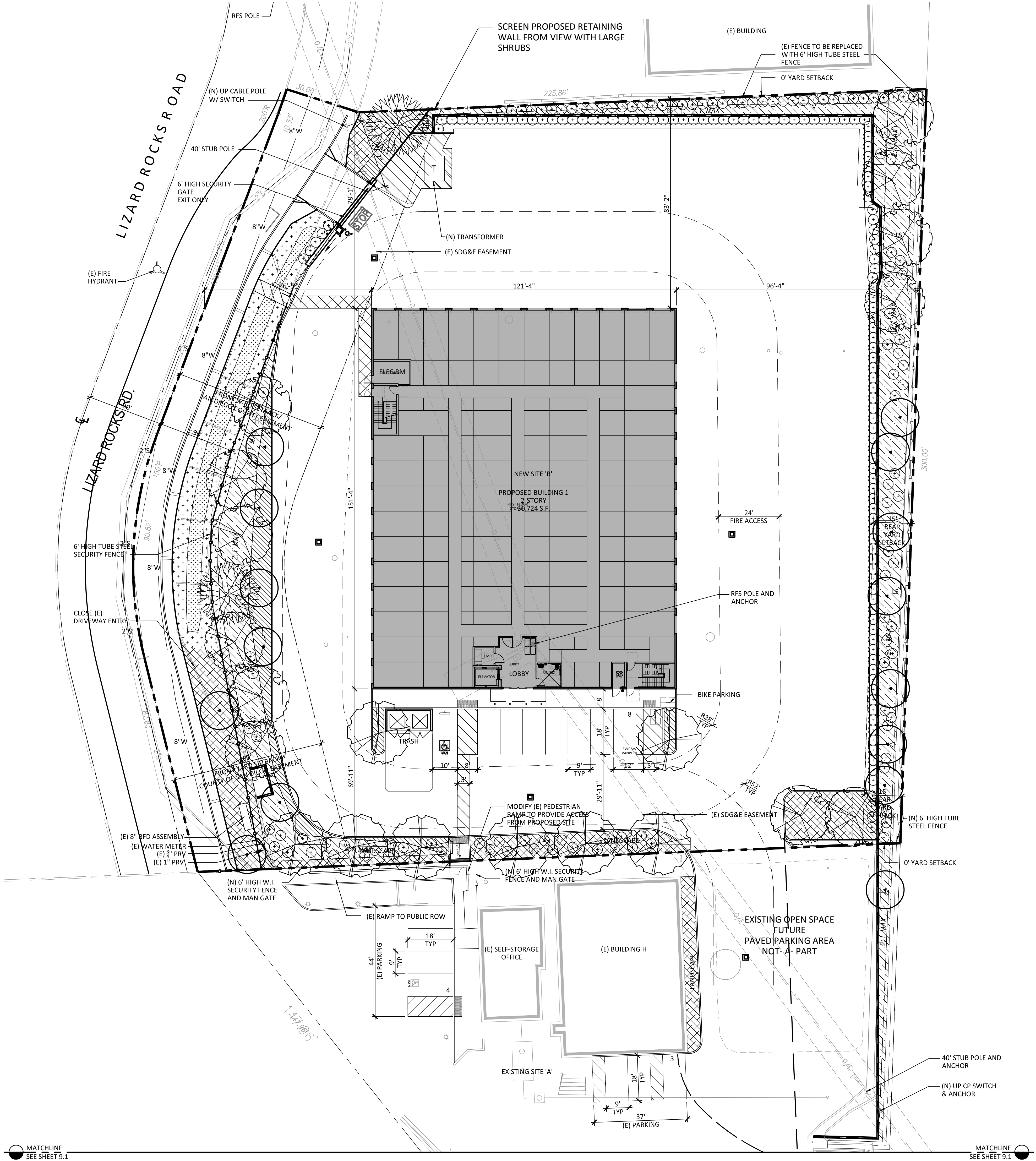


LANDSCAPE AREA BREAKDOWN - INCLUDED AREA				
AREA	AREA	TREES PROVIDED	PERCENTAGE	
LANDSCAPE AREAS		LS AREA	GROSS	
FRONT YARD	8,029 S.F.	16	48%	
SIDE YARD	4,010 S.F.	7	23%	
REAR YARD	4,875 S.F.	12	28%	
PARKING AREA	158 S.F.	2	1%	
TOTAL LANDSCAPE AREA	16,914 S.F.		100%	21%
TOTAL PERVIOUS AREA	16,914 S.F.			
GROSS LOT AREA	81,514 S.F.	37		100%

PERVIOUS LANDSCAPE AREA TABLE - INCLUDED AREA		
AREA	AREA	PERCENTAGE
LANDSCAPE AREA	16,914 S.F.	100%
OVERALL TOTAL	16,914.F.	100%

GENERAL NOTES:

- All Trees within 10' of paving, footing, building, or any other hardscape within the public right of way shall have a linear root barrier installed at a minimum of 18" depth and 20' in length, center on the centerline of the tree trunk (10' each side).
- All non-turf landscape areas to receive a 3" layer of shredded organic mulch. Groundcover areas to receive 2" layer.
- All backflows and above ground equipment to be placed at least 5' from hardscape on flat area. All equipment to be screened from view with plant material.
- Soil compaction to be no greater than 85% on landscape areas.
- All finish grades to be 1 1/2" below finish surface paving.
- Agronomical soil testing report to be provided by contractor.
- Landscape irrigation equipment to be drip low-flow type that satisfies Valley Center Model Water Landscape Ordinance.
- Refer to civil eng. plans for water quality control measures to be implemented on this project
- Surface run-off in landscape areas to flow at 2% minimum away from structures to approved drainage system
- All on-site utilities to be screened from view.
- The project shall use only subsurface irrigation within 24" of an impermeable surface unless the adjacent impermeable surfaces are design and constructed to cause water to drain entirely into a landscape area
- The the irrigation and landscape design shall conform to the latest version of the Valley Center Design Guidelines and the San Diego County Water Efficient Landscape Design Manual.
- Screen parking areas. Planting shall be at least 2' high @ time of planting.



PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Cercis occidentalis</i> Western Redbud	24" Box	15	L	Multi-Trunk
	<i>Platanus racemosa</i> California Sycamore	24" Box	2	M	Multi-Trunk
	<i>Quercus agrifolia</i> Coast Live Oak	36" Box	12	M	Standard
	<i>Rhus lancea</i> African Sumac	36" Box	8	L	Standard

TOTAL TREES REQUIRED 1 PER 400 SF. OF LANDSCAPE 15,063 / 400 = 37 TREES REQUIRED
37 TREES PROVIDED
NET SURPLUS 0

SHRUBS - LARGE - PER PLAN					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Heteromeles arbutifolia</i> Toyon	15 Gal	-	L	
	<i>Ligustrum texanum</i> Texas Privet	15 Gal	-	M	
	<i>Rhus integrifolia</i> Lemonade Berry	15 Gal	-	L	
	<i>Westringia fruticosa</i> 'Blue Gem' Blue Gem Coast Rosemary	15 Gal	-	L	

SHRUBS - MEDIUM - 1,751 s.f. APPROX. +/- 154 PLANTS @ 36" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Dietes grandiflora</i> Butterfly Iris	5 Gal	3' O.C.	L	
	<i>Callistemon</i> 'Little John' Dwarf Bottle Brush	5 Gal	30" O.C.	L	
	<i>Rhipidolopis i. 'Clara'</i> Texas Privet	5 Gal	30" O.C.	L	

SLOPE PLANTING - 6,446 S.F. APPROX. +/- 465 PLANTS @ 48" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Acacia redolens</i> 'Low Boy' Low Boy Acacia	1 Gal	6' O.C.	L	
	<i>Baccharis p. 'Twin Peaks'</i> Dwarf Coyote Bush	1 Gal	4' O.C.	L	
	<i>Myoporum parvifolium</i> 'Putah Creek' Putah Creek Myoporum	1 Gal	30" O.C.	L	

GROUND COVER/GRASSES - 5,130 S.F. APPROX. +/- 767 PLANTS @ 30" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Festsuca mairei</i> Atlas Grass	4" POTS	24" O.C.	L	
	<i>Baccharis p. 'Twin Peaks'</i> Dwarf Coyote Bush	1 Gal	4' O.C.	L	
	<i>Hesperaloe parviflora</i> Red Yucca	5 Gal	30" O.C.	L	
	<i>Muhlenbergia rigens</i> Deer Grass	1 Gal	36" O.C.	L	
	<i>Myoporum parvifolium</i> 'Putah Creek' Putah Creek Myoporum	1 Gal	30" O.C.	L	
	<i>Rosa</i> 'Flower Carpet' -Red Red Flower Carpet Rose	5 Gal	30" O.C.	L	
	<i>Romarinus o. 'Huntington Carpet'</i> Huntington Carpet rosemary	1 Gal	36" O.C.	L	

DRAINAGE SWALE - 762 S.F. APPROX. +/- 391 PLANTS @ 18" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/QTY	WUCOLS	REMARKS
	<i>Achillea millefolium</i> Yarrow	4" POTS	18" O.C.	L	
	<i>Muhlenbergis rigens</i> Deer Grass	4" POTS	18" O.C.	L	
	<i>Carex divulsa</i> California Field Sedge	4" POTS	18" O.C.	L	
	<i>Juncus patens</i> 'Elks Blue' Elks Blue Rush	4" POTS	18" O.C.	L	

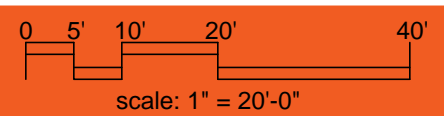
THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.



28435 LIZARD ROCKS RD | VALLEY CENTER, CA

CONCEPTUAL LANDSCAPE PLAN

01.28.21



SHEET 9



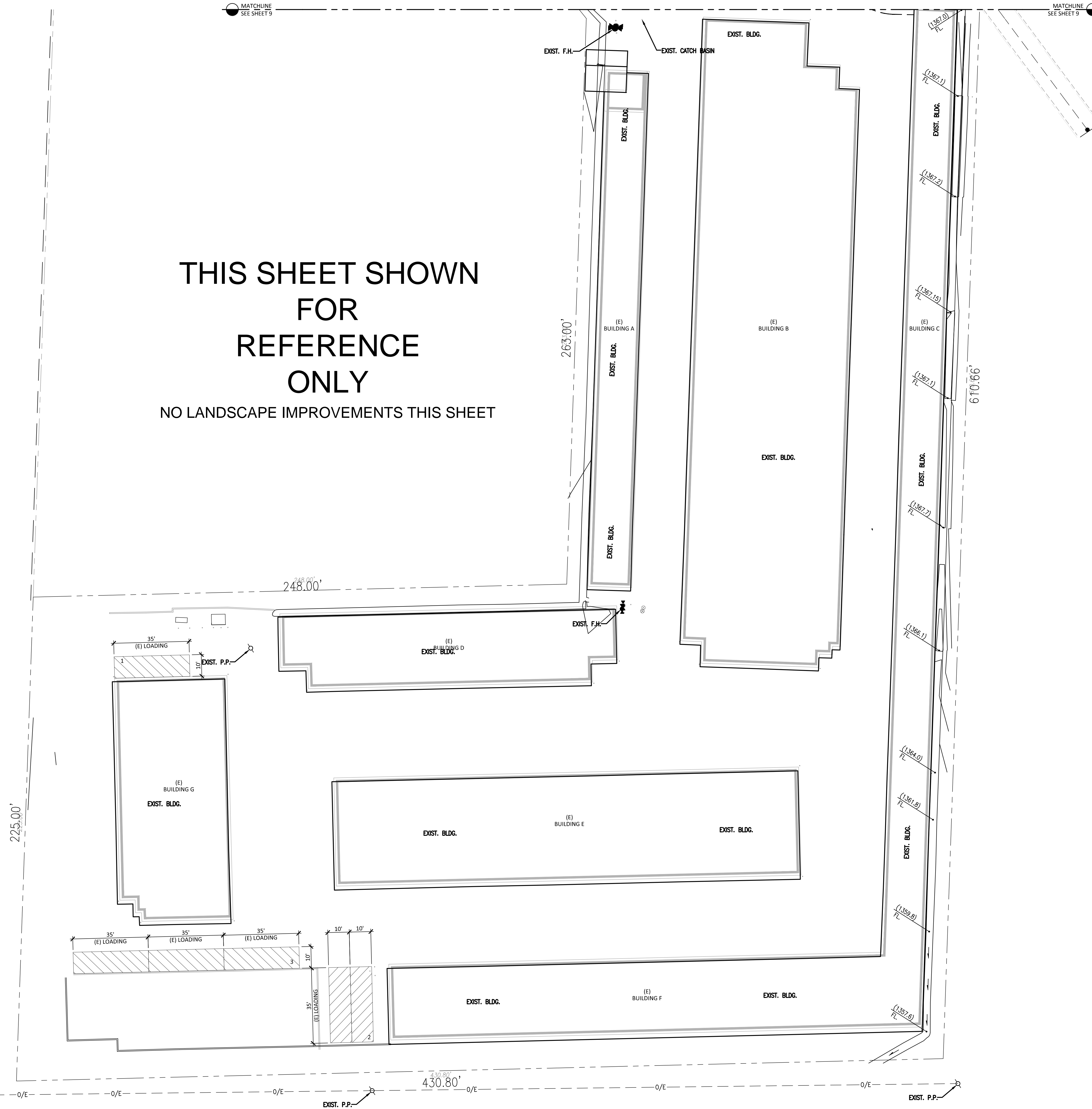
STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771

KSP PROJECT NO. 20460

MATCHLINE
SEE SHEET 9

MATCHLINE
SEE SHEET 9

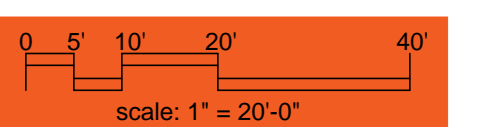
THIS SHEET SHOWN
FOR
REFERENCE
ONLY
NO LANDSCAPE IMPROVEMENTS THIS SHEET



28435 LIZARD ROCKS RD | VALLEY CENTER, CA

CONCEPTUAL LANDSCAPE PLAN

11.24.20



KSP PROJECT NO. 20460

SHEET 9.1

