

A DEVELOPMENT FOR
GREENS GLOBAL



ARCHITECT

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LANDSCAPE

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VICINITY MAP



NOT TO SCALE



28435 LIZARD ROCKS RD | VALLEY CENTER, CA

COVER SHEET

12.08.20

KSP PROJECT NO. 20460



ALTA /NSPS LAND TITLE SURVEY

TITLE EXCEPTIONS / EASEMENTS

- ITEM NUMBERS PER PRELIMINARY TITLE REPORT FURNISHED BY EQUITY TITLE COMPANY DATED DECEMBER 24, 2018 AS ORDER NO. 0R1854028.
- AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS
FOR: PUBLIC UTILITIES
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
RECORDED: JULY 29, 1935 IN BOOK 419, PAGE 234, OF OFFICIAL RECORDS
AFFECTS: AS MORE PARTICULARLY DESCRIBE THEREIN.
 - AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS
FOR: PUBLIC UTILITIES
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
RECORDED: AUGUST 13, 1936 IN BOOK 545, PAGE 235, OF OFFICIAL RECORDS.
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
 - AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.
FOR: ROAD AND PUBLIC UTILITY PURPOSES
GRANTED TO: HAROLD H. SEITZ AND BEATRICE R. SEITZ
RECORDED: APRIL 6, 1960 AS INSTRUMENT NO. 1960-70280, OF OFFICIAL RECORDS.
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
 - ANY DISCREPANCIES IN BOUNDARY OR ANY RIGHTS WHICH MAY ARISE OR EXIST WHICH ARE DISCLOSED BY RECORD OF SURVEY NO. 5480
RECORDED: MAY 26, 1960 AS INSTRUMENT NO. 1960-111034, OF OFFICIAL RECORDS.
AFFECTS: SAID LAND
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS DEDICATED, ON THE RECORD OF SURVEY MAP NO. 5480.
PURPOSE: EASEMENT RESERVED FOR ROAD PURPOSES
AFFECTS: AS MORE PARTICULARLY DESCRIBE THEREIN.
 - A PENDING ASSESSMENT FOR THE DISTRICT SHOWN BELOW. WHEN NOTICE OF THE ASSESSMENT IS RECORDED WITH THE COUNTY RECORDER THE ASSESSMENT SHALL BECOME A LIEN ON SAID LAND.
DISTRICT: PROPOSED BOUNDARY MAP ASSESSMENT DISTRICT
DISCLOSED BY: ASSESSMENT DISTRICT BOUNDARY MAP
RECORDED: FEBRUARY 10, 1997 AS INSTRUMENT NO. 1997-0060811, OF OFFICIAL RECORDS.
 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONDITION OF SALE AGREEMENT", EXECUTED BY AND BETWEEN ALBERT WITHOIT AND EUGENE WESTON III AND WANDA D. WESTON, RECORDED NOVEMBER 21, 2001 AS INSTRUMENT NO. 2001-0850796 OF OFFICIAL RECORDS.
 - A DOCUMENT ENTITLED "NOTICE OF HIGH WATER PRESSURE" RECORDED JANUARY 31, 2005 AS INSTRUMENT NO. 2005-0080131, OF OFFICIAL RECORDS.
 - AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.
FOR: RIGHT OF WAY
GRANTED TO: VALLEY CENTER MUNICIPAL WATER DISTRICT
RECORDED: JUNE 23, 2008 AS INSTRUMENT NO. 2008-0335215, OF OFFICIAL RECORDS.
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
 - AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.
FOR: RIGHT OF WAY
GRANTED TO: THE COUNTY OF SAN DIEGO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA
RECORDED: JANUARY 16, 2009 AS INSTRUMENT NO. 2009-0022415, OF OFFICIAL RECORDS.
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.

ADDITIONAL INFORMATION:

- GEOTECHNICAL INFORMATION SHOWN IN THE "EXECUTIVE SUMMARY OF LIMITED GEOTECHNICAL EVALUATION FOR PURCHASER'S DUE DILIGENCE, 28435 LIZARD ROCKS ROAD, VALLEY CENTER CALIFORNIA 92082, ASSESSOR'S PARCEL NUMBER (APN) 188-250-15-00" DATED FEBRUARY 21, 2019 BY GEOSOLS, INC. 5741 PALMER WAY, CARLSBAD, CA 92020, W.O. 7850-A-S-C.
- DEVELOPMENT INFORMATION SHOWN IN THE "INITIAL CONSULTATION FOR GREEN STORAGE VALLEY CENTER EXPANSION, RECORD ID: FDS2019-IC-19-002" DATED FEBRUARY 11, 2019 BY COUNTY OF SAN DIEGO, PLANNING & DEVELOPMENT SERVICES, 5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CA 92123.
- EASEMENT FOR COUNTY HIGHWAY INFORMATION SHOWN IN "SUBORDINATION AGREEMENT" PER DOC. NO. 2009-0198022 RECORDED APRIL 17, 2009 OF OFFICIAL RECORDS AND "SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE" PER DOC. NO. 2013-0115005 RECORDED FEBRUARY 21, 2013 OF OFFICIAL RECORDS.
- "PHASE 1 ENVIRONMENTAL SITE ASSESSMENT" BY EARTH STRATA GEOTECHNICAL SERVICES, 42184 REMINGTON AVENUE, TEMECULA, CA 92590, DATED FEBRUARY 15, 2019, PROJECT #P192554-60A

LEGEND

- FOUND MONUMENT AS DESCRIBED HEREON
- PROPERTY LINE
- EASEMENT AS NOTED
- CENTERLINE
- EXISTING FENCE
- CONTOUR ELEVATION
- EXIST. 8" WATER MAIN
- EXIST. OVERHEAD ELECTRIC

ABBREVIATIONS

- AC ASPHALT CONCRETE
- CONC CONCRETE
- DOC. DOCUMENT
- FD FOUND
- NO. NUMBER
- O/E OVERHEAD ELECTRIC
- PARCEL MAP
- IP IRON PIPE
- PP POWER POLE
- REC. RECORDED
- R. OF S. RECORD OF SURVEY

LEGAL DESCRIPTION

PARCEL 1:
ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER: THENCE ALONG THE SOUTH LINE THEREOF SOUTH 88°35'07" WEST, 355.11 FEET; THENCE NORTH 01°57'16" EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 610.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID PARALLEL LINE SOUTH SOUTH 87°37'40" WEST, 279.59 FEET TO A POINT HEREIN DESCRIBED AS POINT "A"; THENCE NORTH 13°59'40" WEST, 87.82 FEET TO THE BEGINNING OF A TANGENT 150.00 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°41'20" A DISTANCE OF 90.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 20°41'40" EAST, 135.66 FEET TO THE BEGINNING OF A TANGENT 200.00 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°58'10" A DISTANCE OF 10.37 FEET; THENCE RADIAL TO SAID CURVE SOUTH 72°16'30" EAST, 30.00 FEET; THENCE NORTH 87°37'40" EAST, 225.86 FEET, MORE OR LESS, TO THE ABOVE MENTIONED LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG SAID PARALLEL LINE SOUTH 01°57'16" WEST, 300.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:
AN EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT TO CONVEY THE SAME TO ANY PERSONS OVER AND ACROSS A STRIP OF LAND 60.00 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT HEREIN DESIGNATED IN PARCEL NO. 1 AS POINT "A"; THENCE NORTH 13°59'40" WEST, 87.82 FEET TO THE BEGINNING OF A TANGENT 150.00 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°41'20" A DISTANCE OF 90.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 20°41'40" EAST, 135.66 FEET TO THE BEGINNING OF A TANGENT 200.00 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°09'20" A DISTANCE OF 91.30 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°27'40" WEST, 185.73 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THAT CERTAIN 50.00 FOOT COUNTY ROAD KNOWN AS RELOCATION OF ROUTE 19, DIVISION 1, COUNTY HIGHWAY COMMISSION, ALSO KNOWN AS VALLEY CENTER ROAD AND THE END OF THIS EASEMENT.
EXCEPTING THEREFROM THAT PORTION OF SAID 60.00 FOOT OF LAND LYING WITHIN THE BOUNDARIES OF PARCEL 1 HEREINABOVE DESCRIBED.

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE EASTERLY LINE OF PARCEL 3 OF PARCEL MAP NO. 7078 PER FILE NO. 78-125318 RECORDED MARCH 30, 1978 IN THE COUNTY OF SAN DIEGO BEING NORTH 01°57'16" EAST.

NOTES:

- THIS SURVEY IS BASED UPON PRELIMINARY TITLE REPORT UNDER ORDER NO. 0R1854028 DATED DECEMBER 24, 2018 BY EQUITY TITLE COMPANY.
- THIS SURVEY IS FOR A.L.T.A. AND TOPOGRAPHY PURPOSES ONLY.
- STREET ADDRESS: 24835 LIZARD ROCKS ROAD, VALLEY CENTER, CA 92082
- ASSESSOR'S PARCEL NUMBER: 188-250-15
- TOTAL AREA OF PARCEL: 1.78 ACRES
- BUILDING AND FOUNDATION LINES BELOW SURFACE ARE NOT LOCATED.
- ANY UNDERGROUND PRIVATE OR PUBLIC UTILITIES AND STRUCTURES SHOWN HEREON ARE FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY, THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SAID INFORMATION.
- GENERAL PLAN DESIGNATION: LIMITED IMPACT INDUSTRIAL
REGIONAL CATEGORY: VILLAGE
USE REGULATION: LIMITED INDUSTRIAL (M52)
- BENCHMARK: MONUMENT NO. 1031 PER R. OF S. 14689, 2" IRON PIPE W/ BRASS DISC MARKED "GPS KE31" AT COLE GRADE ROAD - 68' WESTERLY OF VALLEY CENTER ROAD INTERSECTION; NGVD 29; ELEV.= 1349.30 MSL

EASEMENT TABLE

- | | |
|--|---|
| EXIST. SDG&E EASEMENT | PER BOOK 419, PAGE 234, REC. 7/29/1935 |
| EXIST. SDG&E EASEMENT | PER BOOK 545, PAGE 235, REC. 8/13/1936 |
| EXIST. EASEMENT FOR ROAD & UTILITY PURPOSES | PER FILE NO. 1960-70280, REC. 4/6/1960 |
| EXIST. 30' V.C.M.W.D. EASEMENT PER DOC. NO. 2008-0335215, REC. 6/23/2008 | |
| EXIST. 60' COUNTY OF SAN DIEGO EASEMENT FOR COUNTY HIGHWAY | PER DOC. NO. 2009-0022415, REC. 1/16/2009 |

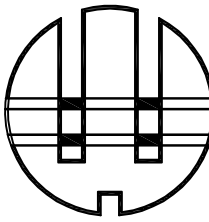
SURVEYOR'S CERTIFICATE

TO EQUITY TITLE COMPANY, ORDER NO. 0R1854028 (INSURER), SAHIL DESAI AND CHARMI DESAI, HUSBAND AND WIFE AS THEIR COMMUNITY PROPERTY (INSURED): THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON MARCH 15, 2019.

DATE OF MAP: 4/1/2019

MICHAEL A. WUNDERLIN
L.S. 5210 EXP. 6/30/2019

4/1/2019
DATE:



WUNDERLIN ENGINEERING, INC.

P.O. BOX 461300, ESCONDIDO, CA 92046
PH. (760) 743-2238
email: wunderlin@earthlink.net

REFERENCED RECORD MAPS

COUNTY OF SAN DIEGO PARCEL MAP NO. 7078
COUNTY OF SAN DIEGO RECORD OF SURVEY 5480
COUNTY OF SAN DIEGO CORNER RECORD 19338

REFERENCED PLANS

VALLEY CENTER MUNICIPAL WATER DISTRICT DWG. J-394
VALLEY CENTER MUNICIPAL WATER DISTRICT DWG. J-257
COUNTY OF SAN DIEGO PUBLIC WORKS DWG. 064526

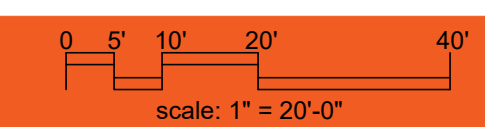
PARCEL 1
P.M. 7078
APN 188-250-16

PARCEL 1
P.M. 7078
APN 188-250-16

PARCEL 2
P.M. 7078
APN 188-250-40
28404 LIZARD ROCKS RD.

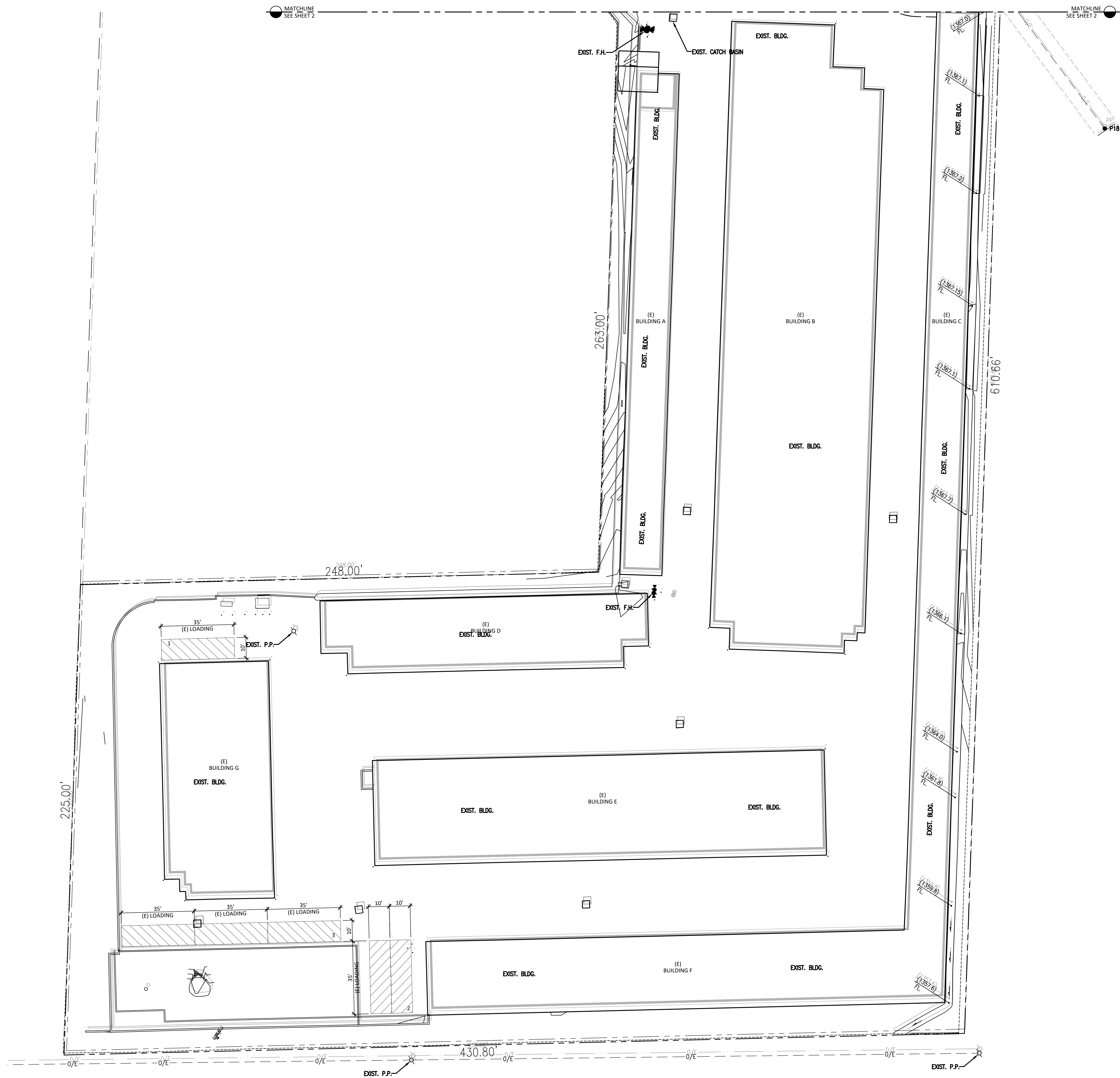


05.25.21



S T U D I O
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KSP PROJECT NO. 20460



PROJECT DESCRIPTION

MODIFICATION OF EXISTING SITE 'A' ON THE ADJACENT PROPERTY TO ENCOMPASS APN 188-250-15 AND EXPAND THE MINI-WAREHOUSE COMPLEX. A TWO LOT MERGER IS PROPOSED TO EXPAND THE EXISTING PROJECT. EXISTING BUILDINGS ON SITE 'B' WILL BE DEMOLISHED.

PROJECT INFORMATION

PROJECT ADDRESS:	28435 LIZARD ROCKS ROAD, VALLEY CENTER, CA
EXISTING SITE 'A' APN:	188-250-41
EXISTING SITE 'B' APN:	188-250-15
EXISTING SITE 'A' AREA:	172,497 S.F. OR 3.96 ACRES
NEW SITE 'B' WITH R/W (GROSS):	87,335 S.F. OR 2.00 ACRES
NEW SITE 'B' AREA (NET):	77,754 S.F. OR 1.78 ACRES
GENERAL PLAN DESIGNATION:	VALLEY CENTER
EXISTING AND PROPOSED ZONING:	MS2
F.A.R. AT (E) SITE 'A' IN 2005:	0.6
	172,497 S.F. x 0.6 = 103,498.2 S.F.
	S.F. ALLOWED: 103,498 S.F.
	(E) S.F. BUILT: 88,253 S.F.
	S.F. NOT BUILT: 15,245 S.F.
F.A.R. MAX ALLOWED (NET):	0.5
	SITE 'A': 172,497 S.F.
	SITE 'B' NET: 77,754 S.F.
*PER COUNTY, MERGER OF TWO SITES REQUIRES MOST RESTRICTIVE F.A.R.	TOTAL SITE AREA: 250,251 S.F.
	250,251 S.F. x 0.5 = 125,125.5
F.A.R. PROPOSED FOR LOT MERGE:	0.5
	(E) 88,253 S.F. + (N) 36,724 S.F. = 124,977 S.F. / 250,251 S.F.

BLDG SETBACKS REQUIRED:	
FROM STREET R.O.W.	60'
SIDE YARDS:	0'
REAR YARD:	15'

BLDG SETBACKS PROVIDED:	
FRONT:	66'-4"
SIDE YARD:	69'-11" AT SOUTH
SIDE YARD:	78'-1" AT NORTH
REAR:	96'-4"

NOTES: ALL OUTDOOR LIGHTING SHALL CONFORM TO SEC. 59.101 ET. SEQ. OF THE SAN DIEGO COUNTY CODE AND WITH SEC 6322 THROUGH ET. SEQ. OF THE COUNTY ZONING ORDINANCE.

BUILDING AREA

EXISTING BUILDINGS TO REMAIN:	
BUILDING A	4,900 S.F.
BUILDING B	40,650 S.F.
BUILDING C	9,418 S.F.
BUILDING D	5,220 S.F.
BUILDING E	10,800 S.F.
BUILDING F	7,980 S.F.
BUILDING G	5,785 S.F.
BUILDING H	3,500 S.F.
SUBTOTAL:	88,253 S.F.
PROPOSED BUILDING 1:	36,724 S.F.
GRAND TOTAL FLOOR AREA:	124,977 S.F.

PARKING ANALYSIS

PARKING REQUIRED:	
MINI-STORAGE: 0.015 / STORAGE UNIT	
124,977 S.F. TOTAL FLOOR AREA X 90% EFFICIENCY = 112,479 S.F.	
112,479 S.F. / 150 AVERAGE UNIT S.F. = 750 UNITS	
750 UNITS X 0.015 = 11.25 SPACES	12 SP

PARKING TYPES REQUIRED:	
ADA PARKING:	1 SP
STANDARD PARKING:	12 SP
EV/ CAV/ VANPOOL:	1 SP

PARKING PROVIDED:	
ADA VAN:	1 SP
STANDARD:	15 SP
COMPACT:	0 SP
EV PARKING:	1 SP
TOTAL PARKING PROVIDED:	15 SP

LOADING REQUIRED:	
>80,000 PROVIDE 4 + 1 FOR EACH ADDITIONAL 50,000 S.F.	
124,977 S.F. - 80,000 S.F. = 44,977 S.F.	5 SP
PROVIDE (5) 10'X35' LOADING SPACES	
EXISTING LOADING PROVIDED:	6 SP

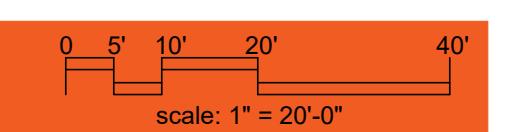
BICYCLE PARKING REQUIRED AND PROVIDED:	
RATIO SHORT TERM 5% OF TOTAL NEW PARK'G:	1 SP
RATIO LONG N/A <10 NEW STALLS:	0 SP



28435 LIZARD ROCKS RD | VALLEY CENTER, CA

CONCEPTUAL SITE PLAN

01.28.21

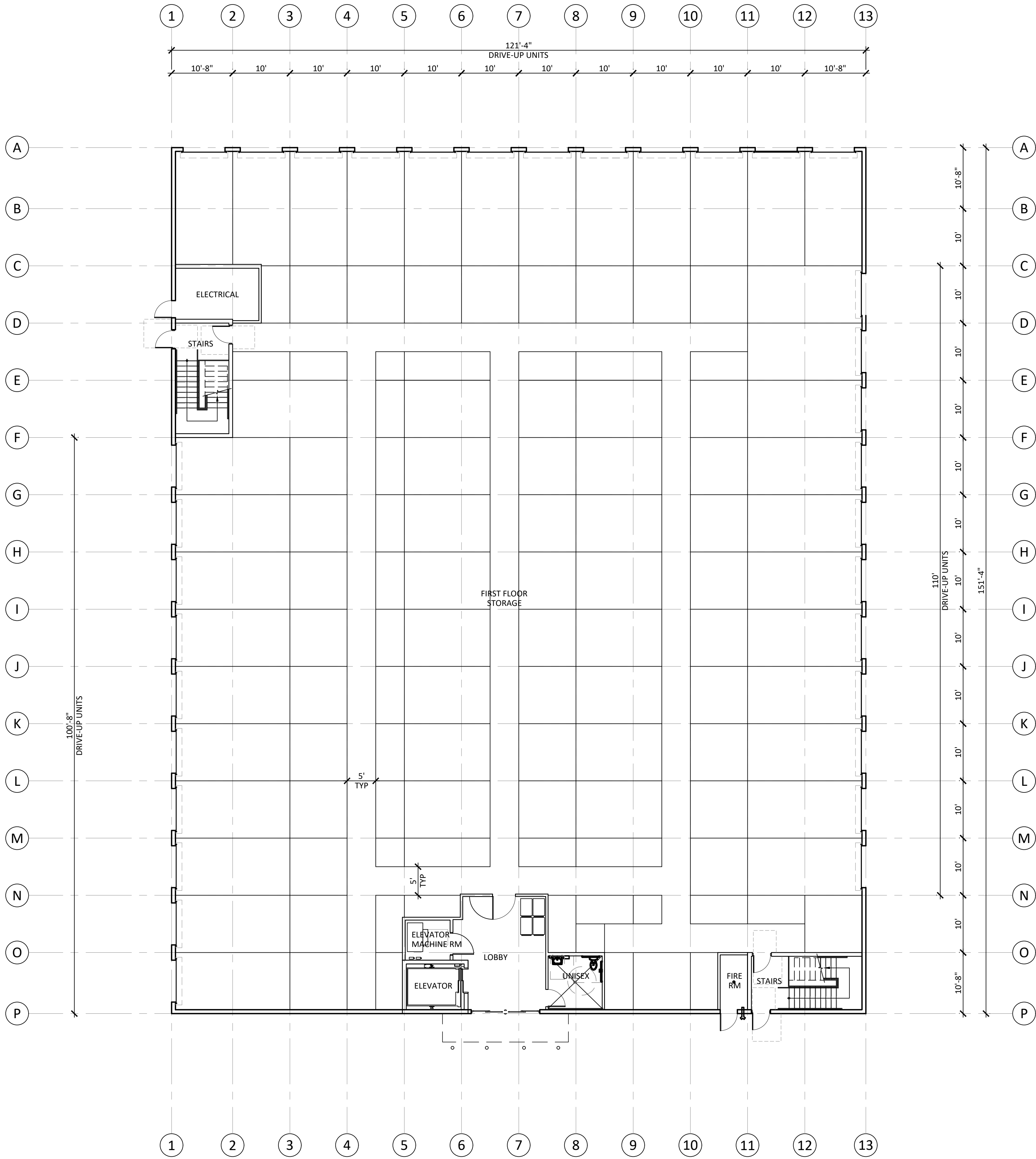


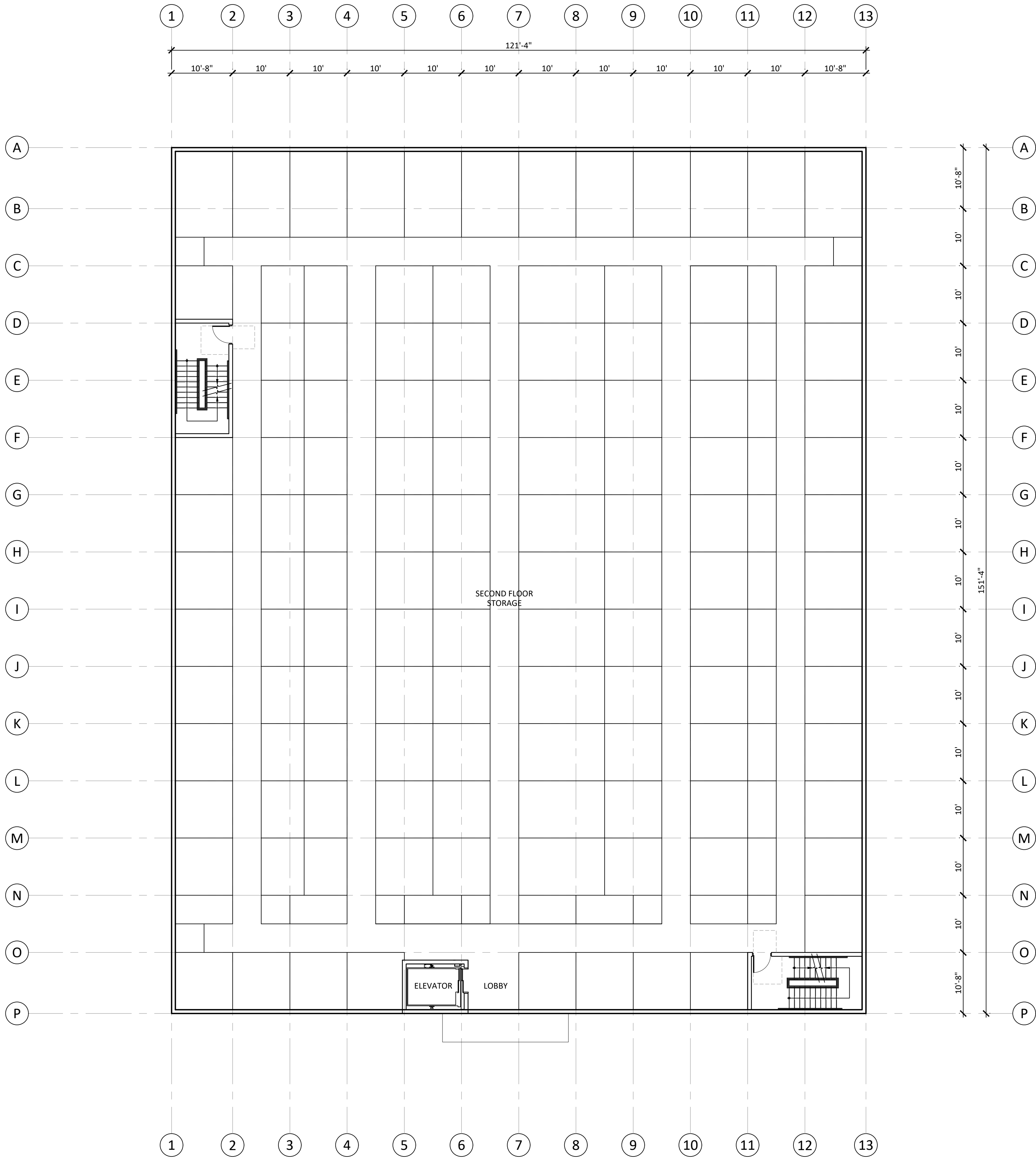
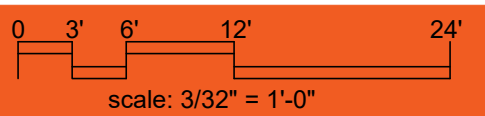
SHEET 2.1

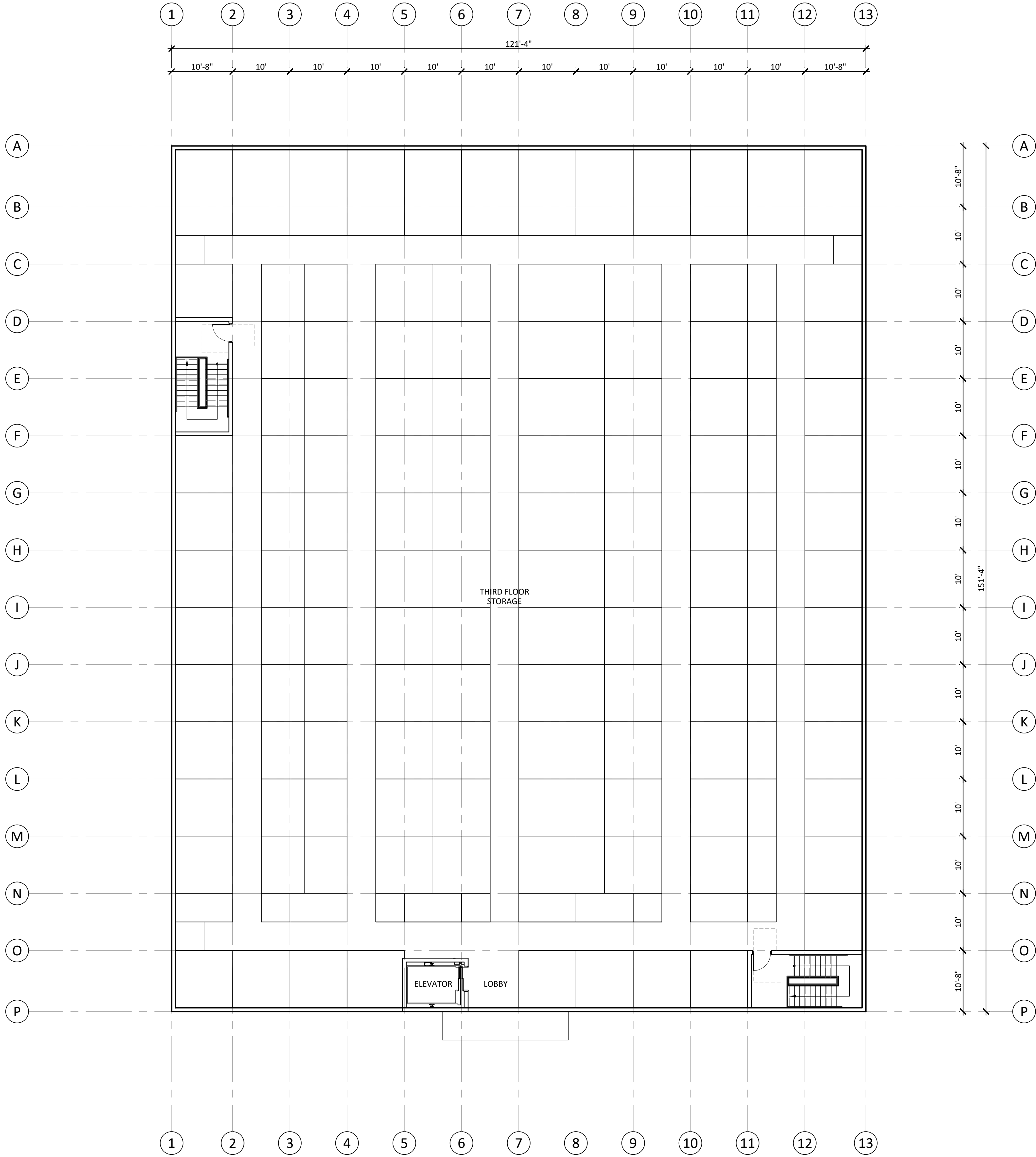
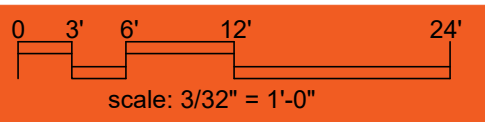


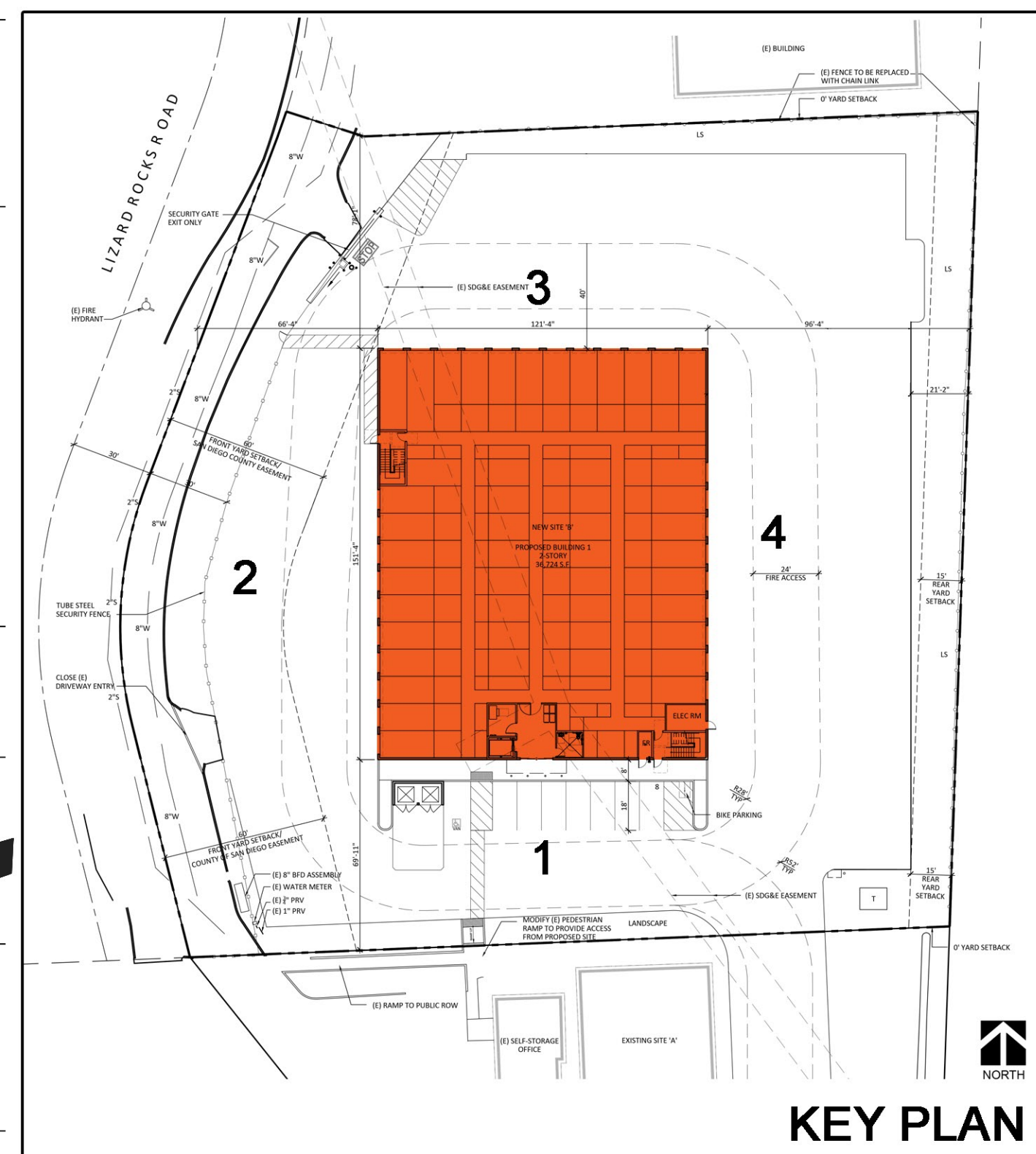
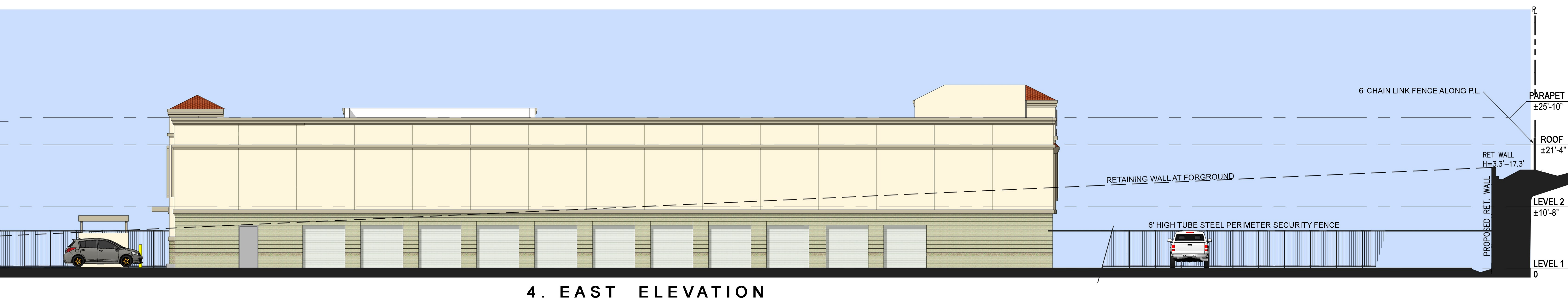
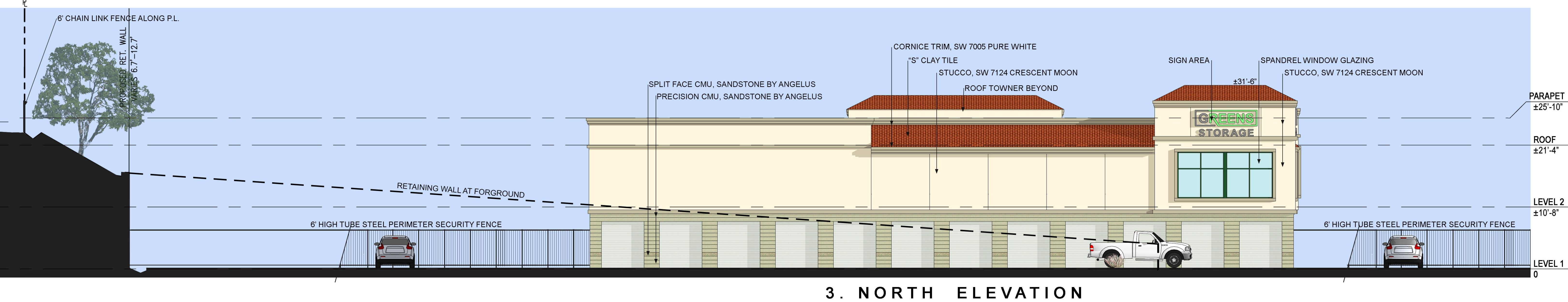
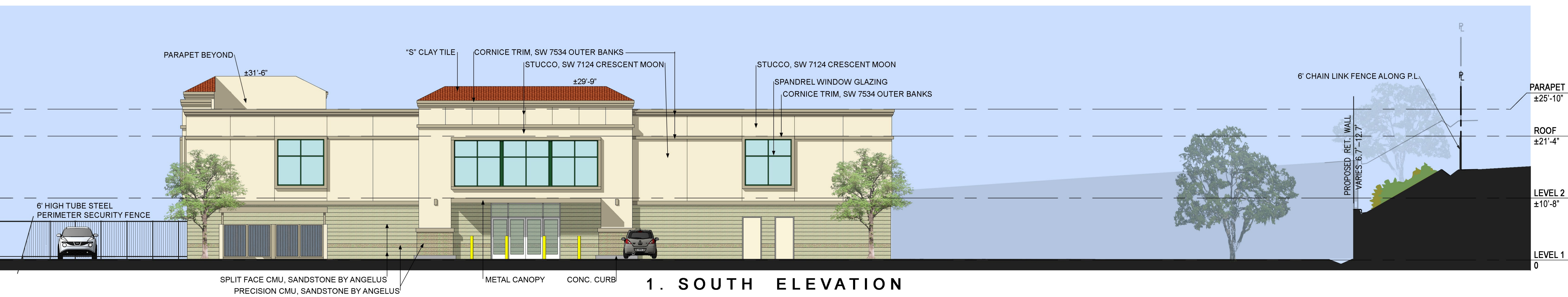
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KSP PROJECT NO. 20460









28435 LIZARD ROCKS RD | VALLEY CENTER, CA

CONCEPT ELEVATIONS - BLDG 1

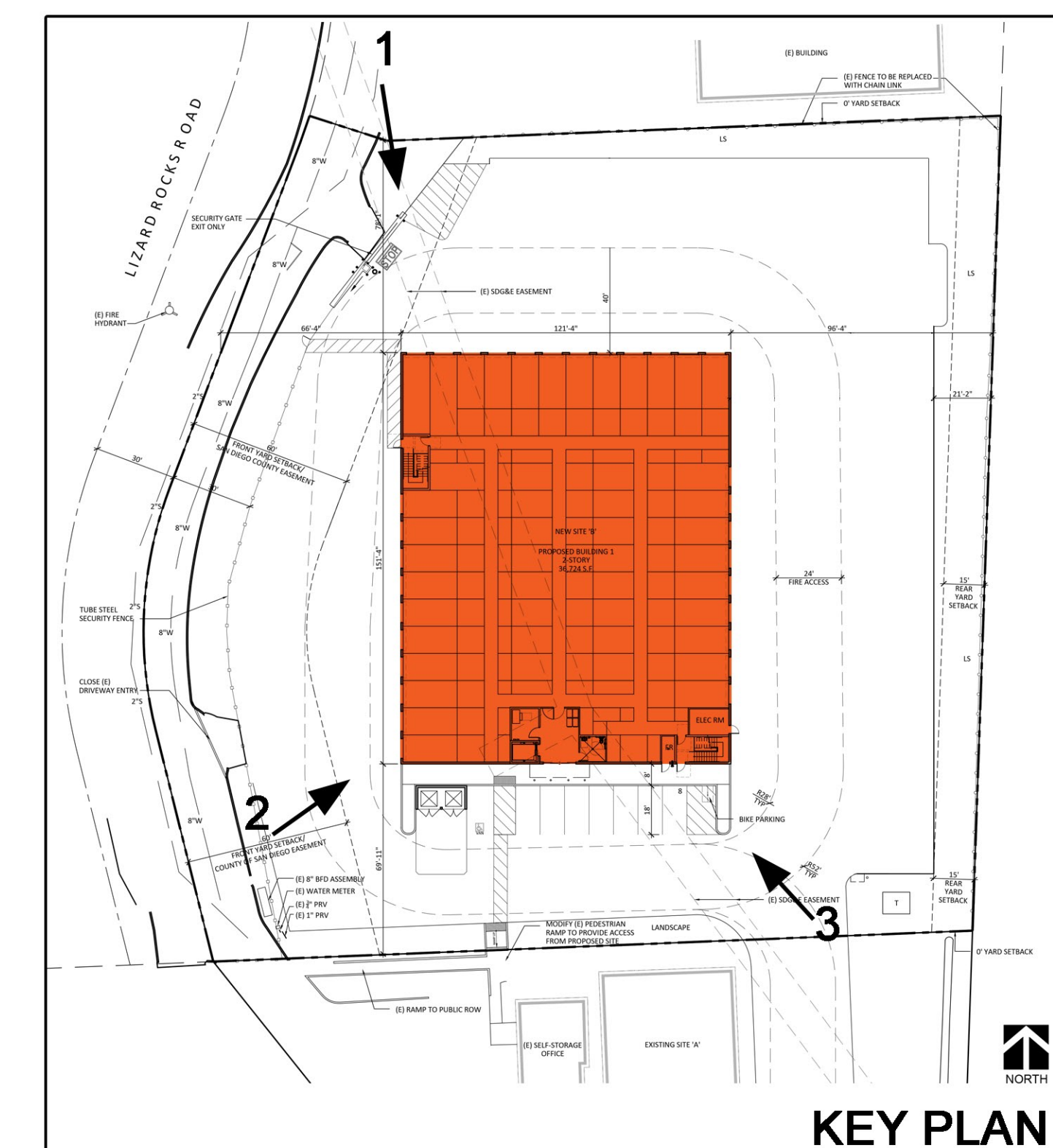
12.09.20

KSP PROJECT NO. 20460

SCALE 1/8" = 1'-0"

SHT
06





28435 LIZARD ROCKS RD | VALLEY CENTER, CA

CONCEPT VIEWS

12.09.20

KSP PROJECT NO. 20460

SHT
08

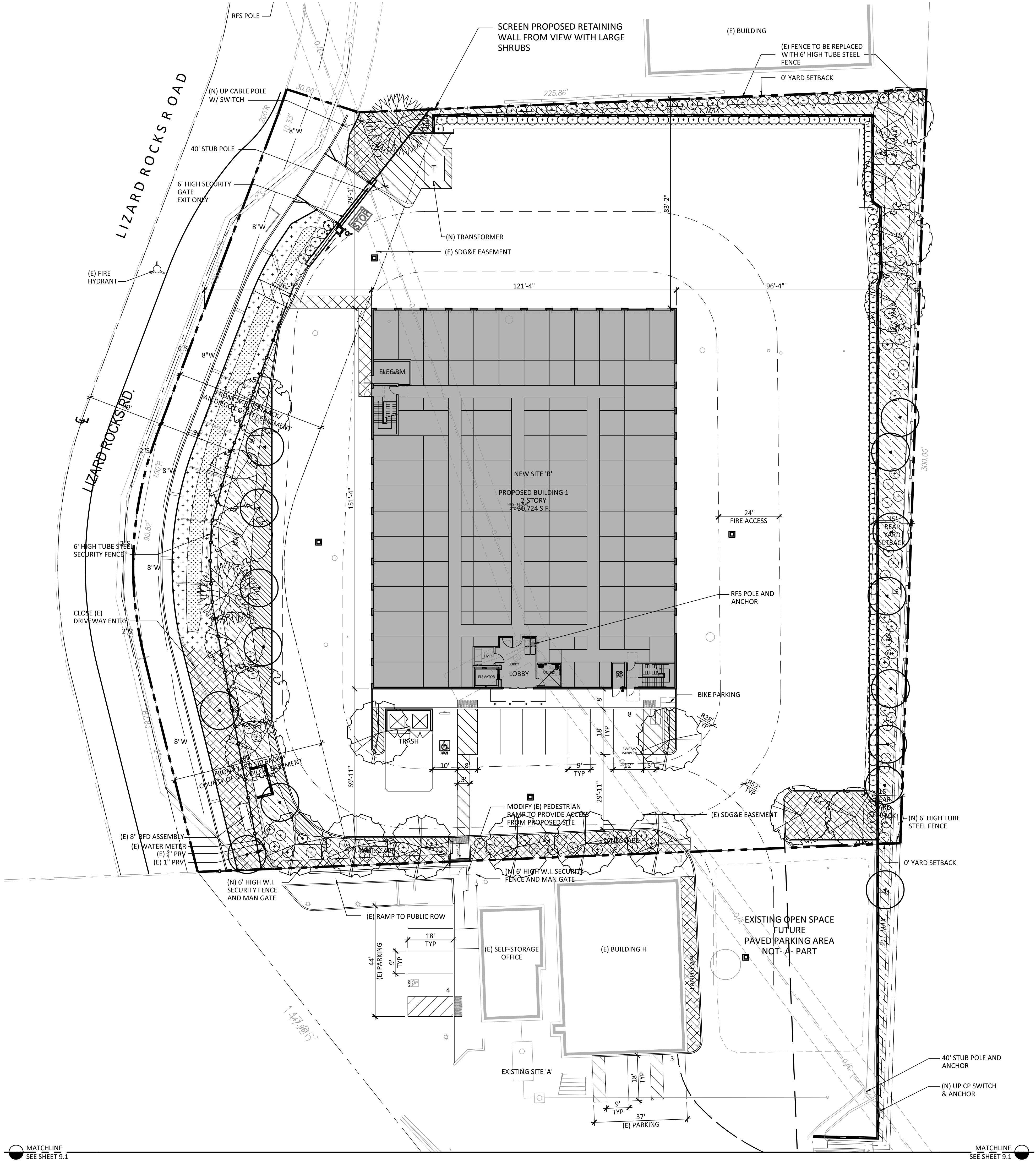


LANDSCAPE AREA BREAKDOWN - INCLUDED AREA				
AREA	AREA	TREES PROVIDED	PERCENTAGE	
LANDSCAPE AREAS		LS AREA	GROSS	
FRONT YARD	8,029 S.F.	16	48%	
SIDE YARD	4,010 S.F.	7	23%	
REAR YARD	4,875 S.F.	12	28%	
PARKING AREA	158 S.F.	2	1%	
TOTAL LANDSCAPE AREA	16,914 S.F.		100%	21%
TOTAL PERVIOUS AREA	16,914 S.F.			
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>Rhipidolaphis i.</i> 'Clara' 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.</i> 'Twin Peaks' 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.</i> 'Twin Peaks' 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.</i> 'Huntington Carpet' 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>Muhlenbergia 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	

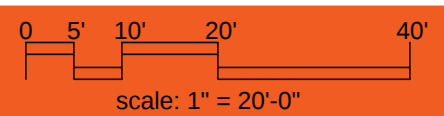
THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.



28435 LIZARD ROCKS RD | VALLEY CENTER, CA

CONCEPTUAL LANDSCAPE PLAN

01.28.21



SHEET 9



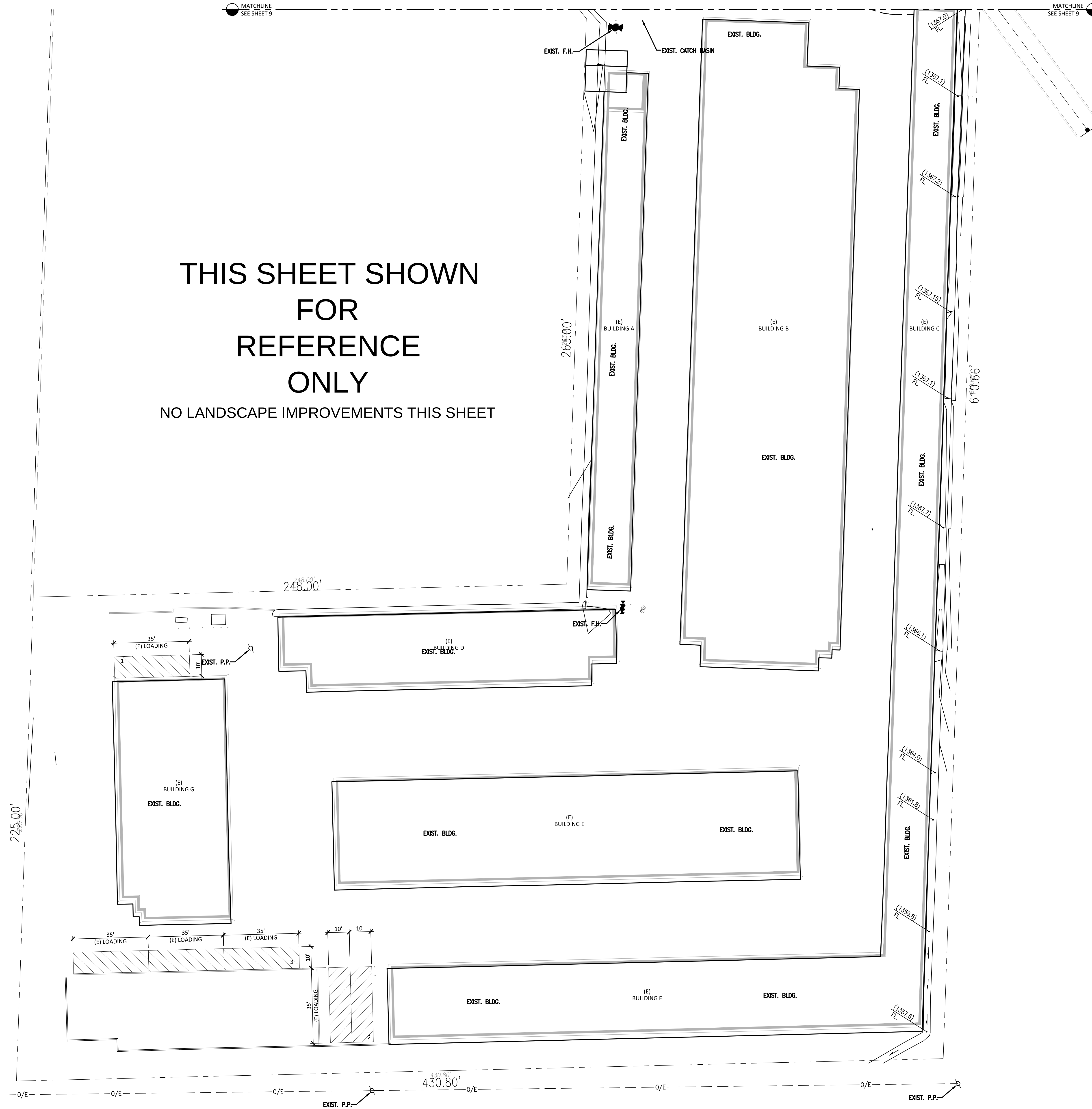
STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771

KSP PROJECT NO. 20460

MATCHLINE
SEE SHEET 9

MATCHLINE
SEE SHEET 9

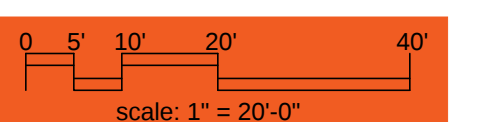
THIS SHEET SHOWN
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NO LANDSCAPE IMPROVEMENTS THIS SHEET



28435 LIZARD ROCKS RD | VALLEY CENTER, CA

CONCEPTUAL LANDSCAPE PLAN

11.24.20



KSP PROJECT NO. 20460

SHEET 9.1

