

PROJECT DIRECTORY

APPLICANT: TOUCHSTONE COMMUNITIES
 9815 MIRA MESA BLVD.
 SAN DIEGO, CA 92131
 CONTACT: KERRY GARZA
 PH: 858-204-1342

LANDSCAPE ARCHITECT: IN-SITE LANDSCAPE ARCHITECTURE, INC.
 2907 SHELTER ISLAND DRIVE #105-417
 SAN DIEGO, CA 92106
 CONTACT: TIM JACHLEWSKI
 EMAIL: TIM@INSITELANDARCH.COM
 PH: 619-795-7603

CIVIL ENGINEER: TOUCHSTONE DEVELOPMENT
 MICHAEL WAGNER R.C.E. #74067
 9815 MIRA MESA BLVD.
 SAN DIEGO, CA 92131
 PH: 858-204-1342

PASQUAL HEIGHTS

PRELIMINARY LANDSCAPE PLANS

APN # 234-160-25

CITY OF ESCONDIDO, CALIFORNIA

PLANTING NOTES

- THESE PLANS WERE PREPARED USING THE SURVEY AND BASE INFORMATION PROVIDED BY THE CIVIL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLANS COMPARED TO ACTUAL FIELD CONDITIONS PRIOR TO ORDERING MATERIALS AND BEGINNING WORK. IF THERE ARE DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER TO WORK OUT A SOLUTION AGREEABLE TO THE OWNER. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF THE DISCREPANCIES PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL LABOR AND MATERIALS AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER TO RESOLVE SUCH DISCREPANCIES AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES PRIOR TO ORDERING MATERIALS AND BEGINNING WORK. THE CONTRACTOR SHALL CLEARLY MARK ALL UTILITIES AND SHALL BE RESPONSIBLE FOR PRESERVING ALL UTILITIES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REPAIRING DAMAGED UTILITIES AT NO ADDITIONAL COST TO OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY EQUIPMENT AND MATERIALS DAMAGED DURING CONSTRUCTION WITHIN OR OUTSIDE THE PROJECT LIMIT OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL CONDUIT AND IRRIGATION SLEEVES WITH OTHER CONSTRUCTION TRADE CONTRACTORS.
- FOR EXISTING TREES TO REMAIN, THE CONTRACTOR SHALL PROTECT THE TREES AND DRILIPE AREA OF TREES FROM STOCKPILING, MATERIAL STORAGE, EQUIPMENT, VEHICLE PARKING, DRIVING, CHEMICALS, RUNOFF, EXCESS WATER OR ANY OTHER CIRCUMSTANCE THAT WOULD INJURE OR KILL THE TREE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THE TREES DURING THE COURSE OF CONSTRUCTION. ANY TREES THAT ARE DAMAGED OR KILLED SHALL BE REPLACED BY THE CONTRACTOR WITH A NEW TREE OF EQUAL SPECIES AND SIZE.
- THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT QUANTITIES AND SQUARE FOOTAGES ARE APPROXIMATE AND ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD CONDITIONS AND SHALL PROVIDE THE NECESSARY PLANTS TO FULFILL THE INTENT OF THE PLANS.
- CONTRACTOR SHALL OBTAIN A HORTICULTURAL SOILS TEST AND RECOMMENDATIONS BASED ON THE EXISTING SITE SOILS AND BASED ON THE PROPOSED PLANT LIST. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE SOILS REPORT, AND AT A MINIMUM, AMEND THE TOP 6" OF SOIL WITH 2" OF HUMIC COMPOST AND THE TOP 12" OF THE PLANTING BACKFILL WITH 25% HUMIC COMPOST MANUFACTURED BY AGRI-SERVICE, INC.
- PRIOR TO DIGGING HOLES, CONTRACTOR SHALL LOCATE AND SET OUT ALL PLANT MATERIAL IN BOXES/ CONTAINERS PER PLAN FOR LANDSCAPE ARCHITECT AND/OR OWNER REVIEW PRIOR TO PLANTING. CONTRACTOR SHALL ADJUST PLANT LOCATIONS, IF-NEEDED, AS DIRECTED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE A 3" LAYER OF MULCH AS INDICATED ON PLANS FOR ALL PLANTING AREAS.
- CONTRACTOR SHALL MODIFY THE TYPICAL LAYOUT FOR EACH FLOOR PLAN BASED ON THE UNIQUE CONDITIONS OF EACH LOT'S SIZE AND SHAPE.
- TREES SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER LINES, WATER METERS, GAS METERS, A MINIMUM OF 10' AWAY FROM SEWER LATERALS, UTILITY POLES; AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.
- THE IRRIGATION SYSTEM WILL USE A SMART CONTROLLER THAT ADJUSTS RUN TIMES BASED ON WEATHER CONDITIONS AND WILL BE A COMBINATION OF "MP ROTATORS" FOR OVERHEAD IRRIGATION AT SLOPES AND LARGER OPEN SPACES, AND DRILIPE TUBING IN SMALLER AREAS TO AVOID RUN-OFF. THE IRRIGATION SYSTEM SHALL COMPLY WITH THE COUNTY OF SAN DIEGO WATER CONSERVATION AND THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL.
- THE RESIDENTIAL LOTS SHALL BE IN COMPLIANCE WITH THE VALLEY CENTER DESIGN GUIDELINES.
- LANDSCAPE PLANS SHALL BE IN COMPLIANCE WITH THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL AND THE COUNTY OF SAN DIEGO LANDSCAPING ORDINANCE.

DECLARATION OF RESPONSIBLE CHARGE

I AM FAMILIAR WITH AND AGREE TO COMPLY WITH THE REQUIREMENTS FOR LANDSCAPE IMPROVEMENT PLANS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH LOCAL REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THE REGULATIONS TO PROVIDE EFFICIENT LANDSCAPE WATER USE.



DATE: 07-24-25

TIM JACHLEWSKI

IN-SITE LANDSCAPE ARCHITECTURE, INC.
 2907 SHELTER ISLAND DRIVE #105-417
 SAN DIEGO, CA 92106

REGISTRATION NO: 4547

EXPIRATION DATE: 11/30/2025

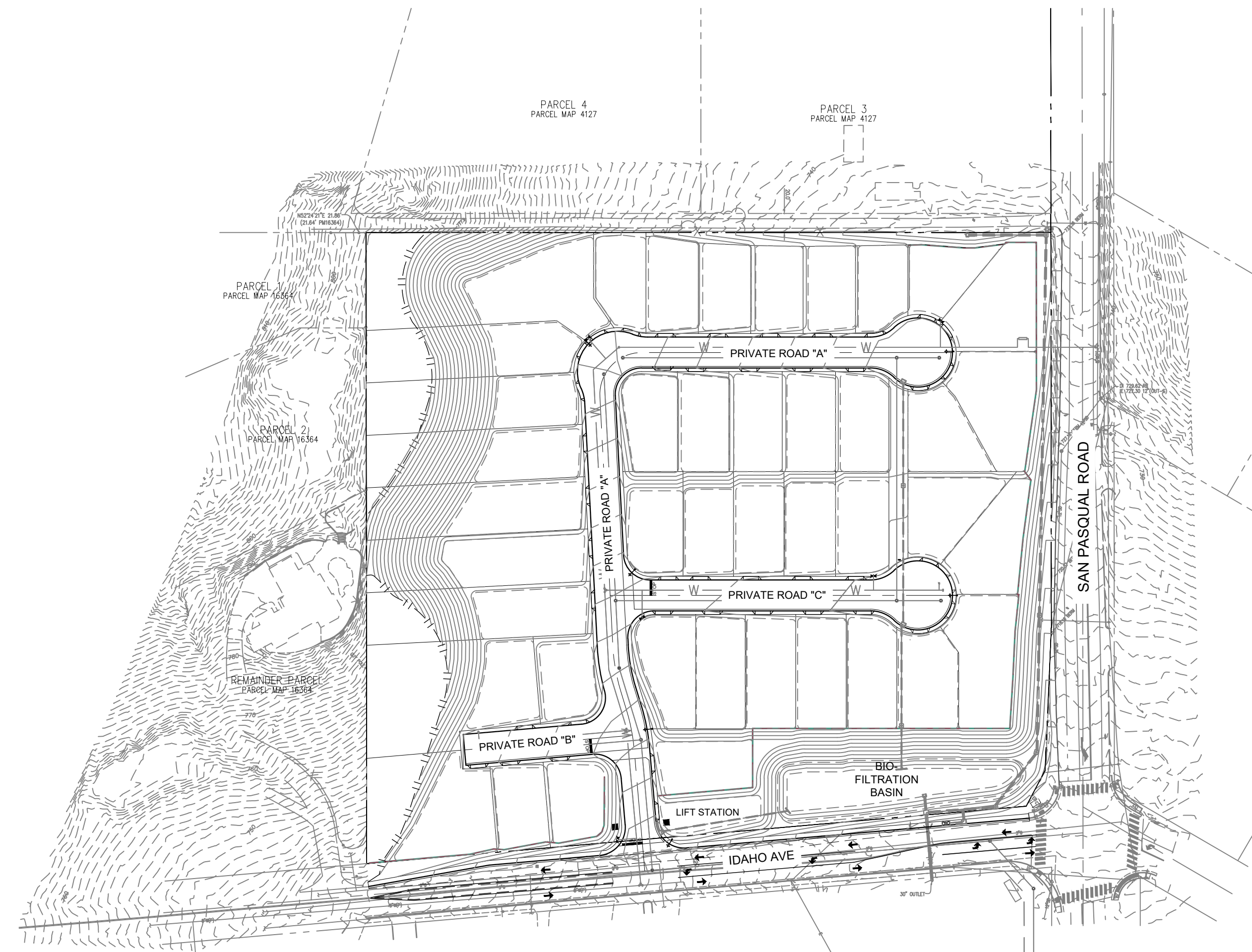
UTILITY COMPANIES

GAS AND ELECTRIC	SAN DIEGO GAS AND ELECTRIC
TELEPHONE	AT&T
WATER	RINCON DEL DIABLO WATER DISTRICT
SEWER	CITY OF ESCONDIDO
STORM WATER	CITY OF ESCONDIDO
FIRE	CITY OF ESCONDIDO
POLICE	CITY OF ESCONDIDO
SCHOOLS	ESCONDIDO UNION SCHOOL DISTRICT

UNDERGROUND SERVICE ALERT
 (800) 422-4133

STREET IMPROVEMENTS

REFER TO CIVIL PLANS PREPARED BY TOUCHSTONE DEVELOPMENT. CIVIL IMPROVEMENTS SHOWN FOR REFERENCE ONLY.

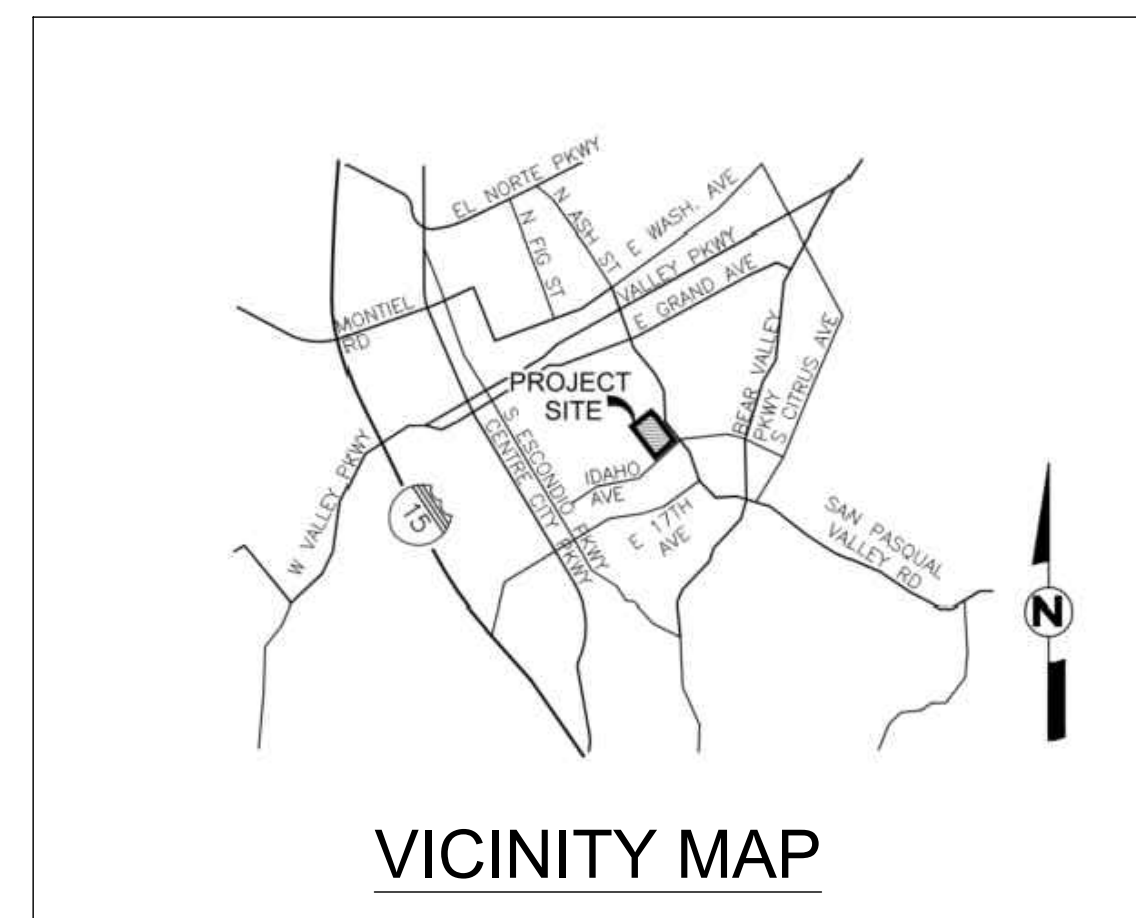


SITE MAP
 1/64" = 1'-0"

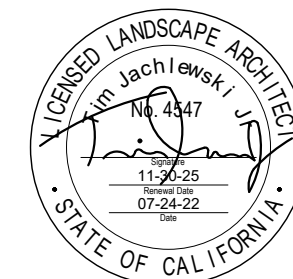
SHEET INDEX

DWG NO. SHEET NO. DESCRIPTION

1	L-0-1	TITLE SHEET
2	L-1-1	PRELIMINARY PLANTING PLAN
3	L-1-2	PRELIMINARY PLANTING PLAN
4	L-1-3	PRELIMINARY PLANTING PLAN
5	L-1-4	PRELIMINARY PLANTING PLAN
6	L-1-5	PLANTING SCHEDULE
7	L-1-6	PLANTING DETAILS
8	L-1-7	PLANTING SPECIFICATIONS
9	L-1-8	PLANTING SPECIFICATIONS
10	L-1-9	PLANTING MAINTENANCE SPECIFICATIONS
11	L-1-10	PRELIMINARY WALL AND FENCE PLAN
12	L-1-11	WALL AND FENCE DETAILS
13	L-1-12	IRRIGATION WATER-USE / MAINTENANCE RESPONSIBILITY EXHIBIT



IN-SITE LANDSCAPE ARCHITECTURE, INC.
 2907 Shelter Island Drive #105-417
 San Diego, CA 92106 619-795-7603
 www.insitelandarch.com



RECORD PLAN

BY: _____ DATE: _____
 NAME _____
 R.C.E. _____
 EXPIRES: _____

BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23831: PK & WASHER IN NORTH-WESTRLY END OF HEADWALL 145 +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.
 LOCATION: _____
 RECORD FROM: _____
 ELEVATION: 708.06 DATUM: _____ M.S.L.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1			
2			
3			
4			

PRIVATE CONTRACT

SHEET 1 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
 TITLE SHEET

CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR:
 SIROUS DEYLIAMIAN, COUNTY ENGINEER

LANDSCAPE ARCHITECT OF WORK:
 TIM JACHLEWSKI JR LLA#4547

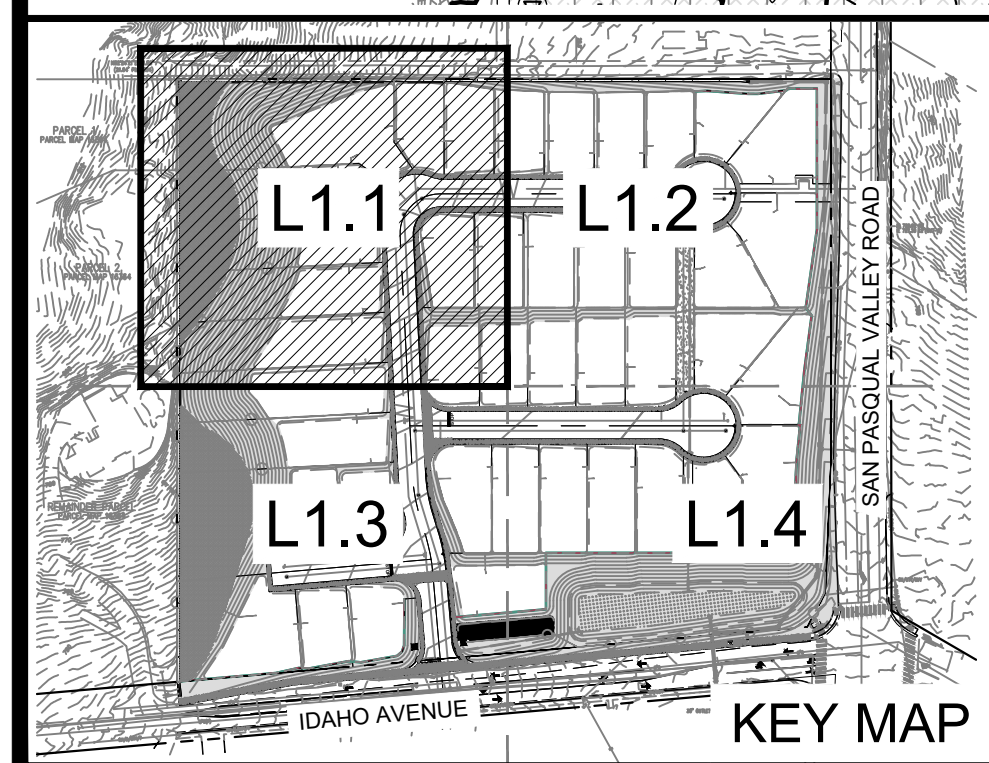
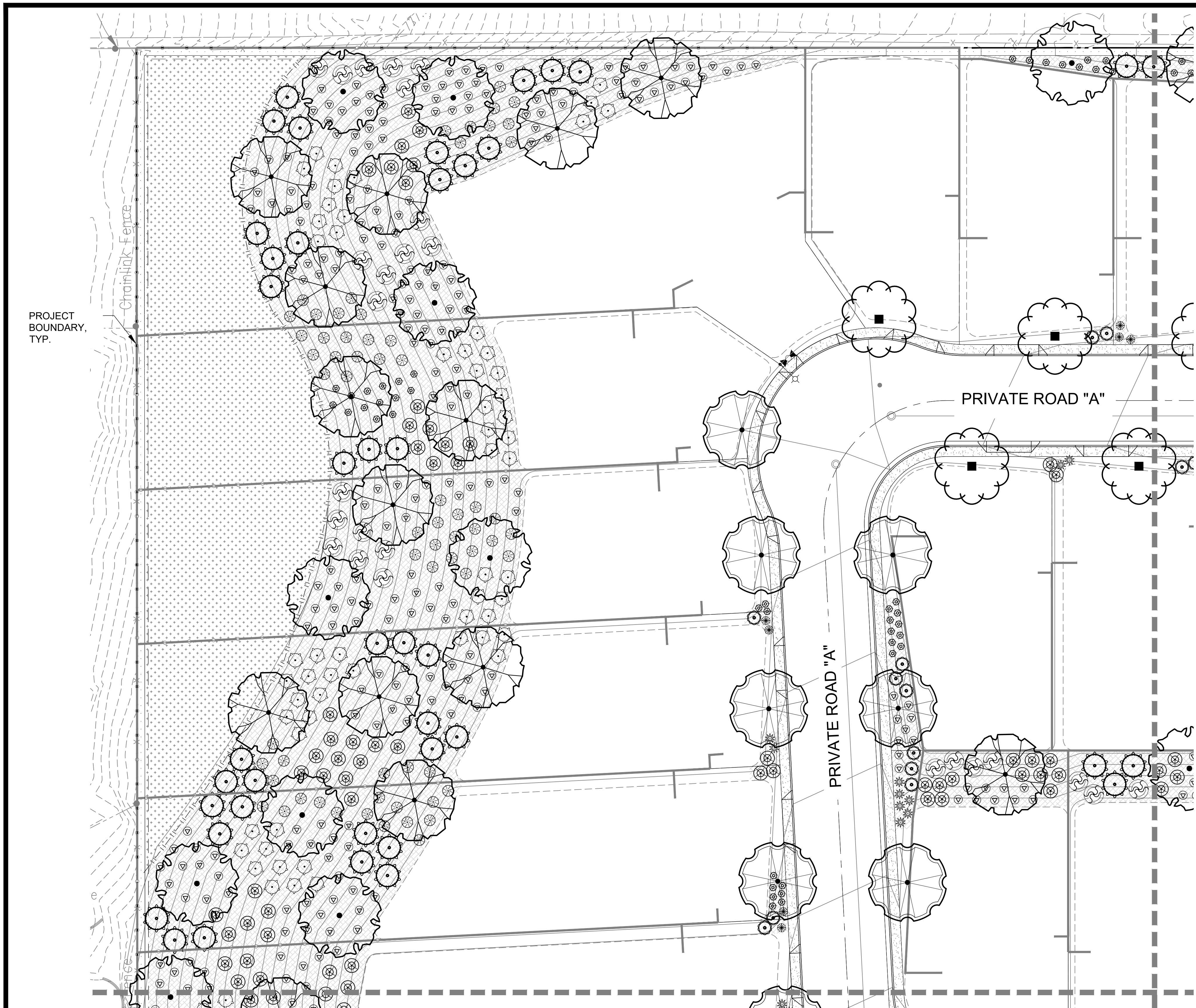
BY: _____ DATE: _____

L.0-1

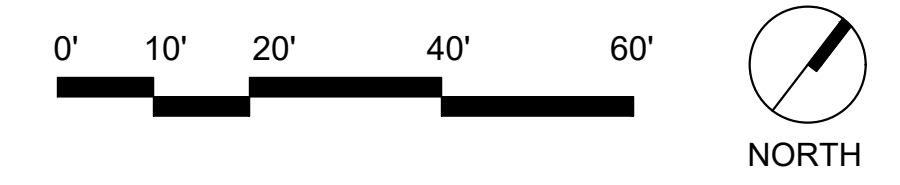
PLANT SCHEDULE

(SEE SHEET L.1-5 FOR FULL SCHEDULE)

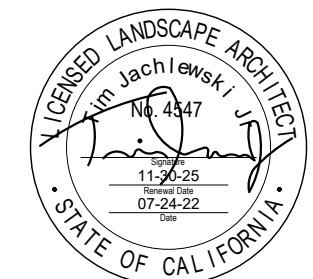
SYMBOL	SCIENTIFIC NAME	COMMON NAME
TREES		
	ARBUTUS 'MARINA'	MARINA ARBUTUS
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	RHUS LANCEA	AFRICAN SUMAC
SHRUBS / PERENNIALS		
	AGAVE AMERICANA	CENTURY PLANT
	AGAVE ATTENUATA 'BOUTIN BLUE'	BOUTIN BLUE AGAVE
	ALOE ARBORESCENS	TREE ALOE
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH
	BACCHARIS SALICIFOLIA	MULE FAT
	CHONDRPETALUM TECTORUM	CAPE RUSH
	CISTUS X PURPUREUS	ORCHID ROCKROSE
	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA
	HESPERALOE P. 'PINK PARADE'	RED YUCCA
	HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY
	JUNCUS PATENS	CALIFORNIA GRAY RUSH
	LEYMUS ARENARIUS	BLUE LYME GRASS
	MUHLENBERGIA RIGENS	DEER GRASS
	OPUNTIA LITTORALIS	COASTAL PRICKLY PEAR
	PHLOMIS FRUTICOSA	JERUSALEM SAGE
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY
	SALVIA CLEVELANDII 'POZO BLUE'	CLEVELAND SAGE
	SAMBUCUS MEXICANA (S. NIGRA CAERULEA)	BLUE ELDERBERRY
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA
	WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY
	YUCCA WHIPPLEI	OUR LORD'S CANDLE
VINES		
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
GROUNDCOVERS		
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE
	MULCH AREAS	
	NATIVE AREAS TO REMAIN: SELECTIVE CLEARING OF NATURAL VEGETATION AND CHAPARRAL BY REMOVING A MINIMUM 50% OF THE SQUARE FOOTAGE OF THIS AREA. NON-IRRIGATED.	



MATCH LINE - SEE SHEET L.1.3



IN-SITE LANDSCAPE ARCHITECTURE, INC.
 2907 Shelter Island Drive #105-417
 San Diego, CA 92106 619-795-7603
 www.insitelandarch.com



RECORD PLAN

BY: _____ NAME _____ DATE: _____

R.C.E. _____

EXPIRES: _____

BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23931; PK & WASHER IN NORTH-WESTRLY END OF HEADWALL 145 +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.

LOCATION: _____

RECORD FROM: _____

ELEVATION: 708.06 DATUM: _____ M.S.L.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1
2
3
4

PRIVATE CONTRACT

SHEET 2 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
PRELIMINARY PLANTING PLAN

CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR: SIROUS DEYLAMIAN, COUNTY ENGINEER LANDSCAPE ARCHITECT OF WORK: TIM JACHLEWSKI, JR. LL#4547

BY: _____ DATE: _____

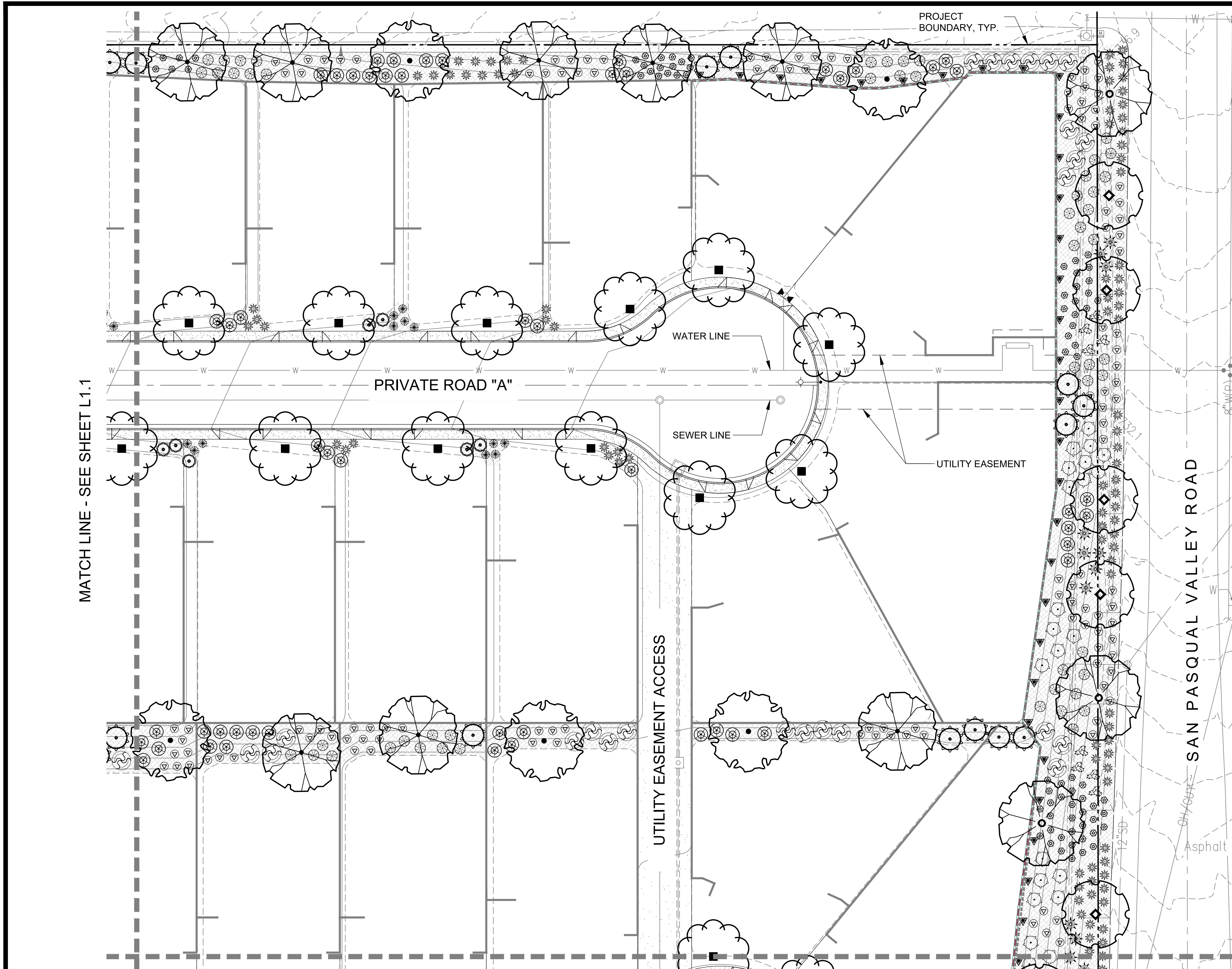
L.1-1

ENGINEERS NAME: TOUCHSTONE DEVELOPMENT
 PHONE: 656-204-1342

PLANT SCHEDULE

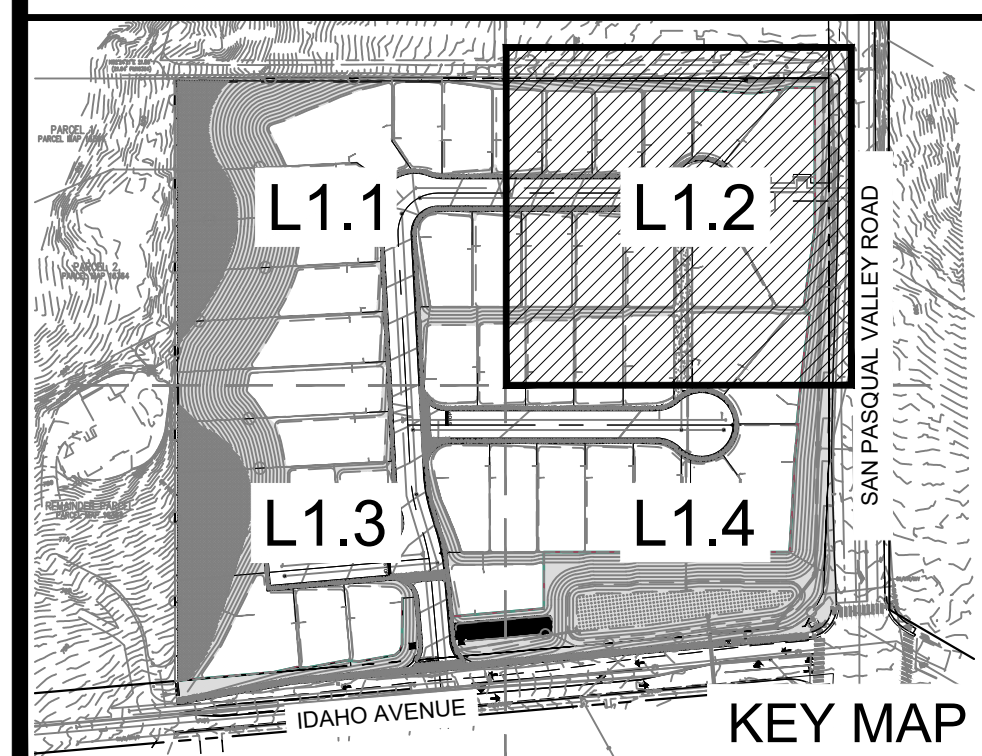
(SEE SHEET L.1-5 FOR FULL SCHEDULE)

SYMBOL	SCIENTIFIC NAME	COMMON NAME
TREES		
	ARBUTUS 'MARINA'	MARINA ARBUTUS
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	RHUS LANCEA	AFRICAN SUMAC
SHRUBS / PERENNIALS		
	AGAVE AMERICANA	CENTURY PLANT
	AGAVE ATTENUATA 'BOUTIN BLUE'	BOUTIN BLUE AGAVE
	ALOE ARBORESCENS	TREE ALOE
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH
	BACCHARIS SALICIFOLIA	MULE FAT
	CHONDROPETALUM TECTORUM	CAPE RUSH
	CISTUS X PURPUREUS	ORCHID ROCKROSE
	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA
	HESPERALOE P. 'PINK PARADE'	RED YUCCA
	HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY
	JUNCUS PATENS	CALIFORNIA GRAY RUSH
	LEYMUS ARENARIUS	BLUE LYME GRASS
	MUHLENBERGIA RIGENS	DEER GRASS
	OPUNTIA LITTORALIS	COASTAL PRICKLY PEAR
	PHLOMIS FRUTICOSA	JERUSALEM SAGE
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY
	SALVIA CLEVELANDII 'POZO BLUE'	CLEVELAND SAGE
	SAMBUCUS MEXICANA (S. NIGRA CAERULEA)	BLUE ELDERBERRY
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA
	WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY
	YUCCA WHIPPLEI	OUR LORD'S CANDLE
VINES		
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
GROUNDCOVERS		
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE
	MULCH AREAS	
	NATIVE AREAS TO REMAIN: SELECTIVE CLEARING OF NATURAL VEGETATION AND CHAPARRAL BY REMOVING A MINIMUM 50% OF THE SQUARE FOOTAGE OF THIS AREA. NON-IRRIGATED.	



MATCH LINE - SEE SHEET L1.1

MATCH LINE - SEE SHEET L1.4



RECORD PLAN

BY: _____ NAME _____ DATE: _____

R.C.E. _____

EXPIRES: _____

BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23931. PK & WASHER IN NORTH-WESTRLY END OF HEADWALL 145' +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.

LOCATION: _____

RECORD FROM: _____

ELEVATION: 708.06 DATUM: _____ M.S.L.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1
2
3
4

PRIVATE CONTRACT

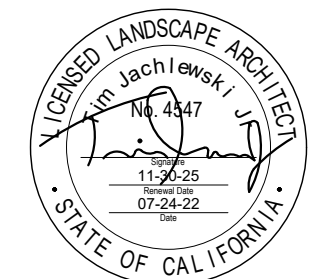
SHEET 3 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
PRELIMINARY PLANTING PLAN

CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR: SIROUS DEYLAMIAN, COUNTY ENGINEER
LANDSCAPE ARCHITECT OF WORK: TIM JACHLEWSKI, JR. LL#4547

BY: _____ DATE: _____



L.1-2

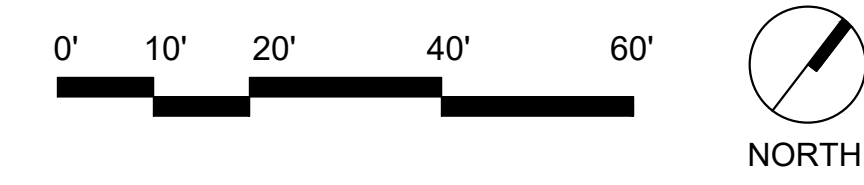
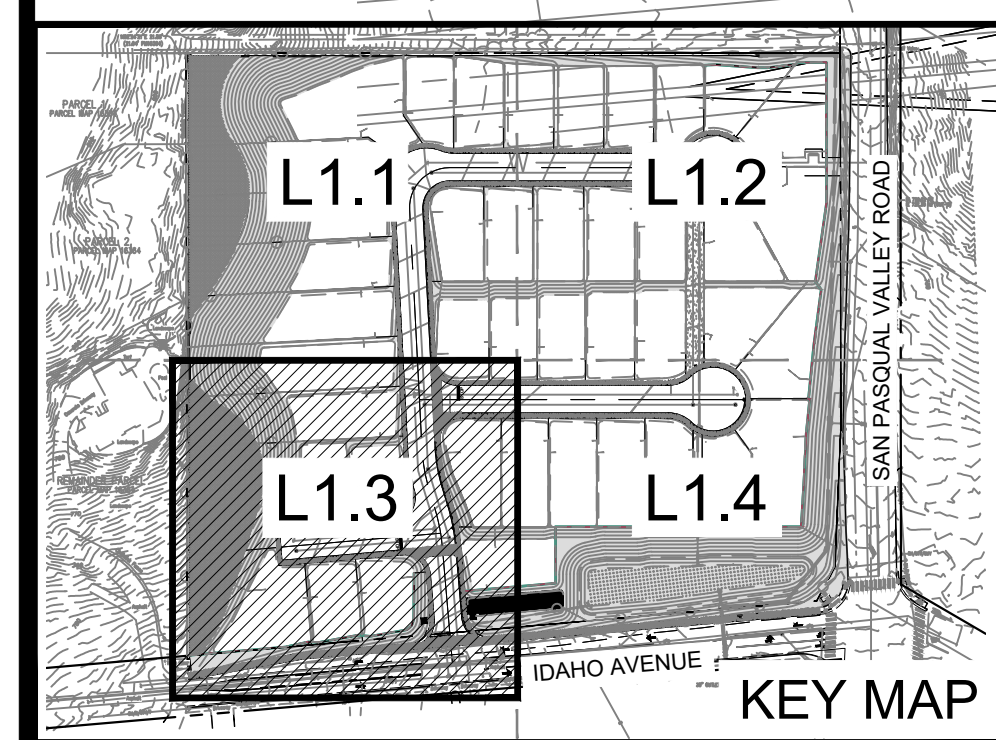
ENGINEERS NAME: TOUCHSTONE DEVELOPMENT
PHONE: 656-204-1342



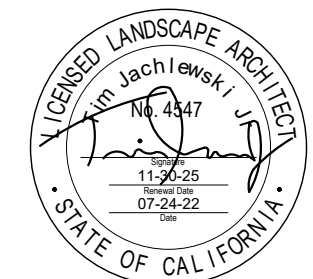
PLANT SCHEDULE

(SEE SHEET L.1-5 FOR FULL SCHEDULE)

SYMBOL	SCIENTIFIC NAME	COMMON NAME
TREES		
	ARBUTUS 'MARINA'	MARINA ARBUTUS
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	RHUS LANCEA	AFRICAN SUMAC
SHRUBS / PERENNIALS		
	AGAVE AMERICANA	CENTURY PLANT
	AGAVE ATTENUATA 'BOUTIN BLUE'	BOUTIN BLUE AGAVE
	ALOE ARBORESCENS	TREE ALOE
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH
	BACCHARIS SALICIFOLIA	MULE FAT
	CHONDROPETALUM TECTORUM	CAPE RUSH
	CISTUS X PURPUREUS	ORCHID ROCKROSE
	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA
	HESPERALOE P. 'PINK PARADE'	RED YUCCA
	HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY
	JUNCUS PATENS	CALIFORNIA GRAY RUSH
	LEYMUS ARENARIUS	BLUE LYME GRASS
	MUHLENBERGIA RIGENS	DEER GRASS
	OPUNTIA LITTORALIS	COASTAL PRICKLY PEAR
	PHLOMIS FRUTICOSA	JERUSALEM SAGE
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY
	SALVIA CLEVELANDII 'POZO BLUE'	CLEVELAND SAGE
	SAMBUCUS MEXICANA (S. NIGRA CAERULEA)	BLUE ELDERBERRY
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA
	WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY
	YUCCA WHIPPLEI	OUR LORD'S CANDLE
VINES		
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
GROUNDCOVERS		
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE
	MULCH AREAS	
	NATIVE AREAS TO REMAIN: SELECTIVE CLEARING OF NATURAL VEGETATION AND CHAPARRAL BY REMOVING A MINIMUM 50% OF THE SQUARE FOOTAGE OF THIS AREA. NON-IRRIGATED.	



INSITE LANDSCAPE ARCHITECTURE, INC.
 2907 Shelter Island Drive #105-417
 San Diego, CA 92106 619-795-7603
 www.insitelandscape.com



RECORD PLAN

BY: _____ NAME _____ DATE: _____

R.C.E. _____

EXPIRES: _____

BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23931. PK & WASHER IN NORTH-WESTLY END OF HEADWALL 145' +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.

LOCATION: _____

RECORD FROM: _____

ELEVATION: 708.06 DATUM: _____ M.S.L.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1			
2			
3			
4			

PRIVATE CONTRACT

SHEET 4 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
PRELIMINARY PLANTING PLAN

CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR: SIROUS DEYLAMIAN, COUNTY ENGINEER
 LANDSCAPE ARCHITECT OF WORK: TIM JACHLEWSKI, JR. LL484547

BY: _____ DATE: _____

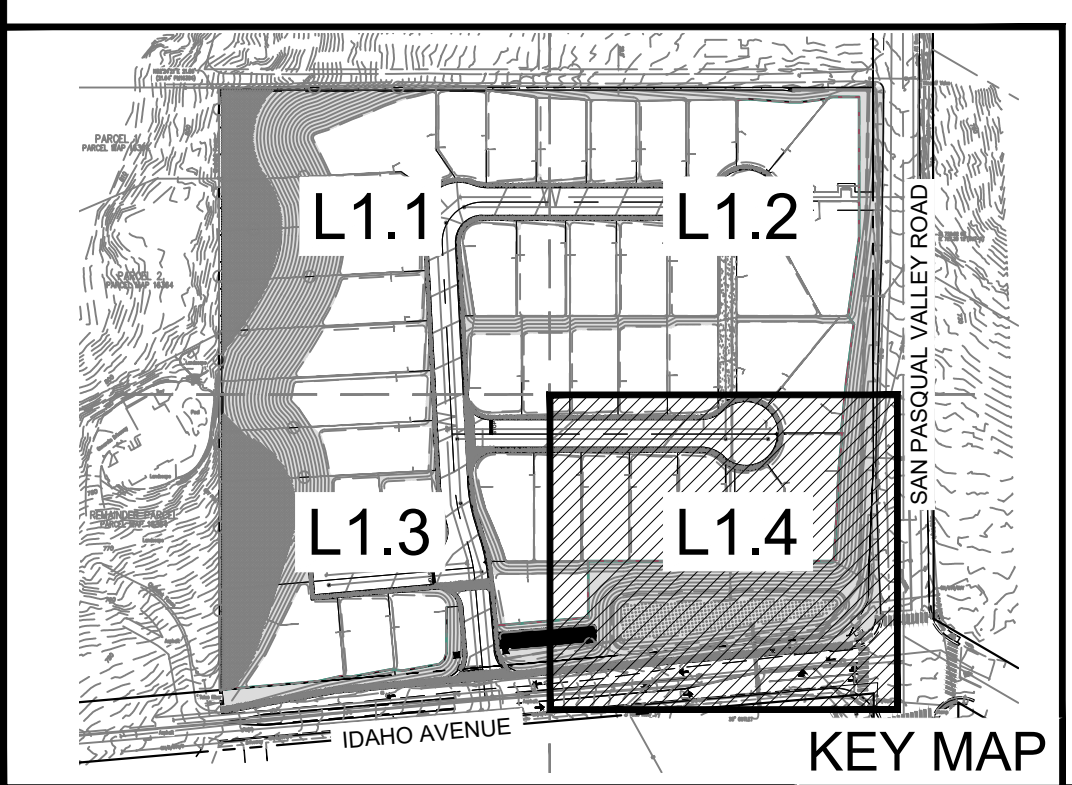
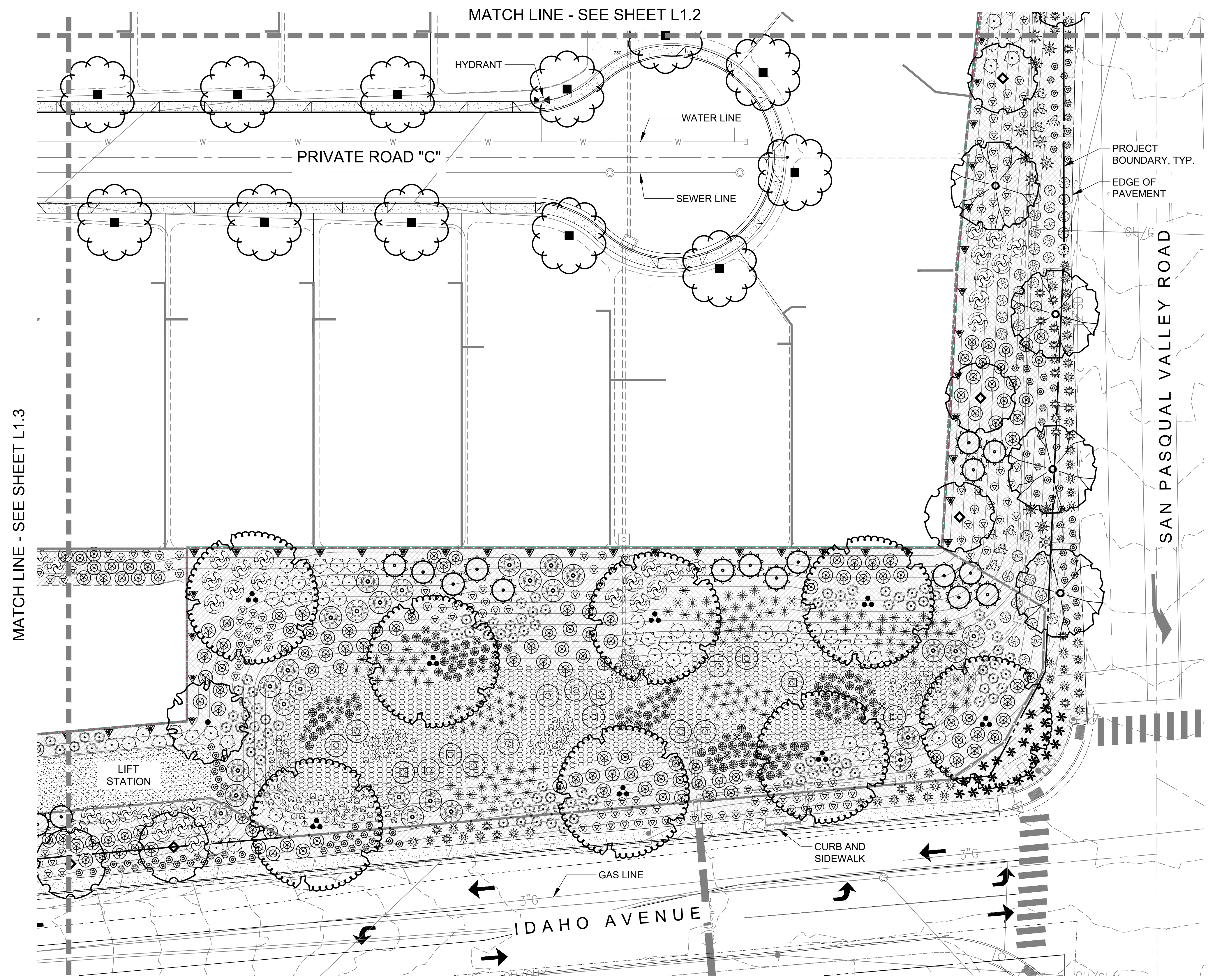
L.1-3

ENGINEERS NAME: TOUCHSTONE DEVELOPMENT
 PHONE: 656-204-1342

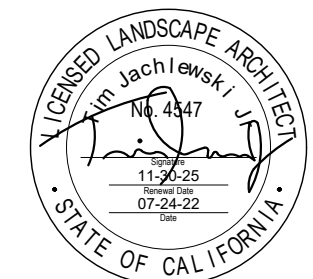
PLANT SCHEDULE

(SEE SHEET L.1-5 FOR FULL SCHEDULE)

SYMBOL	SCIENTIFIC NAME	COMMON NAME
TREES		
	ARBUTUS 'MARINA'	MARINA ARBUTUS
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	RHUS LANCEA	AFRICAN SUMAC
SHRUBS / PERENNIALS		
	AGAVE AMERICANA	CENTURY PLANT
	AGAVE ATTENUATA 'BOUTIN BLUE'	BOUTIN BLUE AGAVE
	ALOE ARBORESCENS	TREE ALOE
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH
	BACCHARIS SALICIFOLIA	MULE FAT
	CHONDROPETALUM TECTORUM	CAPE RUSH
	CISTUS X PURPUREUS	ORCHID ROCKROSE
	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA
	HESPERALOE P. 'PINK PARADE'	RED YUCCA
	HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY
	JUNCUS PATENS	CALIFORNIA GRAY RUSH
	LEYMUS ARENARIUS	BLUE LYME GRASS
	MUHLENBERGIA RIGENS	DEER GRASS
	OPUNTIA LITTORALIS	COASTAL PRICKLY PEAR
	PHLOMIS FRUTICOSA	JERUSALEM SAGE
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY
	SALVIA CLEVELANDII 'POZO BLUE'	CLEVELAND SAGE
	SAMBUCUS MEXICANA (S. NIGRA CAERULEA)	BLUE ELDERBERRY
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA
	WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY
	YUCCA WHIPPLEI	OUR LORD'S CANDLE
VINES		
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
GROUNDCOVERS		
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE
	MULCH AREAS	
	NATIVE AREAS TO REMAIN: SELECTIVE CLEARING OF NATURAL VEGETATION AND CHAPARRAL BY REMOVING A MINIMUM 50% OF THE SQUARE FOOTAGE OF THIS AREA. NON-IRRIGATED.	



INSITE LANDSCAPE ARCHITECTURE, INC.
 2907 Shelter Island Drive #105-417
 San Diego, CA 92106 619-795-7603
 www.insitelandscape.com



RECORD PLAN

BY: _____ DATE: _____

R.C.E. _____

EXPIRES: _____

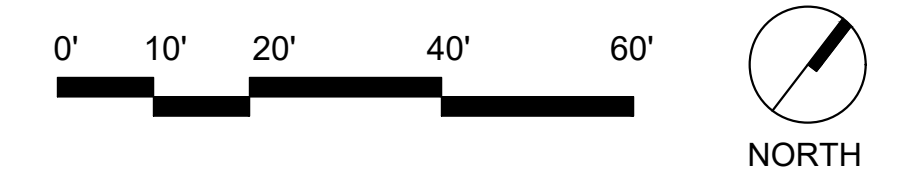
BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23831. PK & WASHER IN NORTH-WESTERLY END OF HEADWALL 145' +/- SOUTH-WESTERLY OF CENTERLINE INTERSECTION.

LOCATION: _____

RECORD FROM: _____

ELEVATION: 708.06 DATUM: _____ M.S.L.



COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1			
2			
3			
4			

PRIVATE CONTRACT

SHEET 5 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
PRELIMINARY PLANTING PLAN

CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR:
 SIROUS DEYLAMIAN, COUNTY ENGINEER

LANDSCAPE ARCHITECT OF WORK:
 TIM JACHLEWSKI, JR. LL484547

BY: _____ DATE: _____

L.1-4

ENGINEERS NAME: TOUCHSTONE DEVELOPMENT
 PHONE: 656-204-1342

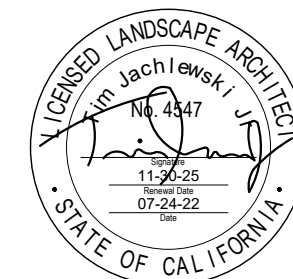
PLANTING NOTES

- THESE PLANS WERE PREPARED USING THE SURVEY AND BASE INFORMATION PROVIDED BY THE CIVIL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLANS COMPARED TO ACTUAL FIELD CONDITIONS PRIOR TO ORDERING MATERIALS AND BEGINNING WORK. IF THERE ARE DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER TO WORK OUT A SOLUTION AGREEABLE TO THE OWNER. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF THE DISCREPANCIES PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL LABOR AND MATERIALS AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER TO RESOLVE SUCH DISCREPANCIES AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES PRIOR TO ORDERING MATERIALS AND BEGINNING WORK. THE CONTRACTOR SHALL CLEARLY MARK ALL UTILITIES AND SHALL BE RESPONSIBLE FOR PRESERVING ALL UTILITIES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REPAIRING DAMAGED UTILITIES AT NO ADDITIONAL COST TO OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY EQUIPMENT AND MATERIALS DAMAGED DURING CONSTRUCTION WITHIN OR OUTSIDE THE PROJECT LIMIT OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL CONDUIT AND IRRIGATION SLEEVES WITH OTHER CONSTRUCTION TRADE CONTRACTORS.
- FOR EXISTING TREES TO REMAIN, THE CONTRACTOR SHALL PROTECT THE TREES AND DRIPLINE AREA OF TREES FROM STOCKPILING, MATERIAL STORAGE, EQUIPMENT, VEHICLE PARKING, DRIVING, CHEMICALS, RUNOFF, EXCESS WATER OR ANY OTHER CIRCUMSTANCE THAT WOULD INJURE OR KILL THE TREE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THE TREES DURING THE COURSE OF CONSTRUCTION. ANY TREES THAT ARE DAMAGED OR KILLED SHALL BE REPLACED BY THE CONTRACTOR WITH A NEW TREE OF EQUAL SPECIES AND SIZE.
- THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT QUANTITIES AND SQUARE FOOTAGES ARE APPROXIMATE AND ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD CONDITIONS AND SHALL PROVIDE THE NECESSARY PLANTS TO FULFILL THE INTENT OF THE PLANS.
- CONTRACTOR SHALL OBTAIN A HORTICULTURAL SOILS TEST AND RECOMMENDATIONS BASED ON THE EXISTING SITE SOILS AND BASED ON THE PROPOSED PLANT LIST. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE SOILS REPORT, AND AT A MINIMUM, AMEND THE TOP 8" OF SOIL WITH 2" OF HUMIC COMPOST AND THE TOP 12" OF THE PLANTING BACKFILL WITH 25% HUMIC COMPOST MANUFACTURED BY AGRI-SERVICE, INC.
- PRIOR TO DIGGING HOLES, CONTRACTOR SHALL LOCATE AND SET OUT ALL PLANT MATERIAL IN BOXES/ CONTAINERS PER PLAN FOR LANDSCAPE ARCHITECT AND/OR OWNER REVIEW PRIOR TO PLANTING. CONTRACTOR SHALL ADJUST PLANT LOCATIONS, IF-NEEDED, AS DIRECTED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE A 3" LAYER OF MULCH AS INDICATED ON PLANS FOR ALL PLANTING AREAS.
- CONTRACTOR SHALL MODIFY THE TYPICAL LAYOUT FOR EACH FLOOR PLAN BASED ON THE UNIQUE CONDITIONS OF EACH LOT'S SIZE AND SHAPE.
- TREES SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER LINES, WATER METERS, GAS METERS, A MINIMUM OF 10' AWAY FROM SEWER LATERALS, UTILITY POLES; AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE USED TO IRRIGATE THE LANDSCAPE. SEE IRRIGATION PLANS.

PLANT SCHEDULE
(SEE SHEET L.1-5 FOR FULL SCHEDULE)

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	SPACING	REMARKS (WUCOLS-Z4)	WATER USE	MATURE HEIGHT	MATURE WIDTH
TREES									
	ARBUSUS 'MARINA'	MARINA ARBUSUS	16	24" BOX	PER PLAN	STANDARD	MED	30'	30'
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	35	24" BOX	PER PLAN	STANDARD	MED	25'-30'	20'
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	14	24" BOX	PER PLAN	MULTI-TRUNK	LOW	35'	30'
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	8	24" BOX	PER PLAN	MULTI-TRUNK	MED	30'-80'	20'-50'
	QUERCUS AGRIFOLIA	COAST LIVE OAK	27	15 GALLON	PER PLAN	MULTI-TRUNK	LOW	20'-70'	20'-70'
	QUERCUS AGRIFOLIA	COAST LIVE OAK	9	24" BOX	PER PLAN	MULTI-TRUNK	LOW	20'-70'	20'-70'
	RHUS LANCEA	AFRICAN SUMAC	20	15 GALLON	PER PLAN	MULTI-TRUNK	LOW	20'-30'	20'-35'
SHRUBS / PERENNIALS									
	AGAVE AMERICANA	CENTURY PLANT	6	15 GAL.	PER PLAN		LOW	4'	4'
	AGAVE ATTENUATA 'BOUTIN BLUE'	BOUTIN BLUE AGAVE	49	5 GAL.	PER PLAN		LOW	5'	5'
	ALOE ARBORESCENS	TREE ALOE	9	5 GAL.	PER PLAN		LOW	6"	6"
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	630	1 GAL.	PER PLAN		LOW	8"-24"	9"
	BACCHARIS SALICIFOLIA	MULE FAT	17	1 GAL.	PER PLAN		MED	12'	8'
	CHONDROPETALUM TECTORUM	CAPE RUSH	34	5 GAL.	PER PLAN		LOW	4'	4'
	CISTUS X PURPUREUS	ORCHID ROCKROSE	327	5 GAL.	PER PLAN		LOW	4'	4'
	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	106	1 GAL.	PER PLAN		LOW	3'	4'
	HESPERALOE P. 'PINK PARADE'	RED YUCCA	234	5 GAL.	PER PLAN		LOW	3'-4'	3'-4'
	HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY	93	5 GAL.	PER PLAN		LOW	6'-10'	6'-10'
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	177	5 GAL.	PER PLAN		LOW	2'	2'
	LEYMUS ARENARIUS	BLUE LYME GRASS	135	5 GAL.	PER PLAN		MED	2'-3'	2'-3'
	MUHLENBERGIA RIGENS	DEER GRASS	150	5 GAL.	PER PLAN		MED	4'	4'
	OPUNTIA LITTORALIS	COASTAL PRICKLY PEAR	16	5 GAL.	PER PLAN		V LOW	3'	4'
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	181	5 GAL.	PER PLAN		LOW	4'	4'
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	28	5 GAL.	PER PLAN		LOW	4'-6'	4'-6'
	SALVIA CLEVELANDII 'POZO BLUE'	CLEVELAND SAGE	185	5 GAL.	PER PLAN		LOW	3'-5'	5'-8'
	SAMBUCUS MEXICANA (S. NIGRA CAERULEA)	BLUE ELDERBERRY	26	5 GAL.	PER PLAN		LOW	10'-30'	8'-20'
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	286	1 GAL.	PER PLAN		LOW	1'	3'
	WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY	103	5 GAL.	PER PLAN		LOW	3'-6'	5'-10'
	YUCCA WHIPPLEI	OUR LORD'S CANDLE	22	5 GAL.	PER PLAN		V LOW	3'	5'
VINES									
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	93	5 GAL.	PER PLAN	ATTACH TO STRUCTURE	MED		
GROUNDCOVERS									
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	5,431 S.F.	PLUGS	@ 18" O.C.		MED	18"	2'
	MULCH AREAS								
	NATIVE AREAS TO REMAIN: SELECTIVE CLEARING OF NATURAL VEGETATION AND CHAPARRAL BY REMOVING A MINIMUM 50% OF THE SQUARE FOOTAGE OF THIS AREA. NON-IRRIGATED.								

L.1-5



RECORD PLAN

BY: _____ DATE: _____

R.C.E. _____

EXPIRES: _____

BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23831: PK & WASHER IN NORTH-WESTERLY END OF HEADWALL 145 +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.

LOCATION: _____

RECORD FROM: _____

ELEVATION: 708.06 DATUM: _____ M.S.L.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1
2
3
4

PRIVATE CONTRACT

SHEET 6 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 13 SHEETS

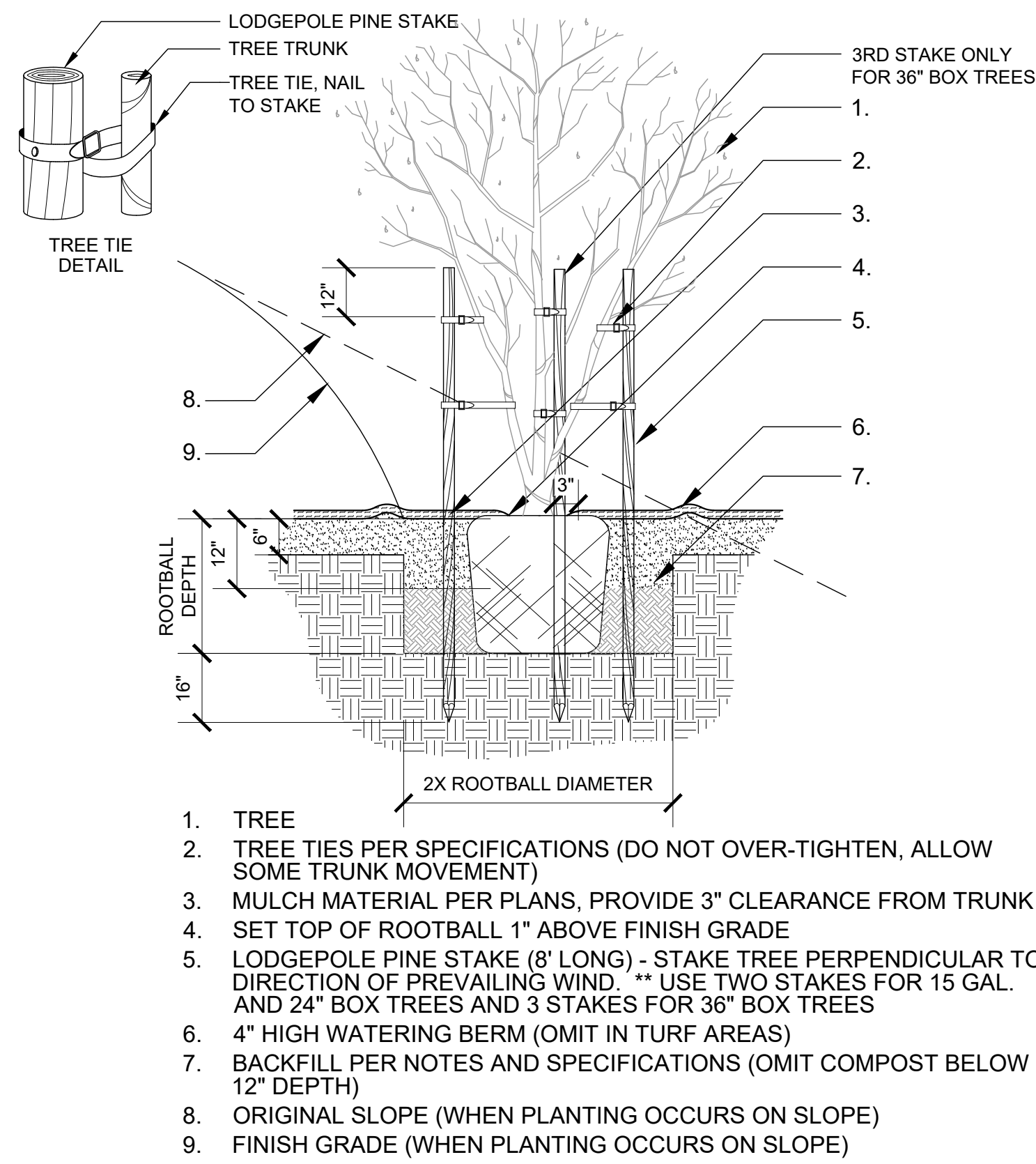
PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
PLANTING SCHEDULE

CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR: SIROUS DEYLAMIAN, COUNTY ENGINEER
LANDSCAPE ARCHITECT OF WORK: TIM JACHLEWSKI, JR. LL484547

BY: _____ DATE: _____

ENGINEERS NAME: TOUCHSTONE DEVELOPMENT
PHONE: 656-204-1342

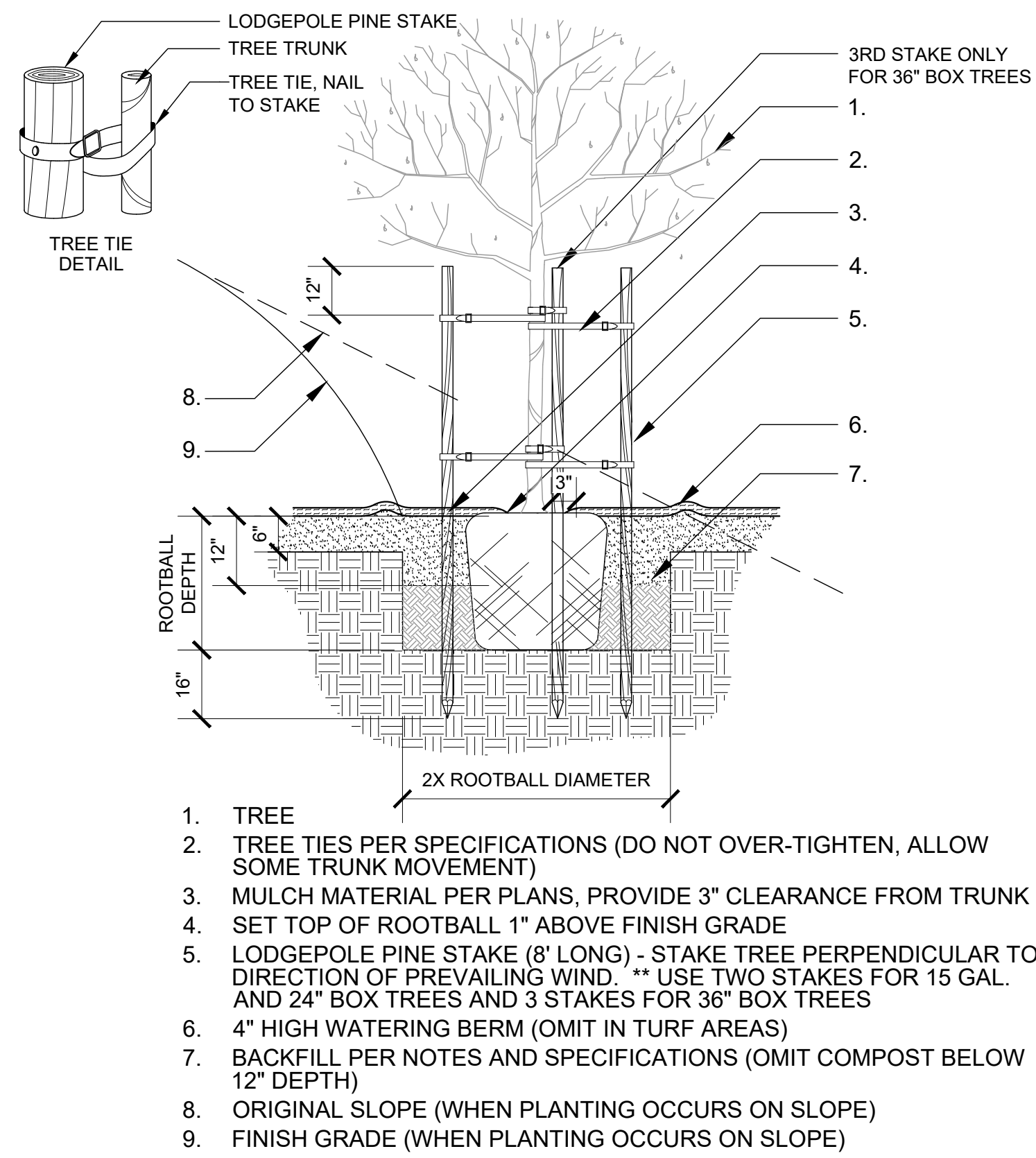


TREE (MULTI-TRUNK)

ON LEVEL GROUND OR SLOPE (15 GAL. TO 36" BOX)

P-01

N.T.S.

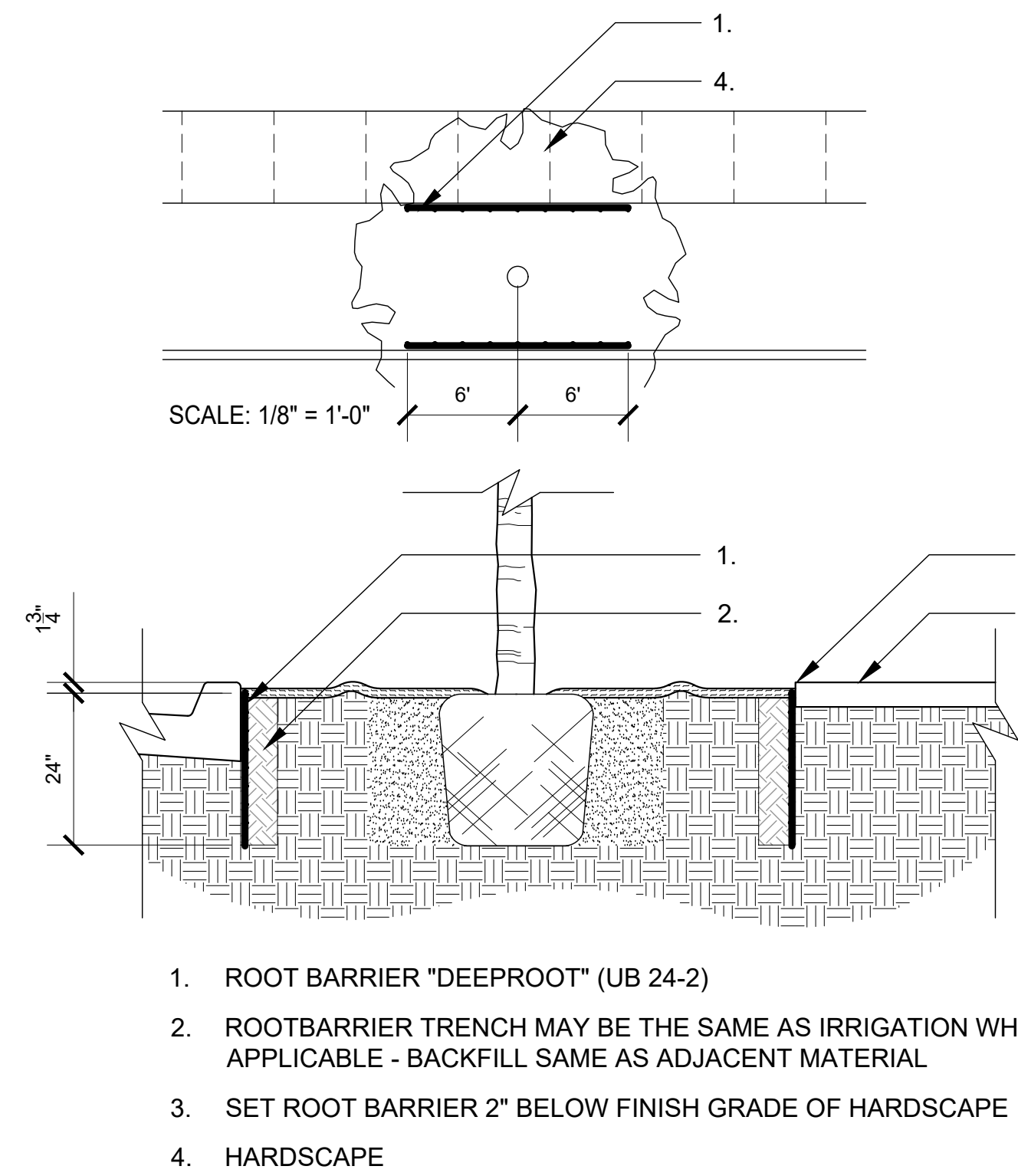


TREE (STANDARD)

ON LEVEL GROUND OR SLOPE (15 GAL. TO 36" BOX)

P-02

N.T.S.

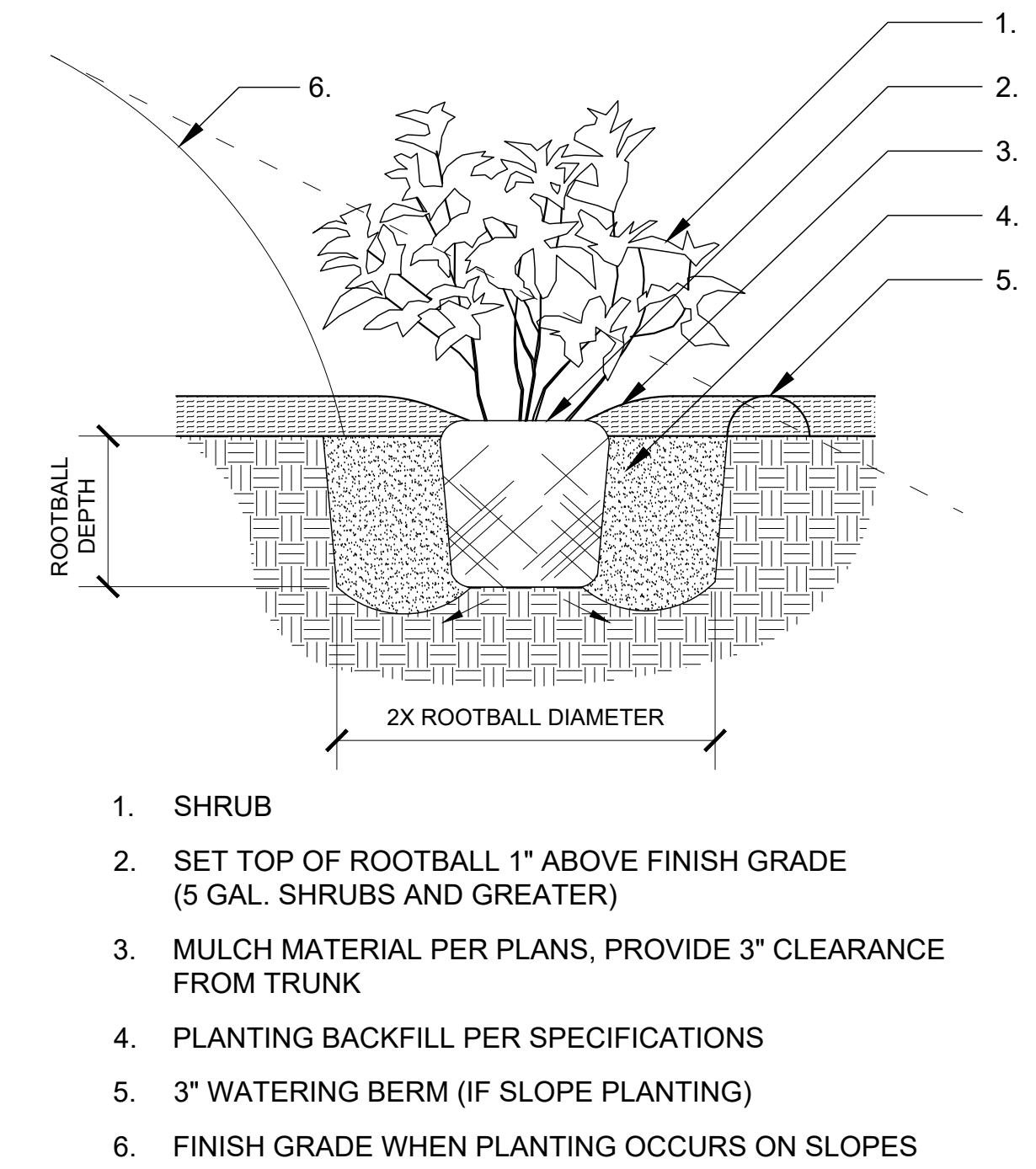


ROOTBARRIER

REQUIRED WHEN TREE IS WITHIN 6 FEET OF HARDSCAPE

P-03

SCALE: 1/2" = 1'-0"

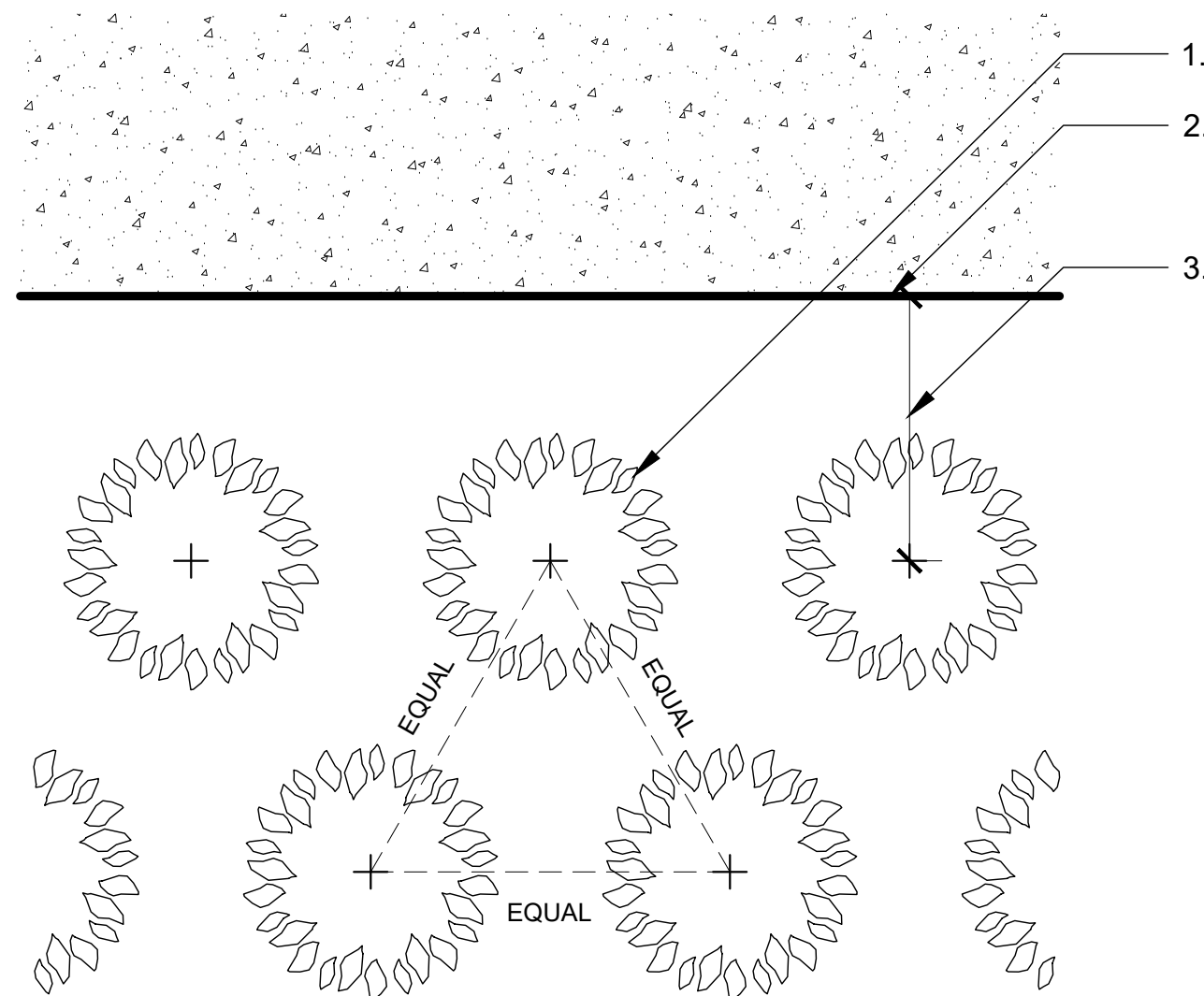


SHRUB

ON LEVEL GRADE OR SLOPE

P-04

SCALE: 1" = 1'-0"

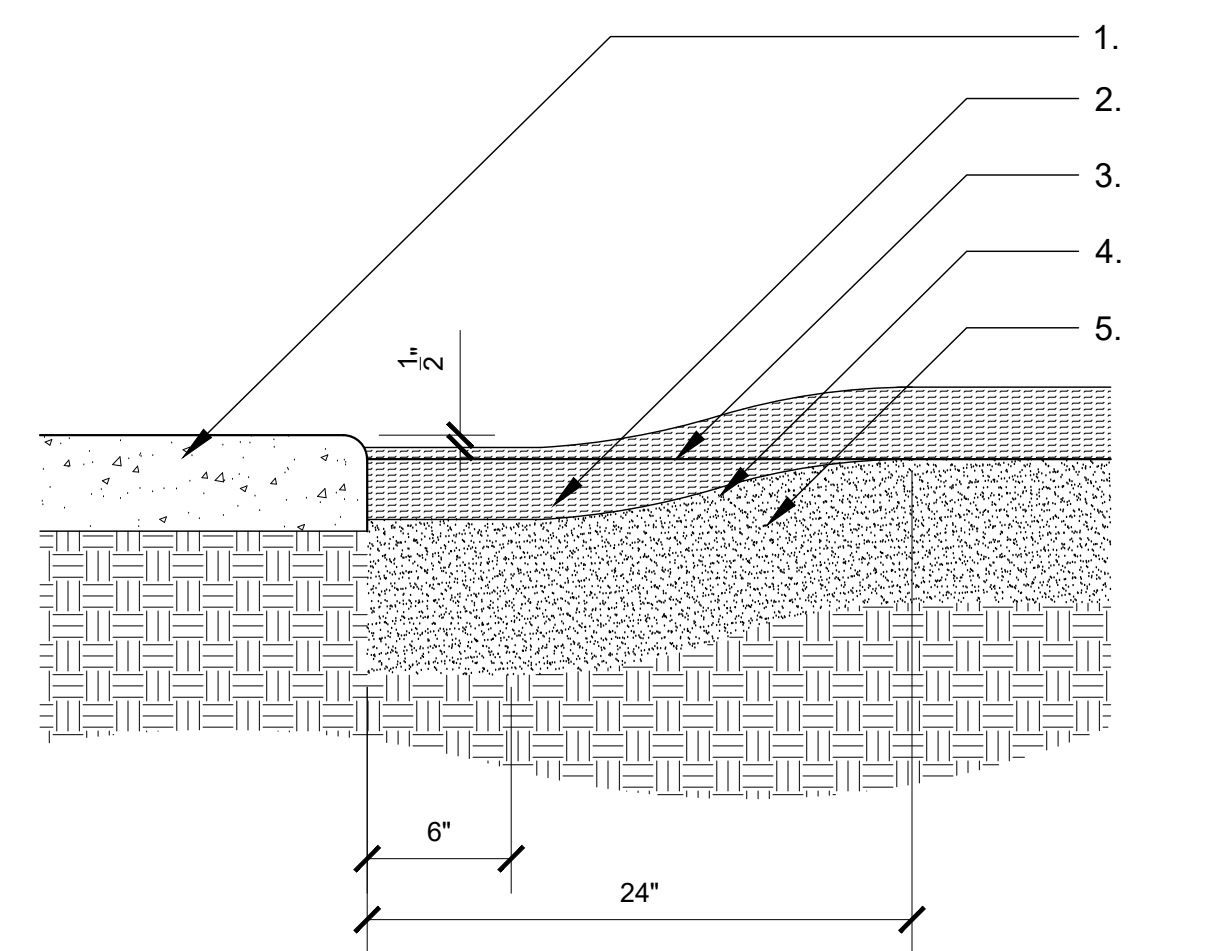


1. SHRUB - TRIANGULAR SPACING UNLESS OTHERWISE SHOWN ON PLANS
2. EDGE OF HARDSCAPE
3. DISTANCE FROM EDGE OF HARDSCAPE EQUALS 75% OF THE ON CENTER (O.C.) SPACING

PLANT SPACING

P-05

SCALE: NONE



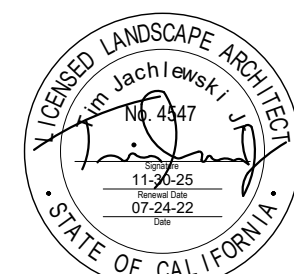
1. HARDSCAPE/ PAVEMENT
2. 3" MULCH LAYER (1.5" FOR FLATTED GROUND COVER)
3. ORIGINAL GRADE
4. GRADE TRANSITIONS TO ACCOMMODATE MULCH LAYER 1/2" BELOW HARDSCAPE SURFACE
5. PLANTING MIX/ AMENDED SOIL

MULCH/ GRADE TRANSITION

AT HARDSCAPE

P-06

SCALE: 1 1/2" = 1'-0"



RECORD PLAN

BY: _____ DATE: _____

R.C.E. NAME _____

EXPIRES: _____

BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23831: PK & WASHER IN NORTH-WESTLY END OF HEADWALL 145 +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.

LOCATION: _____

RECORD FROM: _____

ELEVATION: 708.06 DATUM: _____ M.S.L.

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:
1
2
3
4

PRIVATE CONTRACT

SHEET 7 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR: PASQUAL HEIGHTS

PLANTING DETAILS

CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR: SIROUS DEYLAMIAN, COUNTY ENGINEER

LANDSCAPE ARCHITECT OF WORK: TIM JACHLEWSKI, JR. LLA#4547

BY: _____ DATE: _____

**SECTION 329300
LANDSCAPING**

PART 1 - GENERAL

1.01 SUMMARY:

- A. The work includes all services, labor, materials, transportation and equipment necessary to perform the work indicated on the Drawings and as specified. The conditions of the Contract and Division 1 apply to this section as fully as if repeated herein.

1.02 RELATED REQUIREMENTS:

- A. Section 328400 Irrigation System
- B. Section 320533 Landscape Maintenance

1.03 SUBMITTALS:

- A. Tree, shrub, and plant samples: Provide digital photos of all plant materials in one pdf file illustrating a typical sample of each plant species and every tree listed as 'specimen' on the plans. At the Contractor's option and expense, he may retain the services of the Landscape architect to review trees 15 gallon and larger tagged at the nursery or at its place of growth, or as otherwise indicated.
- B. Submit certificates of compliance/ manufacturer cut sheets in one pdf file of:
 - 1. Soil amendments
 - 2. Fertilizers
 - 3. Root barrier
 - 4. Tree stakes
 - 5. Tree ties
 - 6. Compost material
 - 7. Mulch materials
 - 8. Boulders, cobble or other materials if specified on plans.
- C. Horticultural soils report and recommendations report as one pdf file (based on the proposed plant palette per Section 1.08.)

1.04 GUARANTEES AND REPLACEMENTS:

- A. Shrubs, and groundcovers shall be guaranteed to remain healthy and vigorously growing for a period of ninety (90) days from date of final acceptance of Maintenance Period of project.
- B. Trees shall be guaranteed to live in a healthy condition for a period of one (1) year from date of final acceptance of Maintenance Period of project.
- C. Plants found to be dead or not in a vigorous condition within the Maintenance and Guarantee Periods shall be replaced within fourteen (14) days at Contractor's expense.
- D. Plants used for replacement shall be the same kind and size as specified in the plant list. They shall be furnished, planted and fertilized as originally specified. The expense of all repair work on existing improvements damaged during replacement shall be borne by the Contractor.

1.05 QUALITY ASSURANCE:

- A. Reviews herein specified shall be made by the Landscape architect or Landscape Inspector. The Contractor shall request review in writing a minimum of 48 hours in advance, for the following parts of work:
 - 1. Pre-job meeting to introduce Landscape architect, Landscape Inspector, Contractor, job project manager and job superintendent and to discuss the particular requirements of the job.
 - 2. Incorporation of soil conditioning and fertilizing into the soil. Observation shall begin prior to amendments being rototilled into the soil. Amendment materials shall be distributed in piles around the site in quantities corresponding to the soils analysis recommendations "per 1,000 sq. ft.". Invoices showing materials and quantities purchased shall be available for review.
 - 3. When trees, and shrubs are spotted in place (in their containers or boxes) for planting, but before planting holes are excavated.
 - 4. Upon completion of finish grades and planting.
 - 5. When planting, and all other indicated and specified work, except the Maintenance Period, has been completed. Acceptance, in writing, shall establish beginning of the Maintenance Period.
 - 6. Final review at the completion of the Maintenance Period. Contingent on acceptance, this review shall establish the beginning date for the Guarantee Period.

1.06 MAINTENANCE:

- A. The Contractor shall continuously maintain all involved areas during the progress of the work and during the maintenance period until the final acceptance of the work.
- B. The Maintenance Period begins on the first day after written acceptance of planting operations is received from the Landscape architect, and shall continue thereafter for no less than ninety (90) continuous calendar days.

- C. The contract completion date of the contract maintenance period will be extended, at the contractor's expense, when in the opinion of the Landscape Architect or Owner, improper maintenance or possible poor or unhealthy condition of planted material or poorly established areas are evident at the termination of the scheduled maintenance period. The Contractor shall be responsible for additional maintenance of the work until work is completed and acceptable.
- D. See Section 320533 for specific Maintenance Requirements.

1.07 GENERAL REQUIREMENTS:

- A. The term "Planting Area" shall mean all areas to be planted with trees, shrubs, and groundcovers.
- B. Actual planting shall be performed during those periods when weather and soil conditions are suitable in accordance with locally accepted horticultural practice.
- C. All rock and other growth or debris accumulated during the duration of the project shall be removed from the site.
- D. Prior to excavation for planting or placing of plant materials, locate all underground improvements, utility lines, etc. and take proper precautions to avoid damage. In the event of a conflict between such lines and plant locations, notify Landscape architect and receive direction prior to proceeding. The Contractor assumes responsibility for making repairs for damages resulting from work as herein specified.
- E. Grading and soil preparation work shall be performed only during the period when beneficial and optimum results may be obtained. If the moisture content of the soil should reach such a level that working it would destroy soil structure, spreading and grading operations shall be suspended until the moisture content is increased or reduced to acceptable levels and the desired results are likely to be obtained.
- F. Scaled dimensions are approximate. Before proceeding with work, carefully check and verify dimensions and immediately inform the Landscape architect of discrepancies between the drawings and specifications and actual conditions.
- G. Quantities for plant materials are shown for convenience only, and not guaranteed. Contractor shall check and verify count and supply the sufficient number to fulfill intent of drawings.
- H. Adequately stake, barricade, and protect irrigation equipment, manholes, utility lines, and other existing property during all phases of the soil amending and grading operations.
- I. Rejection and Substitution: Plants not conforming to the requirements herein specified shall be considered defective, and such plants, whether in place or not, shall be marked as rejected and be immediately removed from the site of the work and replaced with acceptable plant materials. The plant materials shall meet all applicable inspections required by law. Plants shall be of the species, variety, size, age, flower color and condition as specified herein and/or as indicated on the drawings. Under no condition will there be any substitution of plant species, variety, or reduced sizes for those listed on the accompanying drawings, except with the expressed written consent of the Landscape architect.
- J. All utilities (water and electricity) used during the installation and maintenance of the landscaping and irrigation systems for this project shall be paid for by the Owner.

1.08 FINAL SOIL AMENDMENT QUANTITIES:

- A. Upon completion of all rough grading operations of planted areas, a minimum of six (6) representative samples (or 1 soil sampling per every 7 lots for home developments) of existing soil found in the planting areas shall be taken by the Contractor and at his/her expense sent to an independent soil testing laboratory for an Horticultural suitability analysis and recommendations.
- B. In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed as follows:
 - 1. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
 - 2. The soil analysis shall include:
 - a. Soil texture
 - b. Infiltration rate determined by laboratory test or soil texture infiltration rate table
 - c. Soil pH
 - d. Total soluble salts
 - e. Sodium
 - f. Percent organic matter
 - 3. The soil report shall include recommendations for quantity and application rate of amendments and any corrective measures required to adjust items a. through f. listed above to acceptable levels BASED ON THE PROPOSED PLANT SCHEDULE. The recommendations shall be based on organic-based fertilizers, amendments and best-practices. These recommendations shall then be compared with those listed in Paragraphs 2.02 and 3.01 and the contract modified accordingly.

1.09 SOIL PREPARATION CONFORMANCE

Amendment materials shall be distributed in piles around the site in quantities corresponding to the soils analysis "per 1,000 sq. ft." recommendations. Invoices showing materials and quantities purchased shall be available for review. The Landscape architect may visually compare the distribution piles and total quantities of each material furnished against the soils analysis recommendations, but it is the responsibility of the contractor to fulfill and verify compliance with the recommendations of the soil analysis report. After visual observation by the Landscape architect and verification by the contractor of the distribution and quantities of soil amendments, the Contractor may then commence with soil conditioning operations per section 3.01

1.10 PLANT MATERIAL QUANTITY CONFORMANCE

- A. After installation of plant materials, and coinciding with the pre-maintenance observation, the Landscape architect, with the heretofore specified signed copies of the required certificates, trip slips and invoices for the plant materials and related items, may inventory such material and observe the total area and/or the amounts specified. It is the contractor's responsibility to verify all quantities have been installed per plans. If the required amounts have not been furnished, the Landscape architect may require the installation of additional materials to fulfill the minimum requirements specified.

PART 2 - PRODUCTS

2.01 SOIL AMENDMENT AND FERTILIZER:

- A. Soil Conditioner: Composted Derivatives equivalent to "Humic Compost" manufactured by Agri-Service, Inc. and having the following properties: Humic Compost shall have fine texture and a dark brown color. Compost feedstock shall be clean yard trimmings generated from source-separated landscape maintenance. No animal wastes or sludge wastes shall be added. The shredded yard trimmings shall be composted for a minimum period of one month, with peak temperatures reaching between 132° to 155° F throughout the thermophilic stage. Composting shall be done by the windrow method with regular turning to expose all parts of the pile to high temperatures in order to achieve weed seed and pathogen kill. Product shall be processed according to Title 14 regulations for composted green waste. Curing phase shall be up to two months. Moisture content at time of delivery shall be approximately 25%. One cubic yard of compost shall weigh an average of 950 to 1150 pounds. Finished compost shall be screened through a 3/8 inch mesh.
- B. Gypsum shall be commercially processed and packaged gypsum (CaSo, 2H 0) with minimum 80% grade containing 14% minimum combined sulfur.
- C. Iron Sulphate: Ferric or ferrous sulphate in pelleted or granular form containing not less than 18 percent metallic iron. Material shall conform to the Horticultural Code of the State of California.
- D. Pre-plant fertilizer for incorporation with rototilling or plant pit backfill mix shall be of a uniform 'beaded' homogeneous Organic granular composition suitable for application with approved equipment and shall contain the following minimum available percentages by weight of plant food:

1. Nitrogen	5% minimum
2. Phosphoric acid	3% minimum
3. Potash	1% minimum
4. Iron	1%
5. Manganese	.05%
6. Zinc	.05%
7. Humic Acids (derived from compost)	15%
8. Soil Penetrant (alkyl naphthalene sodium sulfonate)	15%
- E. Post-planting Fertilizer for Maintenance Period Fertilization: Organic base, long lasting, non-burning, controlled slow release, free flowing, uniform in composition, suitable for application with approved equipment, and shall contain the following minimum available percentages of weight of plant food :

1. Nitrogen	12% minimum
2. Phosphoric acid	8% minimum
3. Potash	8% minimum
4. Sulphur	7%
5. Iron	2%
6. Manganese	.05%
7. Zinc	.05%
8. Humic Acids (derived from compost)	5%

WARNING: Some fertilizers contain chelated iron which may cause staining of concrete surfaces. Contractor shall use extreme caution when applying fertilizers adjacent to concrete and hardscape areas. Contractor shall be responsible for removing all iron stains from concrete or Hardscape by sandblasting, or replacement of Hardscape/concrete, as directed by landscape architect, at no additional cost to the Owner.
- F. Planting Tablets: Tightly compressed organic chip type commercial grade planting tablets of varying weighted sizes with the following available percentages by weight of plant food:

- | | |
|--------------------|-------------|
| 1. Nitrogen | 20% minimum |
| 2. Phosphoric acid | 10% minimum |
| 3. Potash | 5% minimum |

2.02 PLANTING BACKFILL FOR TREES:

- A. Planting backfill shall be a thoroughly blended mixture of topsoil amendments. The following materials and quantities are to be used as a basis for bidding, and shall be modified based on soil analysis results:

1. Soil Conditioner (Humic Compost)	1 part (top 12" of backfill only)
2. Stock-piled on site soil	3 parts
3. Iron sulphate	2 lbs/per cu. yd. of mix
4. Gypsum	10 lbs/per cu. yd. of mix
5. Pre-plant fertilizer	4 lbs/per cu. yd. of mix

Soil to be used as planting medium for the project shall be fertile, well-drained, of uniform quality, free of stones over 1 inch diameter, sticks, oils, chemicals, plaster, concrete and other deleterious materials. On-site soil may be stockpiled for re-use provided it meets all requirements.

2.03 PLANT MATERIALS:

- A. Nomenclature: The scientific and common names of plants herein specified conform with the approved names given in "Sunset Western Garden Book", published by Lane Publishing Company, Menlo Park, California, latest edition.
- B. See list of plant material on drawings.
- C. Quality and size of all plants shall be No. 1, of Pinto Tag stock. They shall be vigorous, of normal growth, free from disease, insects, insect eggs, and/or exceed the measurements specified or the American Standards for Nursery Stock. Pinto Tags shall be submitted to the Landscape architect.
- D. Container stock (1 gal., 5 gal., and 15 gal.) shall have plants in containers for at least six months, but not over two years. No container plants that have cracked or broken balls of earth, when taken from the container, shall be planted, except upon special approval. No trees with damaged roots or broken balls shall be planted and no shrubs, or groundcovers shall be planted that are "pot bound" or that have damaged roots.
- E. Pruning shall not be done, prior to delivery, except by written approval.
- F. Observation of Plant Materials, required by governing authorities, shall be a responsibility of the contractor, and where necessary, the contractor shall have secured permits or certificates prior to delivery of plants to site.
- G. Plants shall be subject to observation and approval or rejection, at the project site at any time before or during progress of work, for size, variety, condition, latent defects and injuries. Rejected plants shall be removed from the project site immediately.
- H. Substitutions will not be permitted except that if proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size, variety and cost.
- I. Quantities shall be furnished as needed to complete work as shown on drawings.
- J. The Landscape architect reserves the right to observe root condition of any species, particularly those grown from seed, and if found defective, to reject the plants represented by the defective sample.
- K. Identify plant species or varieties correctly on legible, weather-proof labels attached securely at the job site. There shall be a minimum of one labeled plant for each 5 plants in a lot.
- L. Groundcover plants shall be healthy cuttings grown in flats until transplanting.

2.04 HERBICIDE:

Weed Contact Spray, post emergent, systemic product with no soil residual activity formulated as a water soluble liquid containing 50% glyphosate and 14.5% surfactant with surfactant additive. (Use only on noxious weeds that cannot be successfully eradicated with hand weeding.)

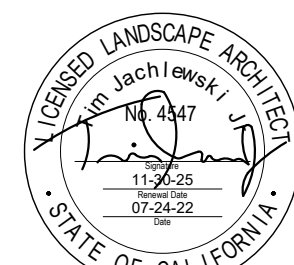
2.05 MULCHING MATERIAL:

- A. Mulching material shall be finely ground, screened, dark brown mulch equivalent to "Everbloom Mulch" manufactured by Agri-service, Inc. or approved equal, and having the following properties: Composted, dark brown mulch with loose, composted fines and sticks up to three inches in length. Feedstock used shall be clean yard trimmings generated from source-separated landscape maintenance. No animal wastes or sludge wastes added. The ground yard trimmings shall be composted for a minimum period of one month. Temperatures shall be maintained between 132° to 155° F throughout the thermophilic stage to kill pathogens and weed seeds. This process meets California Title 14 regulations, Process to Further Reduce Pathogens. Curing phase shall be up to two months. Moisture content at the time of delivery shall be approximately 25%. One cubic yard of mulch weighs approximately 650 to 800 pounds.

2.06 ROOT BARRIERS FOR TREES:

- A. #UB-24-2 root barriers as manufactured by Deep Root Corp. or approved equal.

L.1-7



RECORD PLAN

BY: _____ DATE: _____

R.C.E. NAME _____

EXPIRES: _____

BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23831. PK & WASHER IN NORTH-WESTLY END OF HEADWALL 145 +/- SOUTH-WESTLY OF CENTERLINE INTERSECTION.

LOCATION: _____

RECORD FROM: _____

ELEVATION: 708.06 DATUM: _____ M.S.L.

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:
1
2
3
4

PRIVATE CONTRACT

SHEET 8	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS
-------------------	---	--------------

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
PLANTING SPECIFICATIONS
CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR: SIROUS DEYLAMIAN, COUNTY ENGINEER	LANDSCAPE ARCHITECT OF WORK TIM JACHLEWSKI JR. LLA#4547
BY: _____	DATE: _____

PART 3 - EXECUTION

3.01 SOIL CONDITIONING, ROTOTILLING AND FERTILIZING:

- A. After the areas have been graded, follow the Soil Preparation Conformance procedures per section 1.09. After approval by the Landscape architect of the requirements in section 1.09, the soil conditioning and amendment materials shall be evenly spread over all planting areas and shall be thoroughly scarified to an average depth of six (6) inches by rototilling a minimum of two (2) alternating passes:

The following materials and quantities are to be used as a basis for bidding, and shall be modified based on soil analysis results:

1. Soil Conditioner (Humic Compost): 6 cu. yd. per 1,000 sq. ft. (2" deep)*
*Minimum required unless soils report states at least 6% organic matter exists within the top six inches of soil.
2. Soil sulphur: 20 lbs/per 1,000 sq. ft.
3. Iron sulphate: 20 lbs/per 1,000 sq. ft.
4. Gypsum: 100 lbs/per 1,000 sq. ft.
5. Pre-plant fertilizer: 20 lbs/per 1,000 sq. ft.
 - (a) Amendments shall be incorporated into the top six (6) inches of finish grade.
 - (b) The thoroughness and completeness of the rototilling and incorporation of the soil conditioners/amendments shall be accepted by the landscape architect in writing, prior to digging planting pits. For slopes 2:1 and steeper, or as per the drawings, omit rototilling.

3.02 FINISH GRADING:

- A. Finish grades shall be as indicated on landscape or civil drawings. Contractor shall notify Landscape architect for a decision should any discrepancies exist between the drawings and site conditions.
- B. Finish grades shall be measured as the final water compacted and settled surface grades and shall be within + 0.1 foot of the spot elevations and grade lines indicated. Grades adjacent to hardscape shall be within +/- .01 feet of the grades indicated on the drawings.
- C. Molding and rounding of the grades shall be provided at all changes in slope.
- D. All undulations and irregularities in the planting surfaces resulting from tillage, rototilling and all other operations shall be leveled and floated out before planting operations are initiated.
- E. Take every precaution to protect and avoid damage to erosion control materials, sprinkler heads, irrigation lines, and other underground utilities during grading and conditioning operations.
- F. Final finish grades shall insure positive drainage of the site with all surface drainage away from buildings, walls, and toward swales, basins, roadways, drains and catch basins.
- G. Final grades shall be accepted by the Landscape architect/Owner's representative in writing on company letterhead prior to digging planting pits and/or before planting operations will be allowed to begin.
- H. Planting surfaces shall be graded with no less than 2 percent surface slope for positive drainage unless otherwise indicated on grading plans.
- I. Deep Water Leaching shall be performed if recommended and as specified in the Horticultural soils recommendations report.

3.03 PLANTING:

- A. The layout of locations for plants and outlines of groundcover beds to be planted shall be accepted by the Landscape architect in writing prior to digging plant pits for planting. All such locations shall be checked by the contractor for possible interference with existing underground piping prior to excavation of holes. If underground construction or utility lines are encountered in the excavation of planting areas, other locations for the planting may be selected by the landscape architect at no additional cost to the owner. Damage to existing utilities shall be the responsibility of the contractor.
- B. Planting Trees, and Shrubs:
 1. All excavated holes shall have vertical sides with roughened surfaces and shall be of the minimum sizes indicated on drawings. Holes shall be, in all cases, large enough to permit handling and planting without injury or breakage of root balls or roots.
 2. Excavation shall include the stripping and stacking of all acceptable soil encountered within the areas to be excavated for plant pits and planting beds. Protect all areas that are to be trucked over and upon which soil is to be temporarily stacked pending its re-use for the filling of holes, pits and beds.
 3. Excess soil, generated from the planting holes shall be spread evenly on the site within the tolerances indicated in section 3.02, or as directed by the Landscape architect. Excess soil (beyond the tolerances indicated in section 3.02) shall be removed from the site.
 4. The plants shall be planted at approved locations with the heretofore specified plant pit fertilizer and soil planting backfill. Place plant pit fertilizer after two thirds of backfill material is installed at the rates specified by the manufacturer and soils report.

5. The plants shall be placed in the planting pits, which have been hand tamped, and water settled to the rootball base levels prior to the placement of the plants. After setting the plants, the remaining backfill material shall be carefully tamped and settled around each rootball to fill all voids. Each tree and shrub shall be placed in the center of the hole and shall be set plumb and held rigidly in position until the planting backfill has been tamped around each rootball.
 6. All plants shall be set at such a level that after settling they bear the same relationship to the surrounding finish grade as they bore to the soil line grade in the container, unless otherwise noted.
 7. No plant will be accepted if the rootball is broken or cracked, either before, during, or after the process of installation.
 8. Plants shall be thoroughly watered into the full depth of each planting hole immediately after planting.
 9. Install shrubs as shown on the drawings.
 10. For trees up to 36" Box size, install tree stakes with materials specified and as shown on the drawings. The stakes shall be driven in plumb and secure. Special care shall be taken that the driving in of the stake does not damage the tree roots or rootball. Tree ties shall be fastened to each stake by tacking the wire tie to the stake. Protective hoses shall be in contact with all tree trunk or branch areas per the details on the drawings.
 11. The staking and guying shall be accomplished in such a manner as to insure the proper and healthy growth and the safety of the plants, property, and the public.
 12. The contractor shall be responsible for all surface and subsurface drainage required which may affect his guarantee of the trees, and shrubs.
 13. Pruning after planting shall be required on all trees, and shrubs when necessary to provide the specified or approved standard shapes, form and/or sizes characteristic to each plant. Pruning may include thinning, and/or cutting and shall be under the direction of the landscape architect or certified arborist.
- C. Planting Groundcovers:
1. Groundcovers shall be planted in the areas indicated on the drawings. The groundcover plants shall be rooted cuttings grown in flats and shall remain in those flats until transplanting.
 2. All groundcover plants shall be planted with soil around roots in staggered row, evenly spaced at the intervals called out on the drawings.
 3. The groundcover plants shall be planted sufficiently deep to cover all roots.
 4. The groundcover planting area shall be hand smoothed after planting to provide an even, smooth final finish grade.

3.04 HERBICIDE APPLICATION:

- A. Herbicide or pesticide applications shall be performed only when necessary for noxious weed eradication only after all hand weeding operations have failed and only by personnel licensed for such work by the State of California.

3.06 MULCHING:

- A. Landscape areas shall be covered with the specified mulching material to the minimum depth indicated on the drawings.

3.05 CLEAN-UP:

- A. As the project progresses on a daily basis, the contractor shall maintain all areas in a neat manner and remove unsightly debris as necessary, remove all debris and containers used in accomplishing work and sweep and clean all sidewalks, asphalt, and concrete areas adjacent to plantings.

3.08 SITE OBSERVATION & WALK-THROUGHS FOR SUBSTANTIAL COMPLETION:

- A. General Observation: The Landscape architect will visit the construction site at interim times during the construction process to access construction progress regarding installation of landscape material to be in compliance with the drawings, details, specifications and site conditions. The Landscape architect will prepare a site report after each visit noting progress of installation, verbal communication with the contractor and identifying any field adjustments necessary that require modifications to the designed landscape. A copy of this site report will be delivered to both the owner and the contractor. The contractor is responsible to immediately address each item on the site report before proceeding with further construction.
- B. Walk Through For Substantial Completion (Punch List #1):
 1. Before requesting a walk through for substantial completion the following requirements must be entirely satisfied:
 - (a) The entire planting area is completely installed, and when letters of acceptance as described above have been obtained from the Landscape architect and/or owner's representative. If the contractor failed to notify the Landscape architect for any of the above items as listed above than the contractor assumes full responsibility for any design modifications directed by the Landscape architect during the walk through for substantial completion any of these issues at no additional cost to the owner.
 - (b) All invoices, pinto tags and receipts have been delivered to the owner

- or owner's representative.
 - 2. Once the above requirements have been met a walk through for substantial completion may be requested. The following procedures will be used during the walk through:
 - (a) A visual walk through of the entire site will take place consisting of an examination of planting areas as compared to the drawings, and installation procedures as shown on the details and specifications. A punch list will be established for deficiencies in the construction and workmanship of the landscaped area as compared to the construction drawings, details, and specifications.
 - 3. Once the Walk Through for Substantial Completion has been completed the Landscape architect will provide a copy of all punch list items to the owner for review and distribution to the contractor. It is the contractor's responsibility to repair, replace, and adjust all items on the punch prior to requesting a final walk through.
- C. Final Walk Through:
1. Before commencement of a final walk through is requested, each item on the walk through for substantial completion (punch list #1) must be thoroughly satisfied, addressed, and resolved by the contractor.
 2. Once the above requirement has been met a final walk through may be requested. The following procedures will be used:
 - (a) This visual walk through will consist of walking through the punch list items created at the time of the walk through for substantial completion, and examining outstanding items. Any remaining deficiencies in the construction and workmanship of the landscape as compared to the punch list generated at the time of the walk through for substantial completion, construction drawings, details and specifications shall be corrected by the contractor.

3.09 MAINTENANCE PERIOD:

- A. The Maintenance Period shall last for ninety (90) days after written notification from the Landscape architect to the owner of a successful final walk through. The notification shall take place once all items on the final walk through punch list have been satisfactorily addressed by the contractor.
 1. The contractor is responsible for obtaining and following any maintenance manuals created specifically for the project from the owner at the beginning of the maintenance period.
 2. Once the contractor has fulfilled all maintenance agreement obligations the maintenance period will end see section 320533 Landscape Maintenance, for maintenance responsibilities.

END OF SECTION 329300

**SECTION 320533
LANDSCAPE MAINTENANCE**

PART 1 - GENERAL

1.01 SUMMARY

- A. The work includes all services, labor, materials, transportation and equipment necessary to perform the work indicated on the Drawings and as specified. The conditions of the Contract and Division 1 apply to this section as fully as if repeated herein.

1.02 RELATED REQUIREMENTS:

- A. Section 328400 Irrigation System
- B. Section 329300 Landscaping

1.03 DEFINITIONS:

- A. Pesticide: Includes any of the following:
 1. Fumigant
 2. Herbicide
 3. Insecticide
 4. Fungicide
 5. Rodent repellents.
- B. Planting Bed: An area comprised of trees, shrubs, flowers, and ground cover, excluding grass.

1.04 DELIVERY:

- A. Fertilizer, Gypsum, and Iron Sulphate: Deliver to the site in original containers bearing manufacturer's chemical analysis, name, trade name, or trademark, and indication of conformance to state and federal laws. Instead of containers, fertilizer, and gypsum may be furnished in bulk with a certificate indicating the above information.
- B. Pesticides: Deliver to the site in original containers with legible label indicating Environmental Protection Agency (EPA) registration number and manufacturer's registered uses.

1.05 STORAGE:

- A. Fertilizer, Gypsum, Iron Sulphate, and Mulch: Store in dry locations away from contaminants.
- B. Pesticides: Do not store with other maintenance material. Store herbicides "downwind," relative to the airflow from other pesticides.

1.06 HANDLING:

- A. Do not drop or dump materials from vehicles.

PART 2 - PRODUCTS

2.01 PH ADJUSTERS:

- A. See Specification Section: 329300 Landscaping

2.02 SOIL CONDITIONERS:

- A. See Specification Section: 329300 Landscaping

2.03 PLANTING BACKFILL:

- A. See Specification Section: 329300 Landscaping

2.04 FERTILIZERS:

- A. See Specification Section: 329300 Landscaping

2.05 WATER:

- A. See Specification Section: 329300 Landscaping

2.06 PESTICIDES:

- A. See Specification Section: 329300 Landscaping

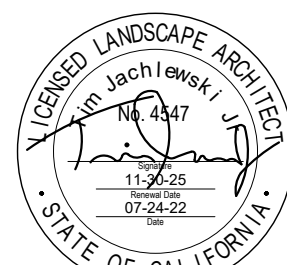
PART 3 - EXECUTION

3.01 MAINTENANCE REQUIREMENTS DURING THE NINETY (90) DAY MAINTENANCE PERIOD:

A. Shrubs:

1. The contractor is responsible for the restoration and maintenance of all vegetation included in these specifications for the duration of the maintenance period. During the first two weeks of the maintenance period, the contractor shall conduct a survey of all areas and identify by quantity, species, and location, all dead, dying, and diseased vegetation. The contractor shall be responsible for restoring dying and diseased vegetation to a healthy state in accordance with accepted Horticultural Practice and Treatment. The landscape architect and/or owner's representative will be the final authority in determining which vegetation is considered dead or irreparably damaged. Restoration and replacement of vegetation is considered routine maintenance and shall be accomplished as often as necessary during the maintenance period. Vegetation replacement shall be accomplished within 5 days after the contractor discovers or has been notified of the situation. Diseased or dead vegetation shall be removed and replaced with healthy plants of the same species. All replacement plants must be approved by the landscape architect and/or owner's representative before planting.
2. Planting beds shall be cultivated, pruned, trimmed, weeded, irrigated, fertilized, mulched, and otherwise maintained in a manner that presents a professionally landscaped appearance at all times. Plant beds shall be kept weed, gopher, squirrel, rabbit and pest free through best management practices. Ground cover shall not be allowed to grow into flowers, shrubs or trees. Planting beds shall be maintained in a manner that provides balance between the various types of vegetation, and prevents dominance of any one species.
3. The contractor shall provide and maintain a minimum of three-inch layer of mulch in all planting areas that were originally mulched (one and one half-inch for flatted groundcover areas). Mulch shall be kept 3" clear from all tree, shrub, and groundcover trunks and stems.
4. The contractor shall provide for the special needs of various species. Diseased or dead vegetation shall be removed and replaced with healthy plants of the same species.
5. The contractor shall maintain the soil level in the plant beds, and ensure all surface root systems and irrigation piping are covered as required. The contractor shall be responsible for damage caused by contractor operations at no additional cost to the owner.
6. All shrubs, and other cultivated plants shall be trimmed and pruned ACCORDING TO THEIR NATURAL GROWTH CHARACTERISTICS (accept for hedges) for proper health and attractive appearance. ALLOW SHRUBS TO GROW IN AND COMPLETELY FILL THE PLANTING AREAS (DO NOT SHEAR INTO BALLS OR OTHER SHAPES.) All clippings shall be removed and disposed of by the end of each day. Pruning shall be accomplished as necessary in accordance with conditions (a) through (d) specified below. Shrubs shall be trimmed to shape for aesthetic appearance and health at the frequency specified in this section.
 - (a) Remove growth in front of windows, over entrance ways or walks, and any growth which will obstruct vision at street intersections. Shrubs around perimeter of buildings shall be trimmed to maintain natural growth characteristics.
 - (b) Remove dead, damaged or diseased branches or limbs and crossing, rubbing and interfering branches.
 - (c) Evenly form and balance the shrub to natural growth characteristics. Hedges are to be trimmed to maintain their natural growth characteristics and not allowed to obstruct pedestrian walkways. Shrubs shall be allowed to completely fill planter beds. Shrubs, hedges shall not be trimmed into round, square and or geometric shapes unless specified in the Plant Schedule. Side growth shall be allowed to grow unless growth is in front of windows, over entrance ways, streets, driveways, parking area or walks, and/or any growth which will obstruct vision at street intersections.
 - (d) Remove growth against or over structures and into any type of electrical or telephone lines (leave vine growth on block walls if applicable).
7. Shrubs shall be pruned to evenly form and balance plant to natural growth characteristics. Shoots, suckers, and branches of shrubs not conforming to desired shape and size shall be removed. Retain typical growth habit of individual plants with as much height and spread as is practical. Shrubs shall be allowed to completely fill planter beds.

L.1-8



RECORD PLAN

BY: _____ DATE: _____

R.C.E. NAME _____

EXPIRES: _____

BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23831: PK & WASHER IN NORTH-WESTLY END OF HEADWALL 145 +/- SOUTH-WESTERLY OF CENTERLINE INTERSECTION.

LOCATION: _____

RECORD FROM: _____

ELEVATION: 708.06 DATUM: _____ M.S.L.

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:
1
2
3
4

PRIVATE CONTRACT

SHEET 9 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
PLANTING SPECIFICATIONS

CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR:
SIROUS DEYLAMIAN, COUNTY ENGINEER

LANDSCAPE ARCHITECT OF WORK:
TIM JACHLEWSKI, JR. LLA#4547

BY: _____ DATE: _____

- 8. Any depression or mound around the base of shrubs intended to retain water in place for proper irrigation shall be maintained in good condition to permit the most efficient application of water and reduce waste.
- B. Trees:**
- 1. Tree maintenance and care is considered routine ongoing maintenance and shall be accomplished as specified or as often as necessary during the maintenance period. Tree maintenance and care includes, staking trees, adjustment of ties and supports, removal of stakes, watering, fertilization, pest control, pruning, turf clearance, mulch clearance, removal of broken limbs and branches, tree removal/replacement, and fall cleanup.
 - 2. The contractor shall maintain and/or replace tree staking and guying as necessary as specified in section 329300 Landscaping for the duration of the maintenance period. Stakes, ties and supports shall be inspected and adjusted monthly to prevent girdling and rubbing, and to promote natural development of trees. Stakes, ties, and supports shall be removed when the tree becomes capable of supporting itself.
 - 3. Trees shall be pruned according to their natural growth characteristics to evenly form and balance the tree and to promote proper health and growth in accordance with accepted standards and horticultural practices of the International Society of Arboriculture, Western Chapter. All tree maintenance must be performed in compliance with ANSI Z133.1 Safety Standards and ANSI A300 Standard Practices for Tree Care Operations. Tree pruning shall include all areas of the project, which are permanently and/or temporarily irrigated for the duration of the maintenance period. All sucker growth shall be removed from and around the trees. All trees are to be inspected monthly to identify pruning needs. Pruning or trimming shall be accomplished at any time during the maintenance period as required in accordance with conditions (a) through (h) below:
 - (a) Remove dead, damaged or diseased wood, or structurally weak limbs that may cause a safety hazard. Remove interfering branches, crossing and rubbing branches.
 - (b) Remove branches which endanger roofs, eaves, and windows or hang within eight feet of sidewalks, parking lot driveways, and which obstruct traffic signs or streetlights. This includes removal of dead or broken branches on the ground or still hanging in the tree.
 - (c) Provide clearance for fire trucks, buses, moving vans and similar vehicles along streets.
 - (d) Eliminate and prevent growth into electrical or telephone transmission lines. Anticipate the effects of wind on branches, which might fall on transmission lines. Shape the entire tree rather than notch the top.
 - (e) Prevent growth of trees in front of windows, over entranceways and walkways and which will obstruct vision at street intersections.
 - (f) Remove partially attached broken limbs and branches from trees regardless of diameter or length. Provide stakes or braces as required for future protection.
 - (g) "Skirting-Up" and "pollarding" a tree is prohibited.
 - (h) Topping of trees is prohibited
- C. Weeds, Rodent and Pest Control:**
- 1. PESTICIDES MAY BE USED ONLY AS A LAST RESORT AFTER ALL NATURAL BEST MANAGEMENT PRACTICES ARE USED. Weed and pest control shall be performed to prevent encroachment of undesirable vegetation and noxious weeds, and infestation of pest (rodent, insect and fungus) into established landscapes, and around trees, shrubs, flower beds, etc. Noxious weeds in landscaped and natural growth areas, plant beds and landscaped areas shall not be allowed to establish themselves and be maintained weed free. Additionally, weed control is to be performed to eliminate grass and weeds in cracks and joints on all paved and concreted areas. Weed control is to be performed to prevent the encroachment of vegetation into perimeter fences. Rodent control shall be performed as required to maintain healthy vigorous plant growth. Live or dead rodents shall be removed within 24 hours from the project property and properly disposed of. Trees, shrubs, and vegetation shall be protected from all varieties of insect and rodent damage. Pesticides and herbicides shall be used in a manner, which will not affect landscape plants health.
 - 2. All pesticides, including herbicides, insecticides, fungicides, etc., shall be applied only by persons holding a valid state license for each category of pest control work involved. Any required state, county, or local permits for possession, procurement, or use of any pesticide shall be obtained and complied with at no additional expense to the owner.
 - 3. All pesticides shall be procured, transported, stored, handled, and applied in strict accordance with the manufacturer's label, which shall be registered with the Environmental Protection Agency and the State of California. The contractor shall comply with the requirements of the Federal Insecticide, Fungicide, and Rodenticide Act, 40 CFR 170-171, CCR Title 3, and CCR Title 8. All pesticide containers shall be managed in accordance with therequirements of CCR Title 3, Section 6684 and disposed of in accordance with CCR Title 22. Each pesticide formulation shall be registered for use under the particular environmental conditions under which it was applied. The contractor shall exercise extreme care to prevent any damage or illegal contamination by pesticides to vegetation, water, fish, animals, and humans. The contractor shall be held responsible and liable for all damage, contamination, and effects resulting from contractor's pesticide use.
 - 4. Pesticide spraying shall be performed only on still days and will be stopped when unfavorable weather or other conditions exist which would unduly increase the hazard to personnel or desirable vegetation by drift, runoff, or leaching through the soil. Any project property or desirable vegetation damaged by the contractor due to pesticide applications shall be repaired or replaced at no additional cost to the

- owner.
 - 5. Pesticide rinse water or excess pesticides from contractor operations shall be collected by the contractor in an appropriate receptacle and disposed of at an approved disposal site; or shall be applied to a similar target area to which the original application was made and in the same manner of application if allowed by the EPA registered label.
 - 6. Job site pesticide applications shall be made by personnel capable of identifying the pest species to be controlled, knowledgeable of control techniques, and able to apply pesticide active ingredients at prescribed dosages and rates of application, as required by the label to achieve the required control under job site conditions, without danger to people, pets or other non-target animals, plants, or property.
 - 7. The contractor shall be responsible for having a spill kit on service vehicles and for reporting and cleaning pesticide spills as required by state laws and regulations. The contractor shall submit a written report of spills on or in project property, within 8 hours of incident to the owner on company letterhead.
- D. Irrigation and Irrigation System Maintenance:**
- 1. The contractor shall plan and adjust irrigation schedules for automatic, hand or portable irrigation systems based on minimal water requirements with the following considerations:the precipitation rates of irrigation components
 - (a) soil water infiltration rate and holding capacity
 - (b) exposure
 - (c) plant material
 - (d) site climate conditions
 - (e) ET (Evapotranspiration) rate
 - (f) Slope
 It shall be the contractor's responsibility to adjust controllers and/or hand/portable irrigation application to compensate for weekly environmental changes for the duration of the maintenance period. The contractor shall perform irrigation in a manner that promotes the health, growth, color and appearance of cultivated vegetation while preventing over watering, water run-off, erosion and ponding.
 - 2. CONTRACTOR SHALL ENSURE SMART CONTROLLER IS SET TO WEATHER-BASED OR SOIL MOISTURE BASED "AUTOMATIC ADJUSTMENT" 60 DAYS INTO THE MAINTENANCE PERIOD. CONTRACTOR SHALL ENSURE "AUTOMATIC ADJUSTMENT" IS FUNCTIONING PROPERLY BETWEEN DAY 60 THROUGH DAY 90 OF THE MAINTENANCE PERIOD AND FINE-TUNE EACH STATION AS NEEDED.
 - 3. Irrigation includes watering of shrubs, and plants for both permanently irrigated slopes and flat areas. Care shall be exercised by regulating the time and equipment to prevent wasting of water. Rotator heads shall be adjusted to prevent water spray on buildings, sidewalks, walls, sign monuments and adjacent hardscape. It shall be the contractor's responsibility to apply enough water to assure and maintain the health and vigor of all shrubs, trees, and planted areas. Irrigation controllers shall be programmed for no irrigation during periods of rain. Controllers shall also be checked and reset if necessary after power outages.
 - 4. The contractor shall provide all equipment necessary to perform all irrigation operations. For temporarily irrigated slopes, flat areas and trees that require manual irrigation, the contractor shall provide hoses and irrigation equipment to adequately irrigate this plant material for the duration of the maintenance period. In the event that an area has no water supply due to a system failure, the contractor shall provide a supply by either hose or truck. All valves and valve box covers shall be kept closed at all times except when in actual use.
 - 5. Irrigation equipment shall be kept clear of any obstructions including plant material. Dirt or other debris surrounding rotator heads, which prevents proper operation, shall be removed. The contractor shall be held responsible for any damage to project property caused by careless handling of irrigation equipment including slope failure at no additional cost to the owner.
 - 6. The contractor is responsible for the maintenance and repair of all components of the irrigation system for the duration of the maintenance period. This includes irrigation equipment items as shown on the original irrigation drawings. Maintenance and repairs of irrigation equipment during the maintenance period shall be done at no additional cost to the owner. Maintenance shall include but not be limited to the following:
 - (a) Repair or replace broken, missing, or inoperative pop-up rotator heads, pop-up rotors, pop-up bubblers, and drip irrigation equipment.
 - (b) Repair or replace defective rotator head risers, rotors on risers, fittings, swing arms and breaks in piping. Adjust and align risers. Repairs shall include all fittings as specified in the original irrigation drawings.
 - (c) Clean and adjust pop-up rotator heads, pop-up rotors, rotator head risers and rotors on risers and their gears and/or mechanisms, check and adjust for proper coverage.
 - (d) Remove dirt and debris from around pop-up rotator heads and pop-up rotors.
 - (e) Repair or replace defective or malfunctioning control valves (Electric and/or Manual) flow sensors and master valves. Clean and service valves. The contractor shall replace any damaged or missing valve boxes or valve lids. Valve box lids shall be kept in place at all times. Barricades shall be placed over any valve boxes with missing lids until replaced. Valve boxes shall be kept level with existing grade as shown on the drawings.
 - (f) Flush drip irrigation system using manual flush valves.
 - (g) Maintain, service, repair or replace controller systems as specified by the product manufacturer.
 - (h) System repairs and replacement shall be accomplished with new parts and equipment that are identical to existing.
 - (i) The contractor is responsible for required irrigation by any means during the periods of system breakdown.

- E. Fertilizer Application During the Maintenance Period:**
 - 1. Apply fertilizer in a manner that promotes health, growth, color and appearance of cultivated vegetation at applications rates described in section 329300 Landscaping for the duration of the maintenance period.
 - 2. Fertilizer shall be applied to CA Native plants based on horticultural practices specifically for CA Native plants (typically no fertilizer or minimum organic, slow-release fertilizer.)
- F. Fallen Vegetation and Debris Removal:**
 - 1. The contractor shall police the entire project area including all paved areas, planters, sidewalks and trash enclosures and collect fallen leaves, branches and limbs regardless of length or diameter, dead vegetation, paper, trash, cigarette butts, garbage, rocks, and any and all other debris to prevent unsightly and inordinate accumulations during normal maintenance working hours. Sidewalks shall be swept as necessary to keep free of trash and graffiti. Collected items shall be promptly removed and taken to a legal disposal site.
- G. Removal of Dead Animals:**
 - 1. Removal and legal disposal of animal carcasses are considered a normal maintenance task for the duration of the maintenance period. Dead carcasses shall be legally removed immediately when discovered by the contractor.
- H. Erosion Control:**
 - 1. The contractor is responsible for daily visual inspection of slopes and immediately reporting areas experiencing erosion to the Landscape architect and/or owner's representative on the same day noticed. If the contractor fails to notify the Landscape architect and/or owner's representative of areas experiencing erosion on the same day noticed, then the contractor assumes full responsibility for any erosion control measures and/or repairs as directed by the landscape architect and/or owner's representative at no additional cost to the owner.
 - 2. Upon notification and agreement of the applicable erosion control measure by the Landscape architect, the owner and the contractor, the contractor is responsible for immediately repairing and correcting any progressive rilling that may occur.
 - 3. Erosion control measures may include but not be limited to:
 - (a) Filling
 - (b) Raking
 - (c) Redirecting runoff
 - (d) Properly programming irrigation operations
 - (e) Replanting
 - (f) Providing additional erosion control materials such as:
 - (1) jut matting
 - (2) filter fabric
 - (3) hay bales
 - (4) hay rolls
 - (5) silt fencing
 - (6) sand bags
 - (7) and/or other erosion control items as required to maintain healthy plant material and stable slopes.
 Additional erosion control measures required due to irrigation operations programmed by the contractor that did not take into account cycle and soak functions of the controller will be installed and/or repaired as directed by the Landscape architect and/or owner's representative at no additional cost to the owner.

- 3. Once the preliminary post maintenance walk through has been completed, the Landscape architect shall prepare a punch list of outstanding items to be completed and will provide a copy of this list to the owner and contractor for review and use. It is the contractor's responsibility to repair, replace, and adjust all items on the punch list prior to requesting a final post maintenance walk through.
- L. Final Post Maintenance Walk Through:** Before commencement of a final post maintenance walk through, each item on the preliminary post maintenance walk through punch list must be thoroughly satisfied, addressed, and resolved by the contractor. Once the above requirement has been met a final post maintenance walk through may be requested. At the final post maintenance walk through, the following procedures will be used:
 - 1. Contractor must have (2) two personnel available with radio communication for the entire length of the walk through.
 - 2. This visual walk through will consist of walking through the punch list items created at the time of the preliminary post maintenance walk through, and examining outstanding items. Any remaining deficiencies in the maintenance requirements will be noted.
 - 3. Once the final post maintenance walk through is completed and any outstanding items created on the final punch list have been addressed the maintenance period may end. Any additional walk throughs required due to contractors' inability to address all issues on the punch lists described above will be provided at the contractor's expense.

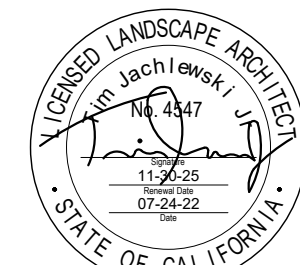
END OF SECTION 320533

I. Frequency of Maintenance Operations:

TASK:	FREQUENCY:
1. Mowing, Edging, Trimming:	Weekly
2. Shrub and Vine Restoration and Replacement:	Within 5 days
3. Weeding:	Weekly
4. Pruning:	Monthly
5. Tree Replacement:	Within 5 days
6. Tree Staking:	As Required
7. Best Management Practices:	As Required
8. Debris Removal & Disposal:	As Required
9. Irrigation System Maintenance:	As Required
10. Fertilizer Application:	As Required
11. Fallen Vegetation and Debris Removal:	As Required
12. Removal of Dead Animals:	As Required
13. Re-Mulching (Maintained at 3 Inches):	As Required
14. Erosion Control:	As Required

- J.** At the end of the ninety (90) day maintenance period, the contractor shall request a post-maintenance walk through with the Landscape architect.
- K. Preliminary Post Maintenance Walk Through:** Once the maintenance requirements have been met a preliminary post maintenance walk through may be scheduled. At the preliminary post maintenance walk through, the following procedures will be used:
 - 1. Contractor must have (2) two personnel available with radio communication for the entire length of the walk through.
 - 2. A visual walk through of the entire landscape area will take place consisting of an examination of planting areas and noting any remaining maintenance items to be completed.

L. 1-9



RECORD PLAN

BY: _____ DATE: _____

R.C.E. NAME _____

EXPIRES: _____

BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23831: PK & WASHER IN NORTH-WESTERLY END OF HEADWALL 145 +/- SOUTH-WESTERLY OF CENTERLINE INTERSECTION.

LOCATION: _____

RECORD FROM: _____

ELEVATION: 708.06 DATUM: _____ M.S.L.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1
2
3
4

PRIVATE CONTRACT

SHEET 10 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
PLANTING MAINTENANCE SPECS.

CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR:
SIROUS DEYLANIAN, COUNTY ENGINEER

LANDSCAPE ARCHITECT OF WORK:
TIM JACHLEWSKI, JR. LL#A4547

BY: _____ DATE: _____

ENGINEERS NAME: TOUCHSTONE DEVELOPMENT
PHONE: 656-204-1342



WALL AND FENCE LEGEND

SEE DETAILS ON SHEET L1.10 AND L1.11

SYMBOL	DETAIL #	DESCRIPTION
	DETAIL "B" / "C"	5'-6" HT. VINYL PRIVACY FENCE / GATE - COLOR: "WHITE" OR "BEIGE"
	DETAIL "F" / "G"	5'-6" HT. TUBE STEEL FENCE - COLOR "BLACK"
	DETAIL "D"	3'-6" HT. LODGEPOLE FENCE - COLOR: "NATURAL"
	DETAIL "E"	6' - 7' HT. (PER SOUND ATENUATION REPORT) BLOCK WALL - SPLIT-FACE (TAN), SLUMP BLOCK (TAN) OR STUCCO FINISH (TAN)
	DETAIL "A"	8' HT. STONE VENEER ENTRY MONUMENT W/ PRECAST CONCRETE CAP



ENTRY MONUMENT PILASTERS

STONE VENEER / PRECAST CONCRETE CAP - 8'-0" HIGH

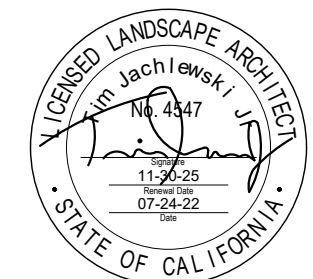
A

SCALE: 1/2" = 1'-0"

L.1-10



INSITE LANDSCAPE ARCHITECTURE, INC.
 2907 Shelter Island Drive #105-417
 San Diego, CA 92106 619-795-7603
 www.insitelandscape.com



RECORD PLAN

BY: _____ NAME _____ DATE: _____

R.C.E. _____

EXPIRES: _____

BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23831; PK & WASHER IN NORTH-WESTERLY END OF HEADWALL 145 +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.

LOCATION: _____

RECORD FROM: _____

ELEVATION: 708.06 DATUM: _____ M.S.L.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1
2
3
4

PRIVATE CONTRACT

SHEET 11 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 13 SHEETS

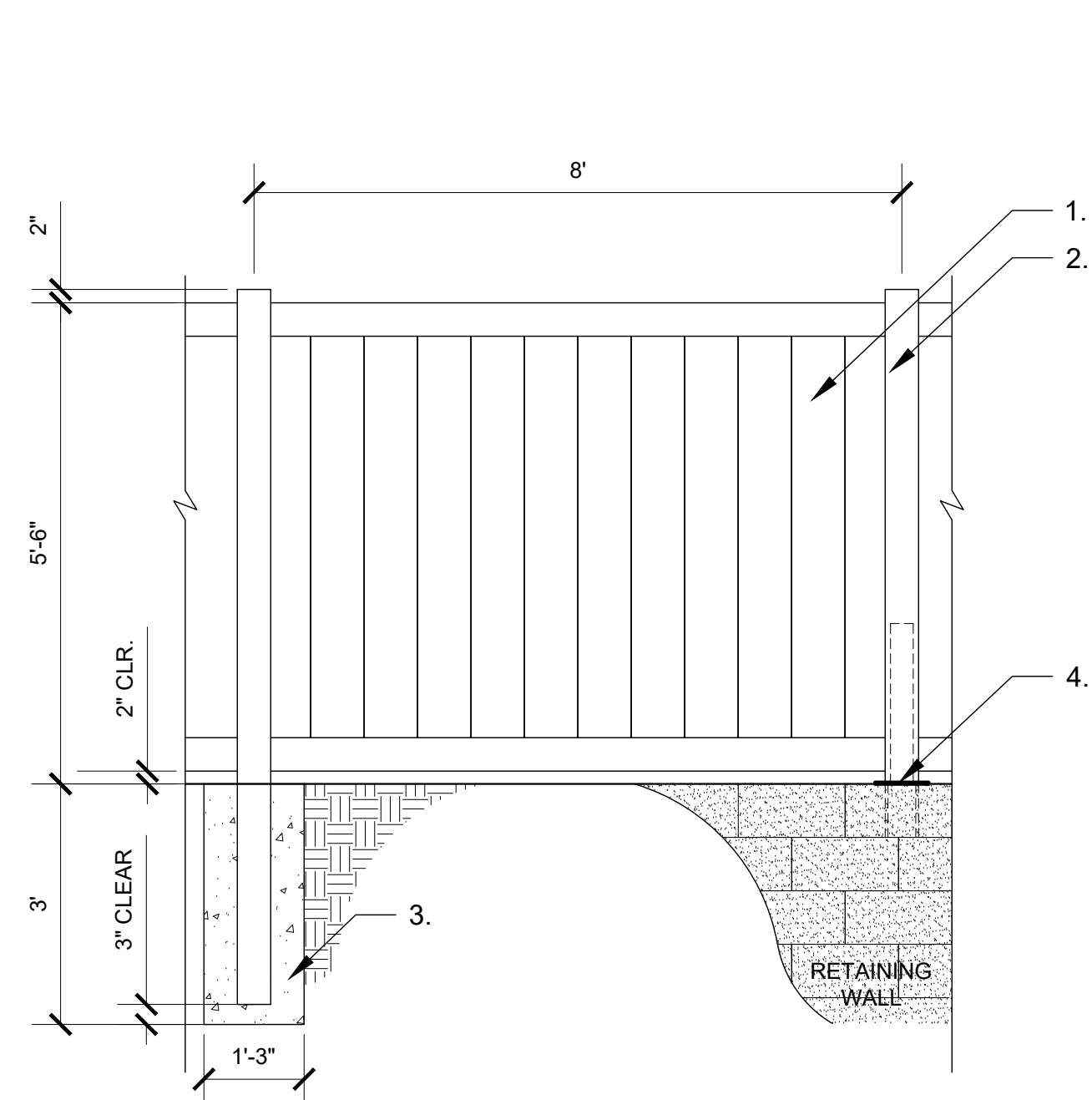
PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
WALL AND FENCE PLAN

CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR: SIROUS DEYLAMIAN, COUNTY ENGINEER LANDSCAPE ARCHITECT OF WORK: TIM JACHLEWSKI, JR. LLA#4547

BY: _____ DATE: _____

ENGINEERS NAME: TOUCHSTONE DEVELOPMENT
 PHONE: 656-204-1342

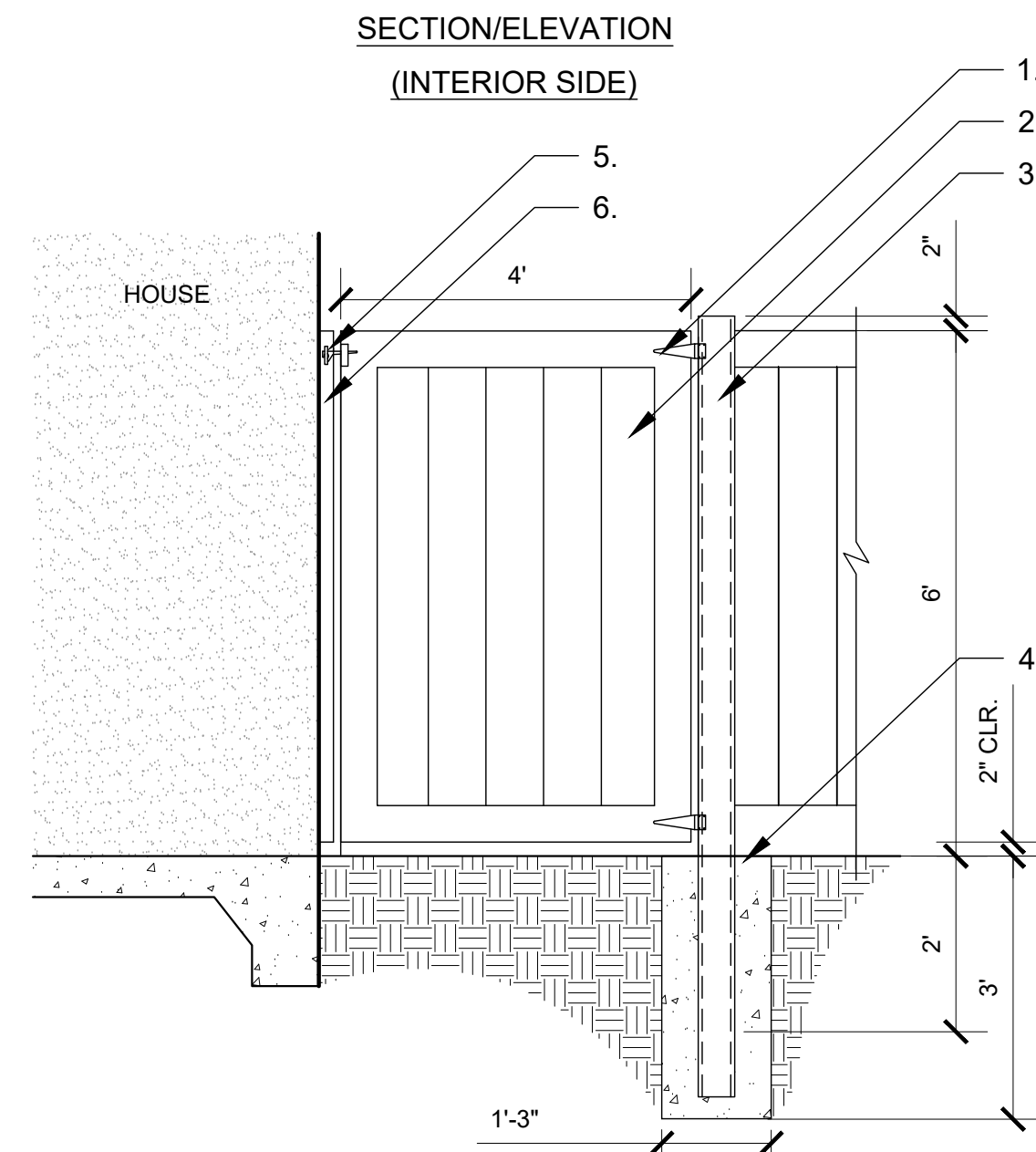


1. WHITE VINYL PREFABRICATED FENCE PANEL
2. WHITE VINYL FENCE POST
3. CONCRETE FOOTING - DOME TOP
4. ATTACH STEEL POST ANCHOR TO CMU WHEN FENCE OCCURS ABOVE RETAINING WALLS

VINYL PRIVACY FENCE

5'-6" HEIGHT

SCALE: 1/2" = 1'-0"

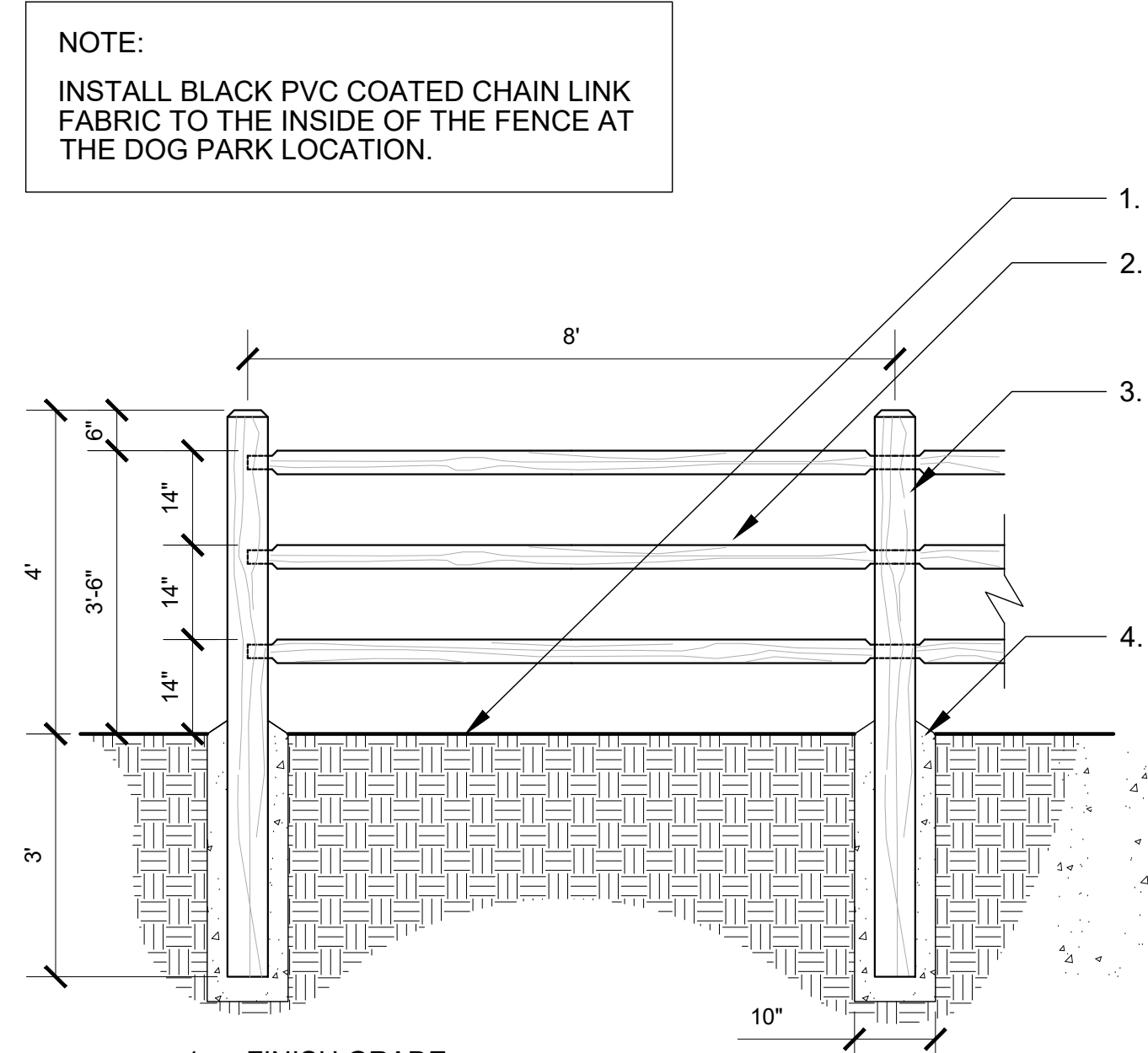


1. GALVANIZED STEEL HINGE (2X) - POWDER COATED BLACK
2. WHITE VINYL PREFABRICATED GATE PANEL
3. WHITE VINYL STEEL REINFORCED GATE POST
4. CONCRETE FOOTING - DOME TOP
5. GALVANIZED STEEL BOLT LATCH - POWDER COATED BLACK
6. 2" X 4" VINYL LATCH POST - SECURE TO HOUSE

VINYL PRIVACY GATE

5'-6" HEIGHT

SCALE: 1/2" = 1'-0"



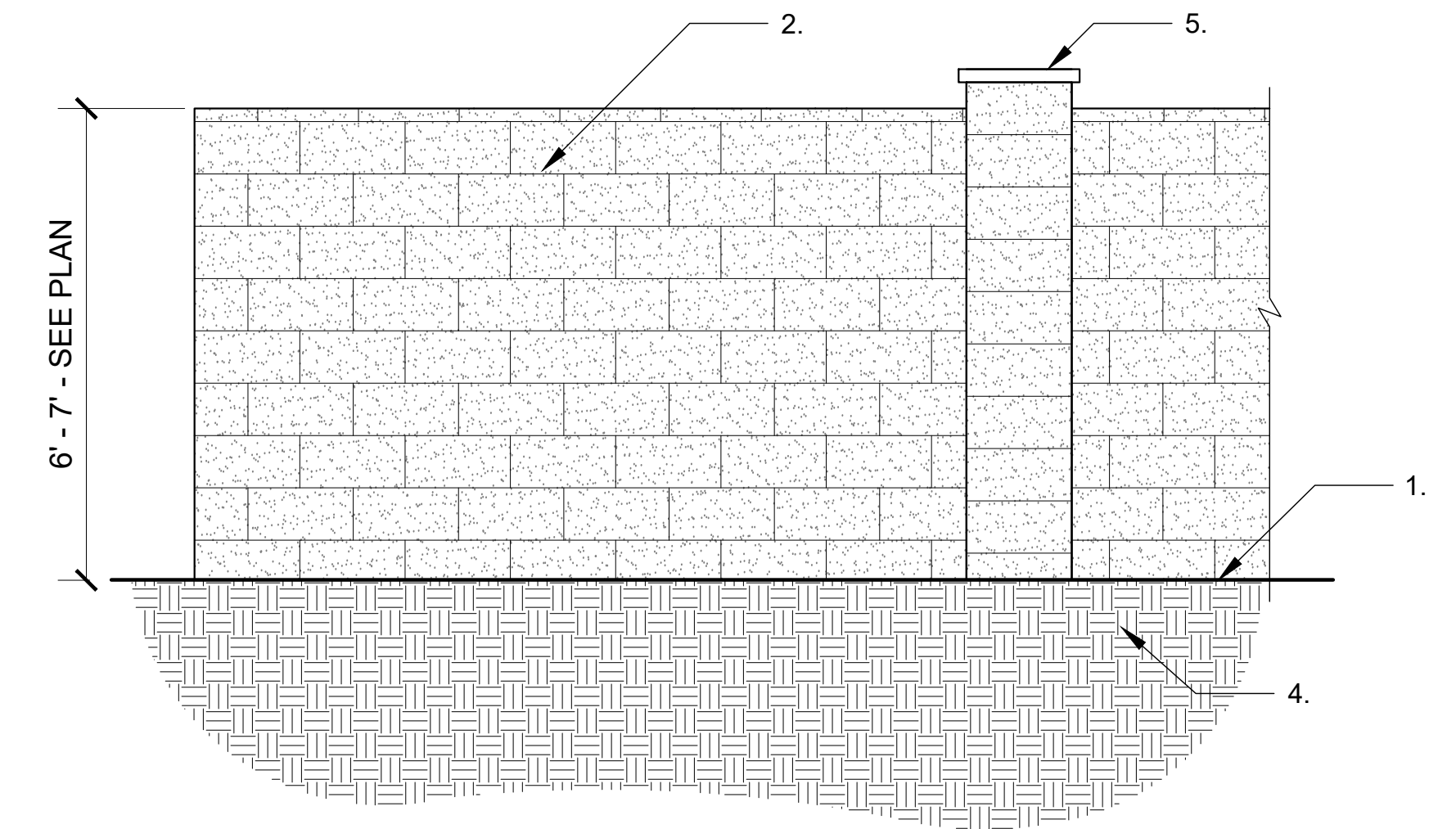
NOTE:
INSTALL BLACK PVC COATED CHAIN LINK FABRIC TO THE INSIDE OF THE FENCE AT THE DOG PARK LOCATION.

1. FINISH GRADE
2. PRESSURE TREATED LODGEPOLE PINE RAIL, 3-1/2" DIA., ROUND
3. PRESSURE TREATED LODGEPOLE PINE POST, 6" DIA., ROUND, 1" CHAMFER TOPS
4. CONCRETE FOOTING, DOME TOP AT POST BASE

LODGEPOLE PINE FENCE

THREE RAIL - PRESSURE TREATED - 3'-6" HIGH

SCALE: 1/2" = 1'-0"



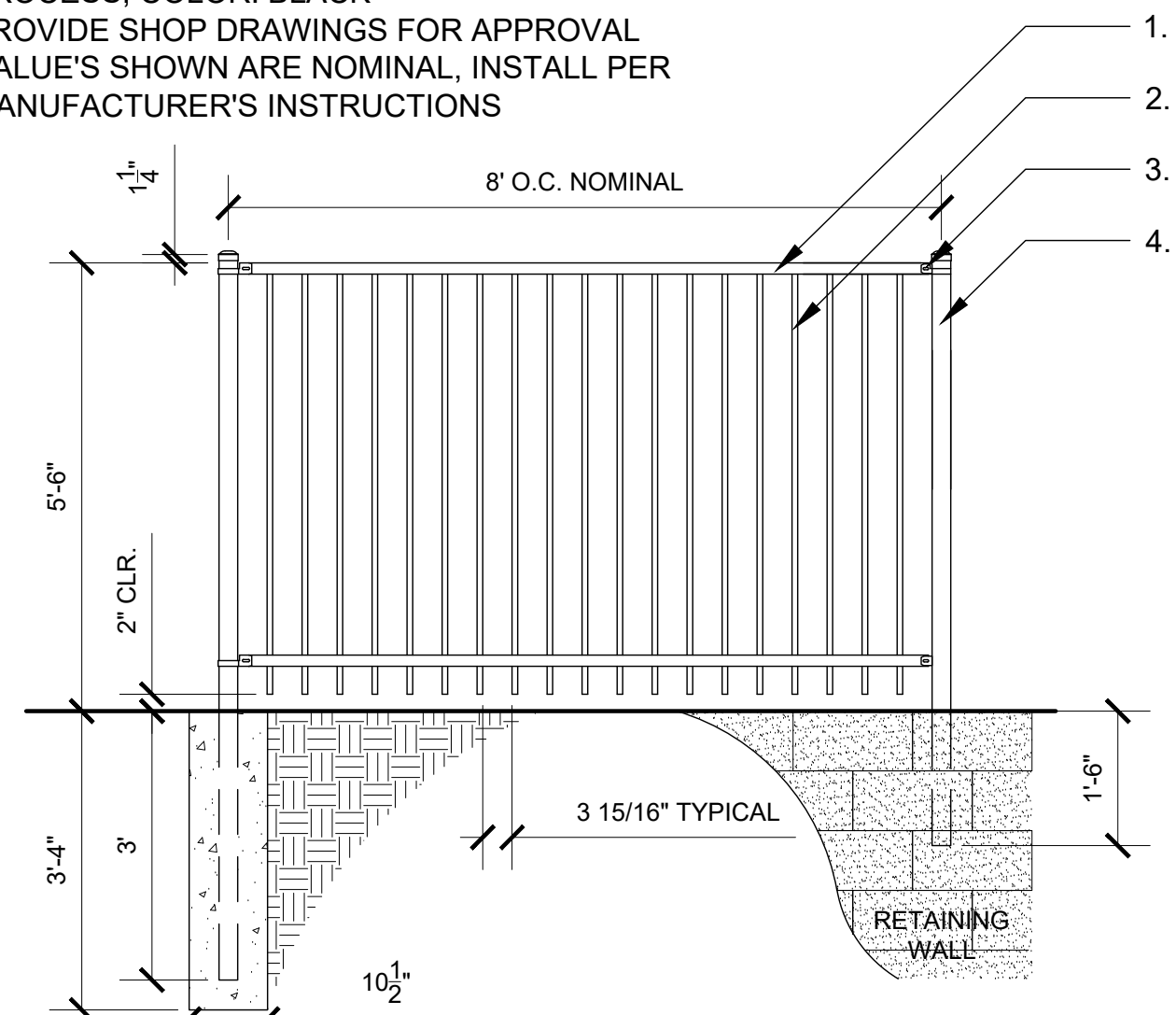
1. FINISH GRADE
2. 6" WIDE CMU BLOCK, GROUT CELLS WITH REINFORCEMENT
3. CONTINUOUS CONCRETE FOOTING
4. 2" CMU CONCRETE CAP
5. 16" SQUARE CMU PILASTER AND CAP (OCCURS AT WALL ENDS, CORNERS AND LOT LINES)

PERIMETER BLOCK WALL

6' - 7' HT. BLOCK WALL - SPLIT-FACE (TAN), SLUMP BLOCK (TAN) OR STUCCO FINISH (TAN)

SCALE: 1/2" = 1'-0"

- NOTES:
- ALL STEEL COMPONENTS SHALL BE COATED WITH PERMACOAT® THERMAL STRATIFICATION COATING PROCESS, COLOR: BLACK
 - PROVIDE SHOP DRAWINGS FOR APPROVAL
 - VALUE'S SHOWN ARE NOMINAL, INSTALL PER MANUFACTURER'S INSTRUCTIONS

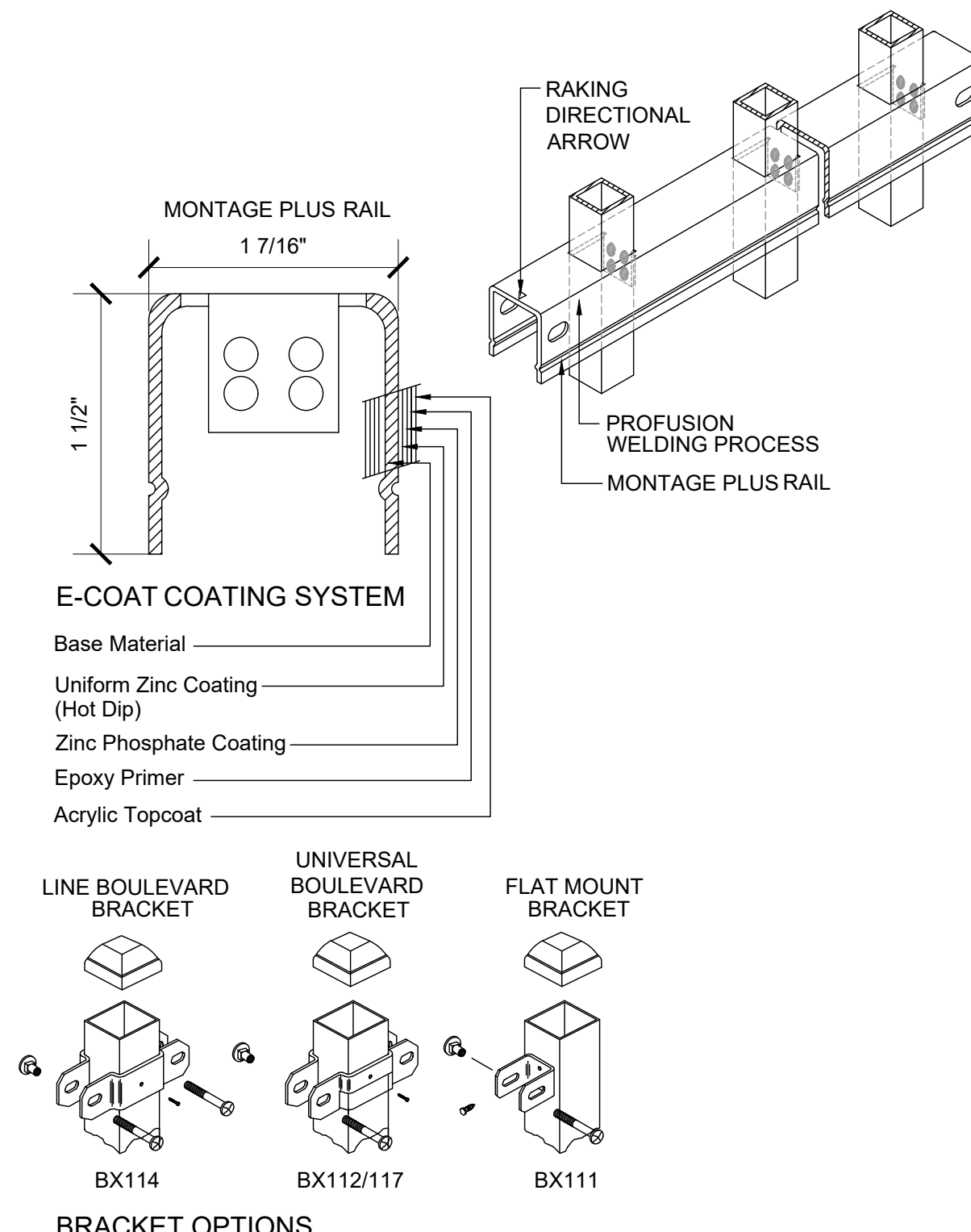


1. 1-1/2" MONTAGE PLUS RAIL - SEE BRACKET DETAIL
2. 3/4" SQUARE X 18 GAUGE PICKET
3. BRACKET OPTIONS PER DETAIL
4. 2-1/2" SQUARE X 14 GAUGE POST
5. CONCRETE FOOTING
6. CORE DRILL CMU, SET POST, AND PACK WITH NON-SHRINK GROUT WHEN FENCE OCCURS ABOVE RETAINING WALLS

STEEL VIEW FENCE

5'-6" HEIGHT - AMERISTAR - MONTAGE PLUS - MAJESTIC

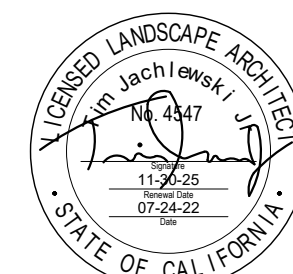
SCALE: 1/2" = 1'-0"



STEEL VIEW FENCE BRACKETS

AMERISTAR - MONTAGE PLUS - MAJESTIC

SCALE: 1/2" = 1'-0"



RECORD PLAN

BY: _____ DATE: _____

R.C.E. NAME _____

EXPIRES: _____

BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23931: PK & WASHER IN NORTH-WESTERLY END OF HEADWALL 145 +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.

LOCATION: _____

RECORD FROM: _____

ELEVATION: 708.06 DATUM: _____ M.S.L.

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:
1
2
3
4

PRIVATE CONTRACT

SHEET 12 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 13 SHEETS

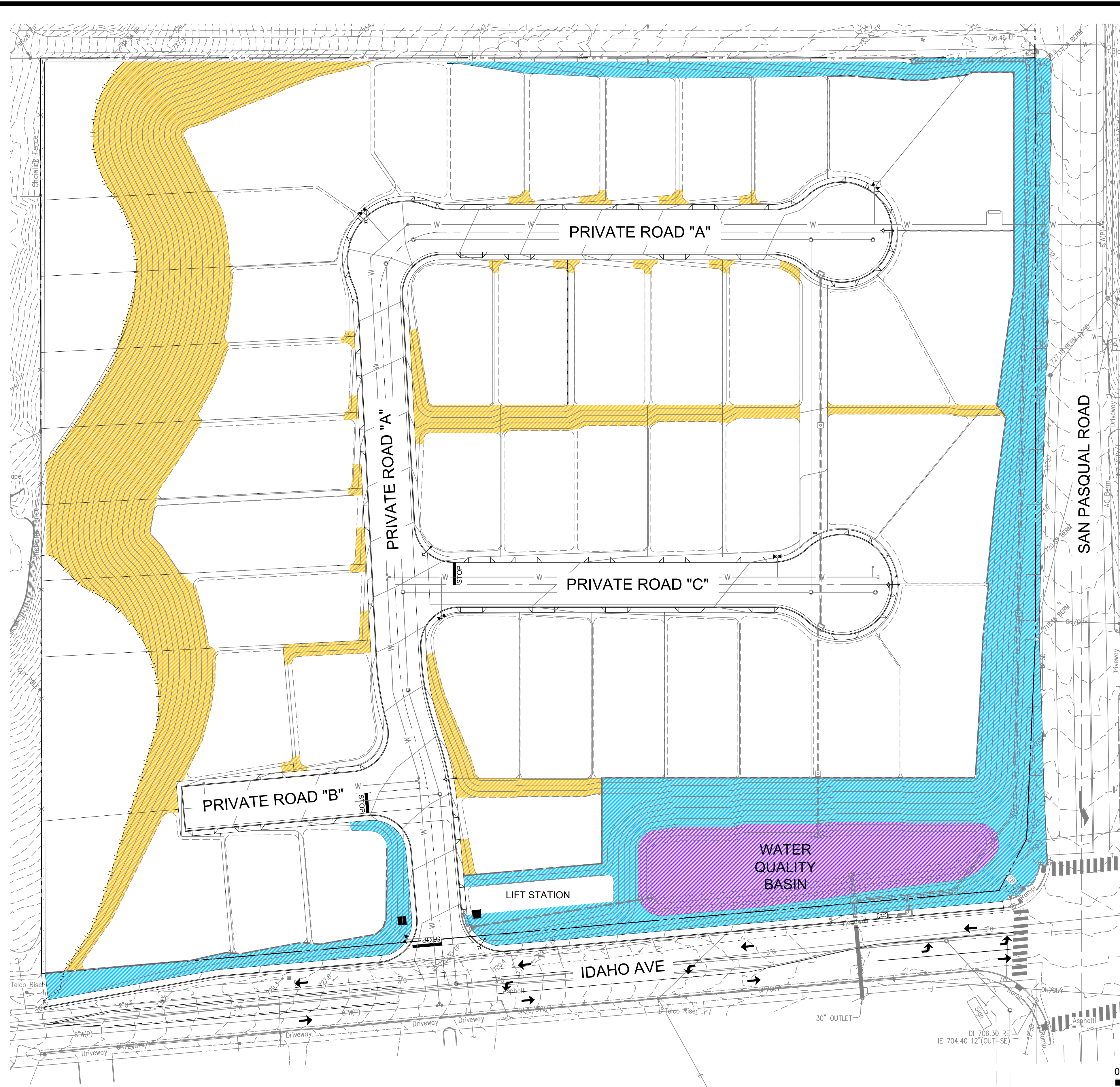
PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
WALL AND FENCE DETAILS

CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR:
SIROUS DEYLAMIAN, COUNTY ENGINEER

LANDSCAPE ARCHITECT OF WORK:
TIM JACHLEWSKI JR. LLA#4547

BY: _____ DATE: _____



WATER-USE / MAINTENANCE RESPONSIBILITY		
SYMBOL	DESCRIPTION	SQUARE FT.
	LOW WATER-USE PRIVATELY MAINTAINED	51,549 S.F.
	LOW WATER-USE H.O.A. MAINTAINED	47,319 S.F.
	MEDIUM WATER-USE H.O.A. MAINTAINED	13,542 S.F.

WATER EFFICIENT LANDSCAPE WORKSHEET
PASQUAL HEIGHTS

Reference Evapotranspiration (Eto) **57** Water Efficient Landscape Worksheet Residential

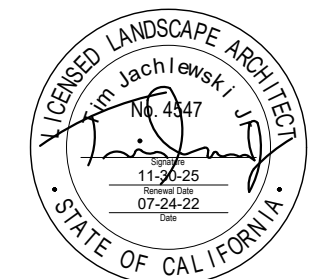
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq.ft.)	ETAF X Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Zone 1 HOA low drip	0.2	Drip	0.81	0.25	47,319	11,684	412,902
Zone 4 Private Slope low rotator	0.2	MP ROTATOR	0.75	0.27	51,549	13,746	485,798
					-	-	-
					-	-	-
Totals					98,868	25,430	898,700
Special Landscape Areas							
Zone A - Basin				1	13,542	13,542	478,574
Zone B				1	-	-	-
Zone C				1	-	-	-
Totals					13,542	13,542	478,574
						ETWU Total	1,377,274
						MAWA	1,473,572
						% of MAWA	93%

MAWA Formula = (Eto) x (0.62) x [(0.42 x LA) + (1 X SLA)]

ETAF Calculations		All Landscape Areas	
Regular Landscape Areas		Total ETAF x Area	38,972
Total ETAF x Area	25,430	Total Area	112,410
Total Area	98,868	Sitewide ETAF	0.35
Average ETAF	0.26		

L.1-12

INSITE LANDSCAPE ARCHITECTURE, INC.
2907 Shelter Island Drive #105-417
San Diego, CA 92106 619-795-7603
www.insitelandscape.com



RECORD PLAN

BY: _____ DATE: _____

R.C.E. NAME _____

EXPIRES: _____

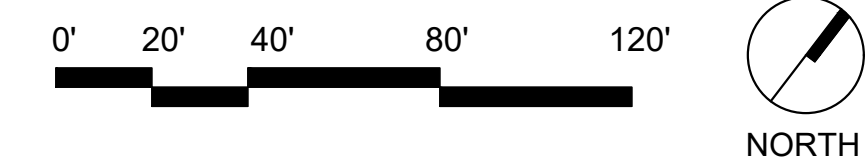
BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23831: PK & WASHER IN NORTH-WESTRLY END OF HEADWALL 145 +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.

LOCATION: _____

RECORD FROM: _____

ELEVATION: 708.06 DATUM: _____ M.S.L.



COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1
2
3
4

PRIVATE CONTRACT

SHEET 13 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
WATER-USE / MAINTENANCE RESPONSIBILITY EXHIBIT

CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR: SIROUS DEYLIAMIAN, COUNTY ENGINEER
LANDSCAPE ARCHITECT OF WORK: TIM JACHLEWSKI, JR. LLA#4547

BY: _____ DATE: _____

ENGINEERS NAME: TOUCHSTONE DEVELOPMENT PHONE: 656-204-1342