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GENERAL NOTES:
1. All trees within 10' of paving, footing, building, or any other landscape within the public
   right-of-way shall be a formal tree species installed at a distance of 20' depth and 20' in
   length, unless on the condition of the tree roots (as much data).
2. All large flat landscape areas to receive a "C" type of the foliage species. Groundcover
   types that satisfies Valley Center Model Rules.
3. All sidewalks and access areas to be placed at least 2' from hardscape on the
   area. All equipment to be screened from view with plant material.
4. All final grades to be at 2% slopes from surface paving.
5. Approved and making record to be provided for the irrigation system.
6. The top soil to be a drop limed free of any plant disease Valley Center Model
   System (limited to 5' from the drainage).
7. All trees within 10' of paving, footing, building, or any other hardscape within the public
   area. All equipment to be screened from view with plant material.
8. The irrigation system shall be designed and constructed to ensure water to drain
   entirely into a landscape area.
9. Soil compaction to be no greater than 85% on landscape areas.
10. All finish grades to be 2" below the finished grade level.
11. Drainage on-site utility to be removed from view.
12. Surface run-off the landscape areas to drain at 2" minimum away from structures to
    maintain drainage system.
13. All site utilities to be screened from view.
14. All trees shall be properly trimmed to a "C" type of the foliage species and transplanted to ensure water to drain
    entirely into a landscape area.
15. Drainage through on-site basins design shall conform to the latest version of the valley
    Center Model Rules (Valley Center Model
    Design)
THIS SHEET SHOWN FOR REFERENCE ONLY

NO LANDSCAPE IMPROVEMENTS THIS SHEET