NOTES

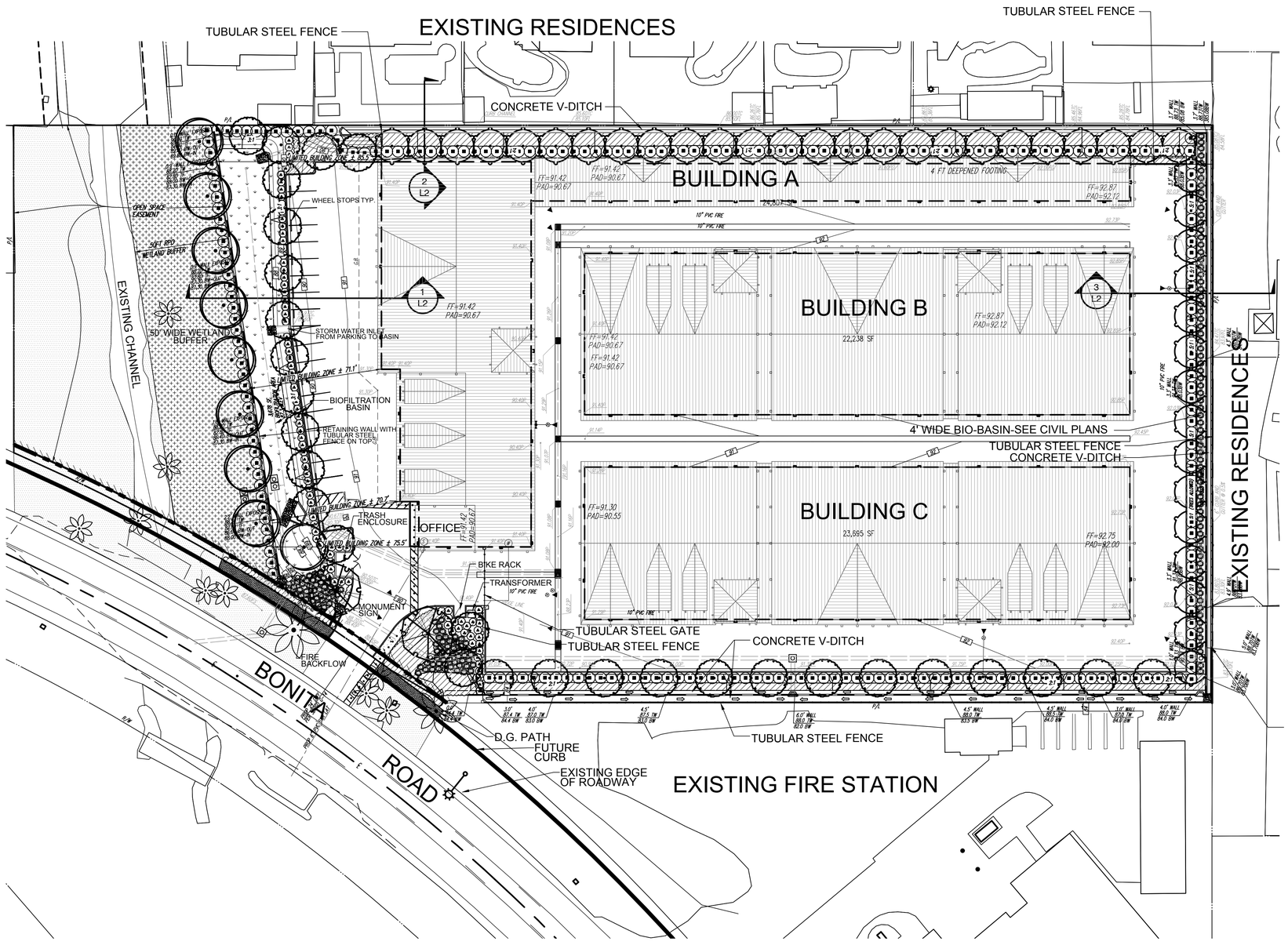
1. ALL TREES WITHIN 6' OF HARDSCAPE SHALL BE IN A SHAWTOWN LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'
2. NOTE: CONTRACTOR TO INSTALL CONCRETE MOWCURBS TO DEFINE THE FOLLOWING AREAS: BETWEEN GRAVEL AND PLANTING AREAS.
3. NOTE: QUANTITIES AND AREA CALCULATIONS SHOWN IN LEGEND ARE FOR REFERENCE ONLY . CONTRACTOR REPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND AREA CALCULATIONS FOR DETERMINING COST AND DELIVERY OF MATERIALS TO SITE.
4. NOTE: WHERE POSSIBLE ALL TREES SHALL BE A MINIMUM OF 5' FROM PAVED EDGE.
5. TREES AT THE ENTRANCE WILL BE MAINTAINED WITH A MINIMUM VERTICAL CLEARANCE OF 13'-6" FOR FIRE ACCESS.
6. OWNER WILL BE RESPONSIBLE FOR ON-GOING MAINTENANCE OF THE LANDSCAPING, INCLUDING THE PUBLIC RIGHT-OF-WAY.

SHREDDED MULCH NOTE

ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AVAILABLE FROM EARTHWORKS (951)782-0260

METHOD OF IRRIGATION

This landscape design groups plants with similar water needs together into distinct hydrozones of Low & Moderate. A combination of drip, rotators, and gear driven rotors will be used to water the landscape areas. Each hydrozone will be on a separate irrigation valve and the controller will be ET Based with rain shut-off and flow monitoring capibility. A 3" layer of mulch will be used to retain moisture and reduce weeds. Potable water will be used to irrigate as there are no plans for reclaimed water.



TREE LEGEND

TREES	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS	QTY
	Brachychiton populneus / Bottle Tree	24"box	Low	29
	Existing Palm to Remain	Existing		11
	Platanus racemosa / California Sycamore	24"box	Med	9
	Prunus caroliniana or Lyonothamnus floribundus / Carolina Cherry or Catalina Ironwood	24"box	Med	40
	Quercus agrifolia / Coast Live Oak	36"box	Low	2

CONCEPT PLANT SCHEDULE

SHRUBS FOR 6` SCREENING CONDITIONS - LOW WATER — 251
Arbutus unedo / Strawberry Tree Shrub
Ceanothus x `Joyce Coulter` / Ceanothus Joyce Coulter
Elaeagnus pungens `Fruitlandii` / Silverberry
Heteromeles arbutifolia / Toyon
Sambucus mexicana / Mexican Elderberry

SHRUBS FOR PARKING LOT SETBACK 30" MIN HT. LOW WATER — 94
Arbutus unedo / Strawberry Tree Shrub
Ceanothus x `Wheeler Canyon` / Western Lilac
Grevillea x `Noellii` / Grevillea
Rhamnus californica `Eve Case` / California Coffeeberry
Westringia fruticosa / Coast Rosemary

ACCENT GRASSES - LOW WATER — 217
Festuca californica / California Fescue
Festuca glauca `Siskiyou Blue` / Siskiyou Blue Fescue
Festuca idahoensis / Idaho Fescue
Muhlenbergia capillaris / Pink Muhly
Muhlenbergia lindheimeri / Lindheimer`s Muhly

WQMP - BASIN / BIOSWALE HYDROSEED MIX — 8,245 sf
Seed mix by S&S Seeds (805) 684-0436 or approved equal
Hydroseed Slurry Component for slopes from 3:1 to 2:1
Product - Application Rate
Conwed 1,000 Wood Fiber Mulch - 2,000 lbs / acre
Ecology Controls M-Binder / Tack - 200 lbs / acre
Biosol Mix 7-2-3 Organic fertilizer - 800 lbs / acre
AM 120 Mycorrhizal inoculum - 60 lbs / acre
Deschampsia cespitosa / 4.0 Lbs/Acre
Festuca rubra `Molate` / 10.0 Lbs/Acre
Hordeum depressum / 3.0 Lbs/Acre
Leymus tnticoides `Rio` / 6.0 Lbs/Acre

EXISTING SHRUBS AND GROUND COVER - NOT A PART — 18,800 sf
-

WETLAND BUFFER HYDROSEED MIX — 4,862 sf
THE FOLLOWING PLANTS WILL BE USED IN THE WETLAND BUFFER HYDROSEED MIX:
Acmispon glaber / Deerweed
Ambrosia psilostachya / Western Ragweed
Bacchans pilulans / Dwarf Coyote Brush
Croton setigerus / Turkey Mullein
Engeron canadensis / Canadian Fleabane
Isocoma menzesii / Goldenbush
Mimulus aurantiacus / Sticky Monkey Flower
Sambucus nigra / Common Elderberry

GROUND COVER - LOW WATER — 6,347 sf
Achillea millefolium `Moonshine` / Yarrow
Bacchans pilulans `Twin Peaks #2` / Twin Peaks Coyote Brush
Iva hayesiana / San Diego Poverty Weed
Myoporum parvifolium `Putah Creek` / Putah Creek Myoporum
Rosa californica / California Wild Rose

SDC PDS RCVD 08-17-18
MUP16-010

NORTH
0 30 60 90 feet
1" = 30'

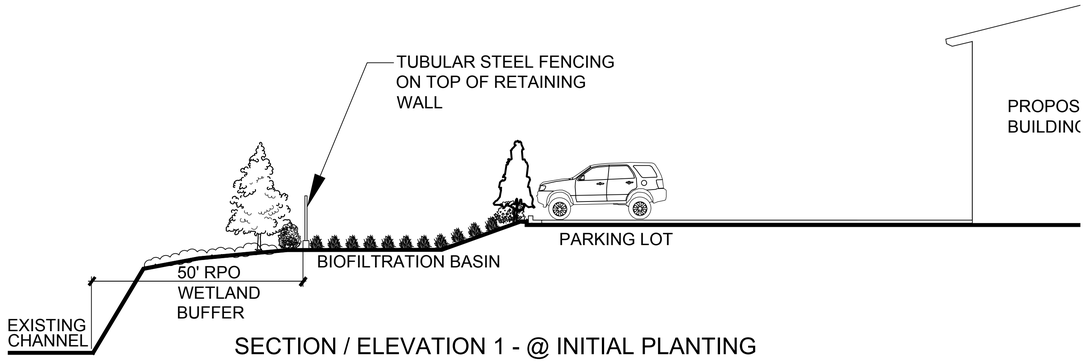
Environs Inc
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
1746 N. Bridgeport Avenue * Claremont, CA 91711
Ph. (909) 626-4663 * Fax (909) 626-9446

LICENSED LANDSCAPE ARCHITECT — KEVIN FREDERICK WAY — 10/31/19 Renewal Date — STATE OF CALIFORNIA

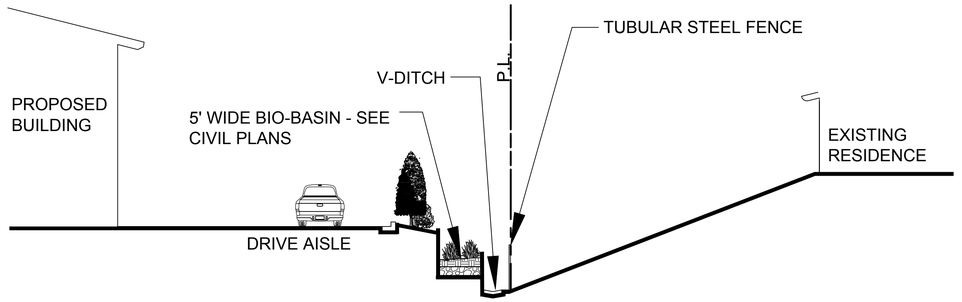
OWNER
BRAD S. BAILEY / B/B CO.
10035 PROSPECT AVENUE, SUITE 201
SANTEE, CA 92071
TELEPHONE: (619) 448-8451
FAX: (619) 449-8785

PROJECT
PRELIMINARY LANDSCAPE PLAN
BONITA ROAD SELF STORAGE
PDS2016-MUP & PDS2016-ER-16-18-002
BONITA ROAD, NEAR CENTRAL ROAD
BONITA, CA

DATE: 7-26-18
SCALE:
DRAWN:
JOB # ACE0001
SHEET
L-1



SECTION / ELEVATION 1 - @ INITIAL PLANTING



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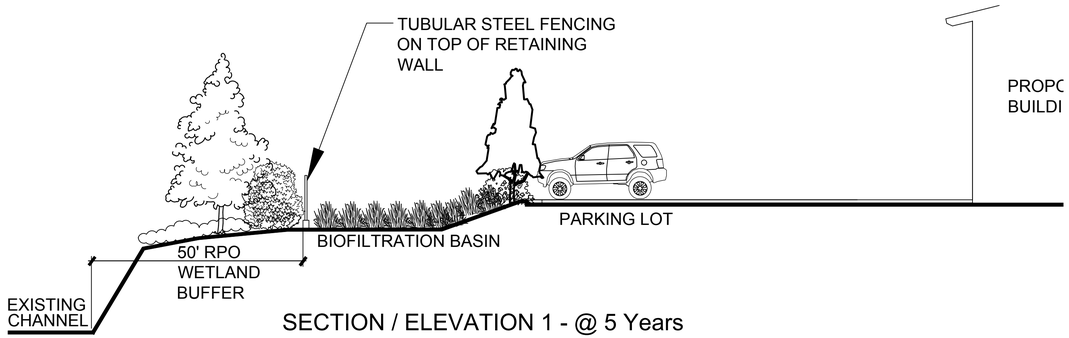

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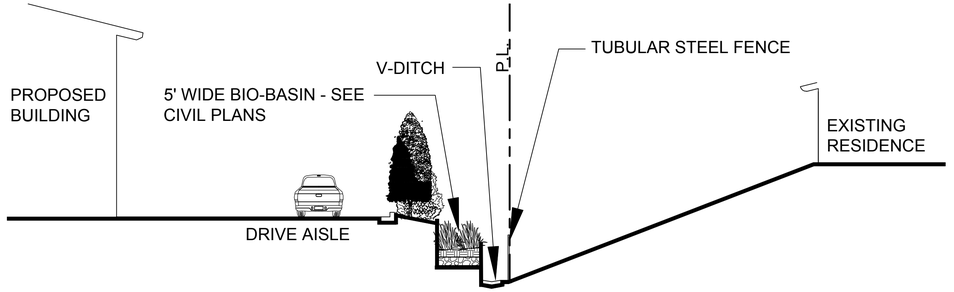

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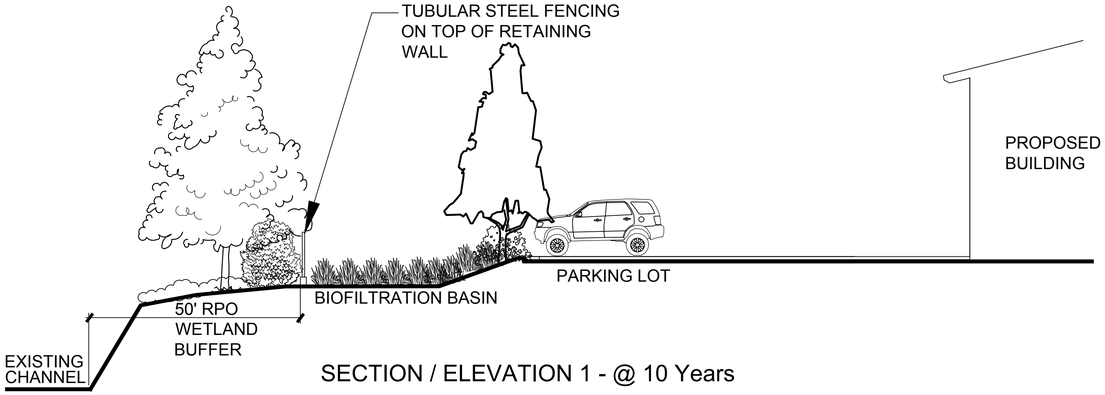

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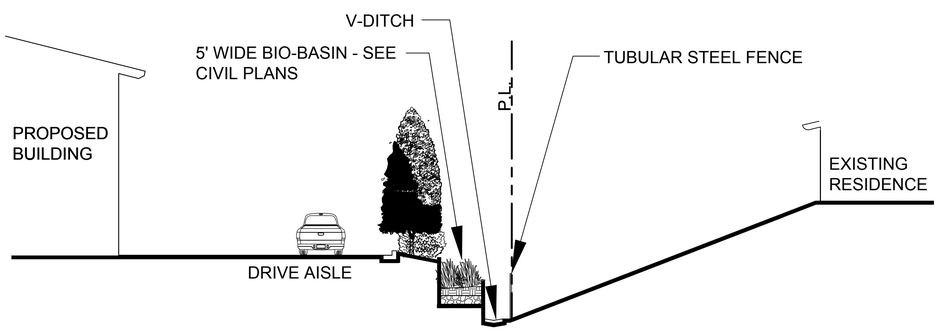

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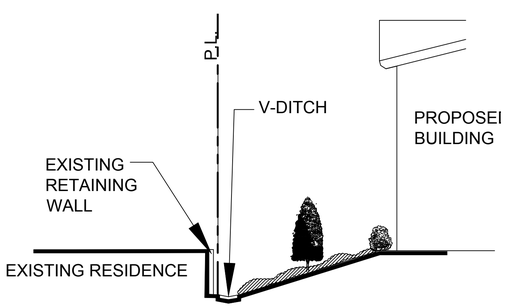
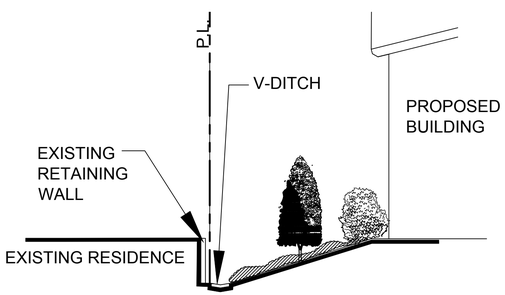
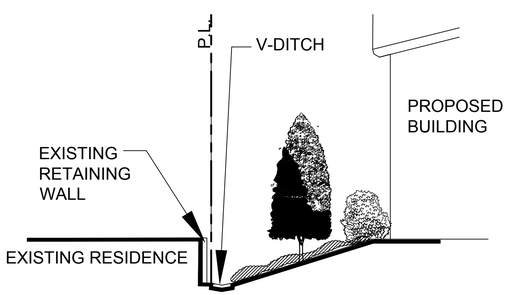


SECTION / ELEVATION 2 - @ INITIAL PLANTING



SECTION / ELEVATION 2 - @ 5 Years



SECTION / ELEVATION 2 - @ 10 Years

0 8 16 24 32 feet

1/8" = 1'-0"

SDC PDS RCVD 08-17-18
MUP16-010

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LICENSED LANDSCAPE ARCHITECT
KEVIN T. FLEMING
No. 5641
10/31/18
Renewal Date
STATE OF CALIFORNIA

BRAD S. BAILEY / B/B CO.
10005 PROSPECT AVENUE, SUITE 201
SANTEE, CA 92071
TELEPHONE: (619) 449-8451
FAX: (619) 449-2782

OWNER

LANDSCAPE SECTIONS
BONITA ROAD SELF STORAGE
PDS2016-MUP & PDS2016-ER-16-18-002
BONITA ROAD, NEAR CENTRAL ROAD
BONITA, CA

PROJECT

DATE: 7-26-18
SCALE:
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SHEET
L-2