAT ARE ORDINANCE-COMPLIANT AND PROVIDE ZERO OVERSPRAY MAY BE USED.

ALL IRRIGATION AREAS SHALL BE APPROPRIATELY HYDROZONED AND INSTALLED ACCORDING TO ORDINANCE REQUIREMENTS AND LANDSCAPE DESIGN MANUAL STANDARDS.

AGAIN, THE PLAN AT CONSTRUCTION PHASE SHALL PROVIDE THAT ONLY DRIP, DRIP LINE OR OTHER LOW FLOW NON-SPRAY TECHNOLOGY SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN 24 INCHES OF AN IMPERMEABLE SURFACE UNLESS THE ADJACENT IMPERMEABLE SURFACES ARE DESIGNATED AND CONSTRUCTED TO CAUSE WATER TO DRAIN ENTIRELY INTO A LANDSCAPED AREA. THE SETBACK MAY BE PLANTED OR UNPLANTED WITH MULCH, GRAVEL OR OTHER POROUS MATERIAL.

**PLANTING NOTES**

PLANTING DESIGN SHALL INCORPORATE A MIX OF NATIVES, NON-NATIVES, SUCCULENTS AND PERENNIALS THAT ARE LOW WATER AND LOW MAINTENANCE WHEREVER POSSIBLE. THE SELECTION OF PLANT MATERIAL IS BASED ON PLANTER SIZE, CULTURAL, AESTHETIC, ENVIRONMENTAL CONDITIONS, IRRIGATION WATER SOURCE AND LOW MAINTENANCE CONSIDERATIONS. ALL PLANT MATERIAL WILL BE GROUPED TOGETHER ACCORDING TO WATER, SUN/SHADE AND SOIL REQUIREMENTS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPO-TRANSPIRATION AND RUN-OFF. ALL LANDSCAPE AREAS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. INERT GROUND COVER SUCH AS D.G. OR COBBLE MAY BE EMPLOYED AS A MULCH OR GROUND COVER. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. SHEARING IS NOT PROPOSED. THE DESIGN INCORPORATES A NATURAL LAYERING OF PLANTS THAT DO NOT REQUIRE AND ARE NOT DESIGNED TO BE SHEARED.

**TREES**

STREET TREES SHALL BE 30' O.C. MINIMUM WITH A MINIMUM CLEARANCE OF 60' FROM FINISH GRADE TO BRANCHES. STREET TREES SHALL NOT BE PLANTED IN THE RIGHT OF WAY. ALL STREET TREES AND ALL PROJECT TREES SHALL BE PLANTED NO CLOSER THAN 24" FROM HARDSCAPE AND ANY TREE WITHIN 10' OF HARDSCAPE SHALL BE PLANTED WITH A DEEP ROOT-TYPE PLANTING DEVICE. DO NOT WRAP ROOT BARRIER AROUND ROOTBALL. INSTALL AN APPROVED OR DEEP ROOT BARRIER AGAINST INSIDE EDGE OF HARDSCAPE, WHERE APPLICABLE AT 36" MIN. DEPTH. TREES SHALL BE PROVIDED WITH A MINIMUM STANDARD OF 10' LINEAR FEET, MINIMUM, OF APPROVED ROOT BARRIER, CENTERED ON THE TREE, PER THE COUNTY STANDARDS. TREES IN TURF SHALL BE PROVIDED A TREE GUARD TO PROTECT THE TRUNKS FROM DAMAGE BY MOWING DEVICES.

ALL RIGHT OF WAY AND COMMON AREA TREES IN TURF AND OTHER AREAS SHALL BE IRRIGATED WITH A SEPARATE SUPPLEMENTAL IRRIGATION SYSTEM, ON A SEPARATE VALVE FOR ONLY THE TREES WHEN PLANTED IN TURF OR DRIP IRRIGATION AREAS.

**PLACEMENT AND LOCATIONS**

PLANT MATERIALS, BOULDERS AND FENCE/WALL IMPROVEMENTS THAT OBSTRUCT THE SIGHT DISTANCE LINE FOR SAFETY ARE PROHIBITED IN RESTRICTED SITE TRIANGLE AREAS AT INTERSECTIONS AS SHOWN ON THE PLAN AT DRIVEWAYS FOR SIGHT DISTANCE SAFETY PURPOSES, PER THE COUNTY STANDARDS AND DETAILS. TREES SHALL BE LOCATED AND MAINTAINED TO PRESERVE CLEARANCE ZONES OF AT LEAST 10 FEET FROM STREET LIGHTS, FIRE HYDRANTS, UTILITY POLES/METER AND CABLE TV BOXES, OR BACKS OF STREET AND DIRECTIONAL SIGNS, TO THE TRUNK OF THE TREE. TREES SHALL BE INSTALLED AND MAINTAINED TO AVOID BLOCKING VISIBILITY OF TRAFFIC CONTROL SIGNALS AND SIGNS. TREES SHALL BE PLANTED A MINIMUM OF 5 FEET HORIZONTALLY FROM TRUNK TO EDGE OF UNDERGROUND UTILITIES. PLACEMENT SHALL COMPLY WITH LOCAL UTILITY COMPANIES' REQUIREMENTS FOR VEGETATIVE MANAGEMENT AND CLEARANCES IN UTILITY EASEMENTS AND ADJACENT TO UTILITY STRUCTURES AND FACILITIES. THE MORE RESTRICTIVE (CITY OR UTILITY) SHALL APPLY.

**MAINTENANCE**

ALL IRRIGATION AND LANDSCAPING, FENCES, WALLS, ETC. ON THE SITE, AND PLANTING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC PARKWAYS SHALL BE PERMANENTLY AND PRIVATELY MAINTAINED BY OWNER OR HOA. LANDSCAPE AREAS SHALL BE DESIGNED FOR LOW MAINTENANCE AND SHALL BE MAINTAINED PER THE COUNTY OF SAN DIEGO REQUIREMENTS. THE RIGHT OF WAY SHALL HAVE DROUGHT TOLERANT PLANTING AND BE LOW MAINTENANCE. SIGHT DISTANCE TRIANGLE AREAS SHALL BE MAINTAINED TO PROVIDE SAFE VISUAL SAFETY PER THE DESIGN MANUAL STANDARDS SUCH THAT NO PLANTS OR OBSTRUCTIONS AT MATURITY SHALL OBSTRUCT THE LINE OF SIGHT.

ALL PRIVATELY MAINTAINED LANDSCAPE MAINTENANCE SHALL INCLUDE:

- A. NORMAL CARE AND IRRIGATION OF THE LANDSCAPING
- B. MANAGING EROSION CONTROL AND PREVENTING OVERSPRAY
- C. REPAIR AND REPLACEMENT OF IRRIGATION AND PLANT MATERIALS AS REQUIRED
- D. IRRIGATION SYSTEM MAINTENANCE AS NECESSARY TO MAINTAIN COMPLIANCE WITH MUELO.
- E. GENERAL CLEANUP OF TRASH AND WEEDS IN THE LANDSCAPED AND OPEN SPACE OR PARK AREAS
- F. NOTE THAT STORMWATER OPERATIONS AND MANAGEMENT PLAN AND REPORT SHALL GOVERN MAINTENANCE OF ALL TREATMENT AND MANAGEMENT PORTIONS OF THE LANDSCAPE PLAN.

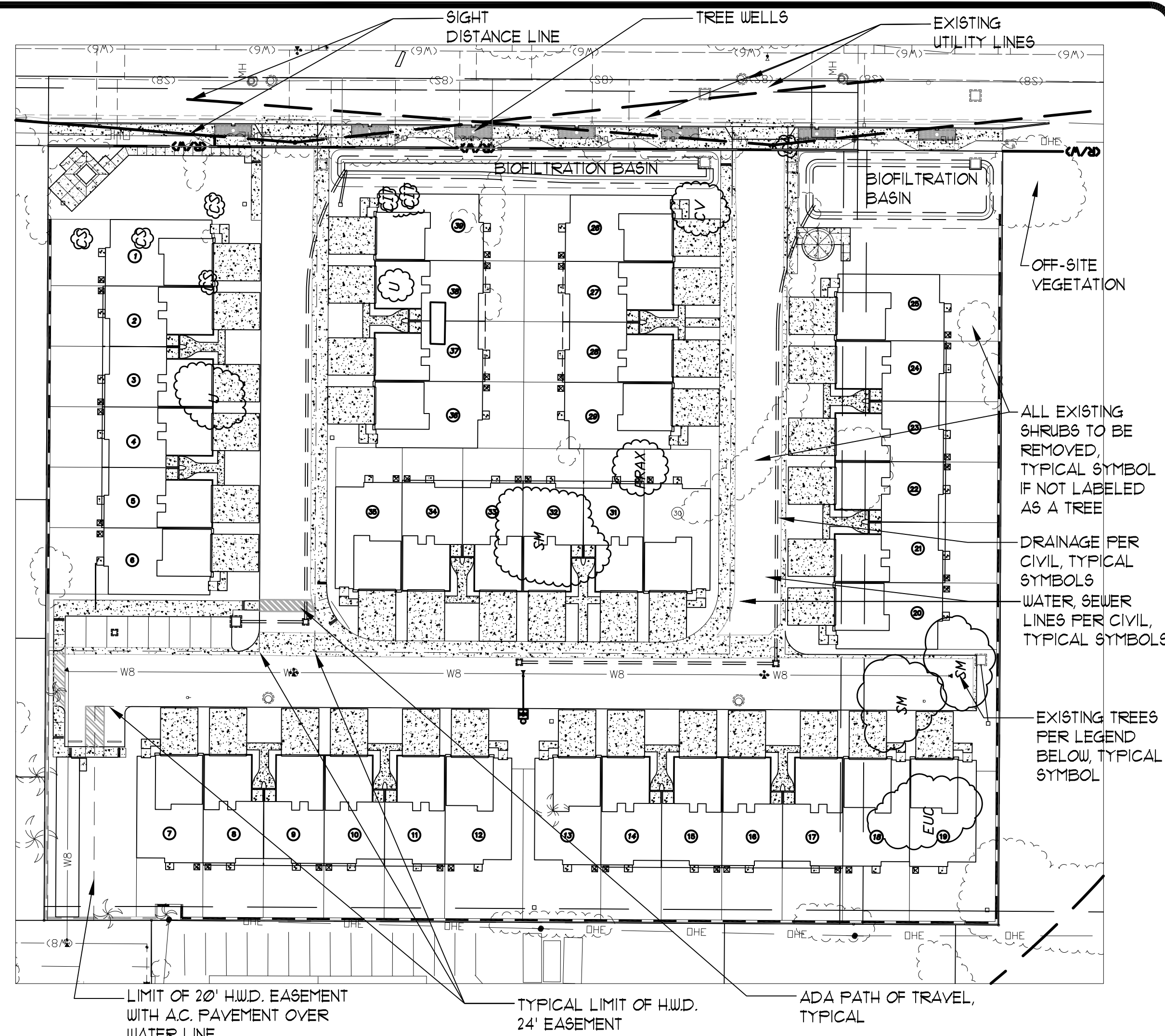
**EXISTING TREE LEGEND & SUMMARY**

15 EXISTING TREES TO BE REMOVED (ALL TREES ON SITE, NONE TO REMAIN)

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME
1	CA	CUPANIOPSIS ANACARDIODES	CARROTWOOD
1	CV	CALLISTEMON VIMINALIS	LEMON BOTTLE BRUSH
2	CIT	CITRUS	SMALL ORANGE TREES
4	CS	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRRESS
1	EUC	EUCALYPTUS SPECIES	EUCALYPTUS
1	FRAX	FRAXINUS SPECIES	ASH SPECIES
3	SM	SCHINUS MOLLE	CALIFORNIA PEPPER
2	U	UNKNOWN SPECIES	

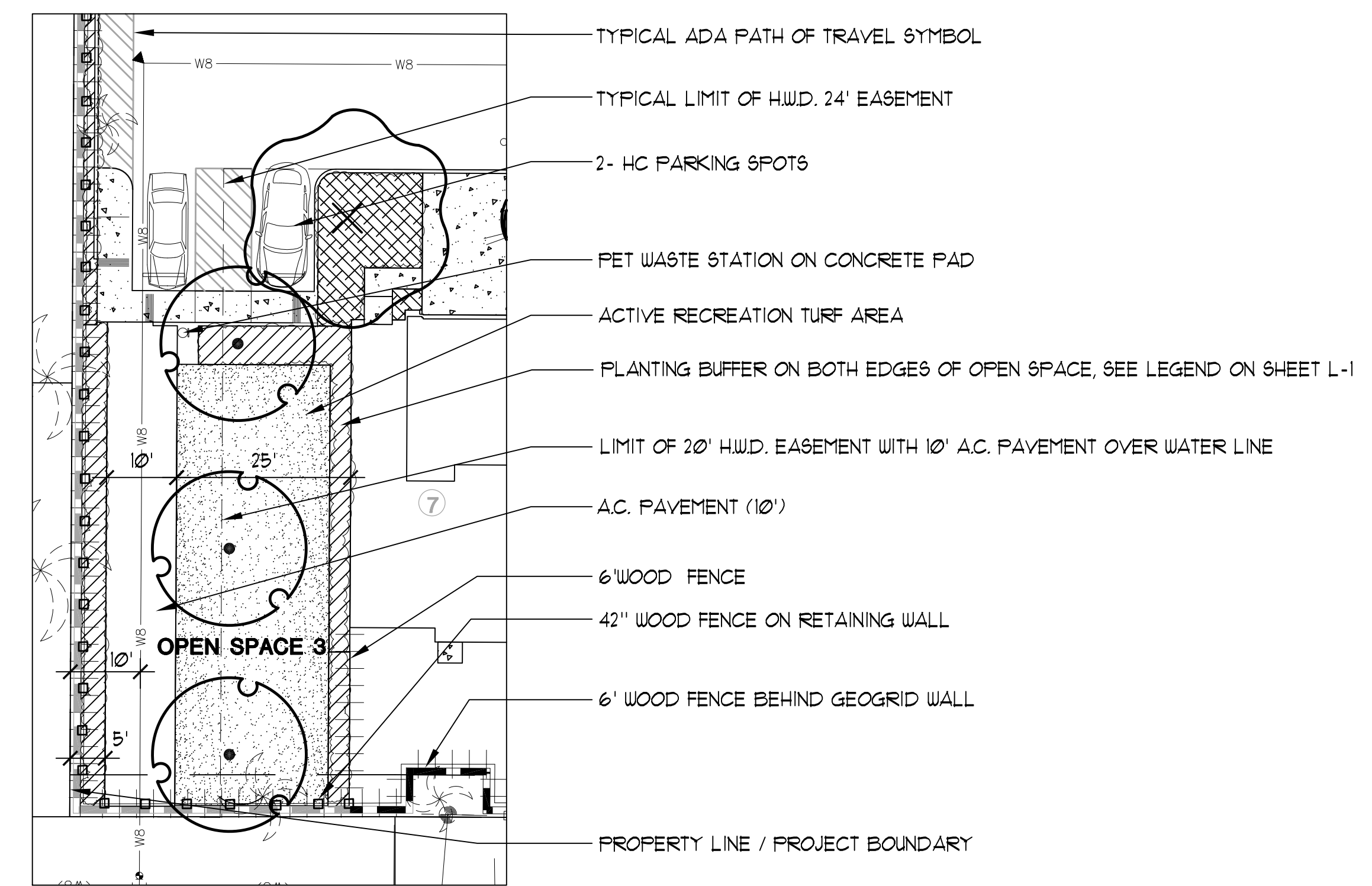
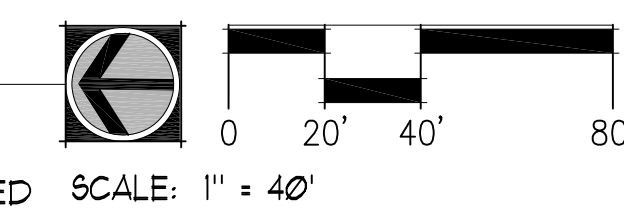
61 TREES PROPOSED  
SEE SHEET L-1 CONCEPTUAL TREE LEGEND AND FOR TREE DISTRIBUTION  
CONCEPTUAL NET GAIN OF 54 TREES

18 - 24" BOX @ 29% OF TREE COUNT  
49 - 15 GAL @ 71% OF TREE COUNT

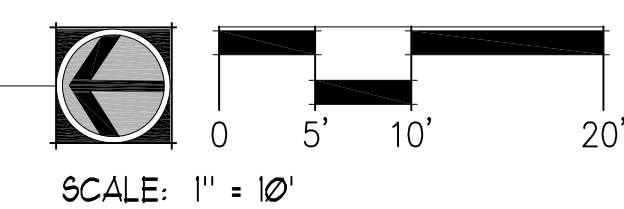


**EXISTING TREES AND CONDITIONS**

EXISTING CONDITIONS, ACCESS ROADS, EXISTING AND PROPOSED EASEMENTS AND UTILITIES: REFER TO CIVIL GRADING PLAN FOR LOCATION AND TYPES OF EXISTING AND PROPOSED UTILITIES, EASEMENTS AND PROPERTY LINES AND ACCESS ROADS. TREE LOCATIONS ARE BASED ON DIGITAL EXISTING CONDITIONS BASE SHEET, PER CIVIL PLAN.



**ENLARGEMENT RECREATIONAL OPEN SPACE 3**



  
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 Scale: AS SHOWN  
 Date: 5/15/18  
 Drawn By: KC  
 Revisions: 9/5/18  
**LANDSCAPE CONCEPT**  
 Job # 641301  
**L-3**  
**1118 ANZA LANDSCAPE CONCEPT PLAN**