Slopes facing I-15 to receive dense tree and large shrub planting for screening of facility and visual enhancement of I-15 corridor.

All slopes over 3' in vertical height to receive a mixture of low-water use trees, shrubs and hydroseeded ground cover.

Proposed Plantable Retaining walls 10' Height Max

Slopes facing I-15 to receive dense tree and large shrub planting for screening of facility and visual enhancement of I-15 corridor.

Lined Detention Basin

10' Fire Setback Line

North County Environmental Resources

Landscape Concept Plan

North 0 15'
Scale 1" = 30'

Sheet 1 of 5

NOTE: SEE SHEET FIVE FOR PLANT LEGEND AND ESTIMATED TOTAL WATER USE
All slopes over 3' in vertical height to receive a mixture of low-water use trees, shrubs and hydroseeded ground cover.

Slopes facing I-15 to receive dense tree and large shrub planting for screening of facility and visual enhancement of I-15 corridor.

Lined Detention Basins

30' Fire Setback Line

Access road

100,000 Gal Water Storage Tank

Proposed Building

12/14/2012

NOTE: SEE SHEET FIVE FOR PLANT LEGEND AND ESTIMATED TOTAL WATER USE

North County Environmental Resources
All slopes over 3’ in vertical height to receive a mixture of low-water use trees, shrubs and hydroseeded ground cover.

Slopes facing I-15 to receive dense tree and large shrub planting for screening of facility and visual enhancement of I-15 corridor.

NOTE:
SEE SHEET FIVE FOR PLANT LEGEND AND ESTIMATED TOTAL WATER USE.
Slopes over 3' in vertical height to receive a mixture of low-water use trees, shrubs and hydroseeded ground cover.

Slopes facing I-15 to receive dense tree and large shrub planting for screening of facility and visual enhancement of I-15 corridor.

Existing dirt road

Access road

Existing point of connection is a 1-1/2" water meter with a 1-1/2" reduced backflow preventer. Static pressure at meter = 111 psi at an elevation of 975'.

Proposed Plantable Retaining wall 10' Height Max

NOTE: SEE SHEET FIVE FOR PLANT LEGEND AND ESTIMATED TOTAL WATER USE
Irrigation Statement:
1. All landscaped areas shown on this plan shall be maintained by the property owner.
2. The irrigation system shall comply with the requirements of the California water efficient landscape ordinance and California Executive Order 50.
3. All planted areas shall have an automatic irrigation system utilizing low-volume irrigation, preventing runoff and overspray.
4. The automatic controller shall be a smart controller, with weather sensing and flow management capabilities.
5. The irrigation system valves shall be separated by hydrozone, with respect to similar site, sun exposure, soil conditions and plant material with similar water use requirements.

Water Conservation Concept Statement:
This conceptual landscape plan complies with the requirements for landscape improvement plans as described in the County of San Diego Municipal Code and has been prepared in compliance with those regulations. The use of reclaimed water and drought tolerant planting materials ensure a water wise site plan for the County of San Diego.

Invasive Species Note:
1. All native and non-native species shall be used per the California Native Plant Council (CNPC) and California Native Plant Council (CNPC).

Fuel Management Note:
1. Thin out existing vegetation and maintain fuel management zones at 30' and 100' where indicated on the plan.
2. Use maintenance techniques to maintain a 13'-6" vertical clearance along the access road and driveway.

Maintenance Note:
1. All slopes over 3' in vertical height to receive a mixture of low-water use trees, shrubs and hydroseeded ground cover.
2. The irrigation system shall comply with the requirements of the California water efficient landscape ordinance and California Executive Order 50.
3. All planted areas shall have an automatic irrigation system utilizing low-volume irrigation, preventing runoff and overspray.
4. The automatic controller shall be a smart controller, with weather sensing and flow management capabilities.
5. The irrigation system valves shall be separated by hydrozone, with respect to similar site, sun exposure, soil conditions and plant material with similar water use requirements.
6. Trees shall be placed on separate valves from shrubs and ground cover.

Invasive Species Note:
This conceptual landscape plan complies with the requirements for landscape improvement plans as described in the County of San Diego Municipal Code and has been prepared in compliance with those regulations. The use of reclaimed water and drought tolerant planting materials ensure a water wise site plan for the County of San Diego.