

LANDSCAPE DESIGN STATEMENT

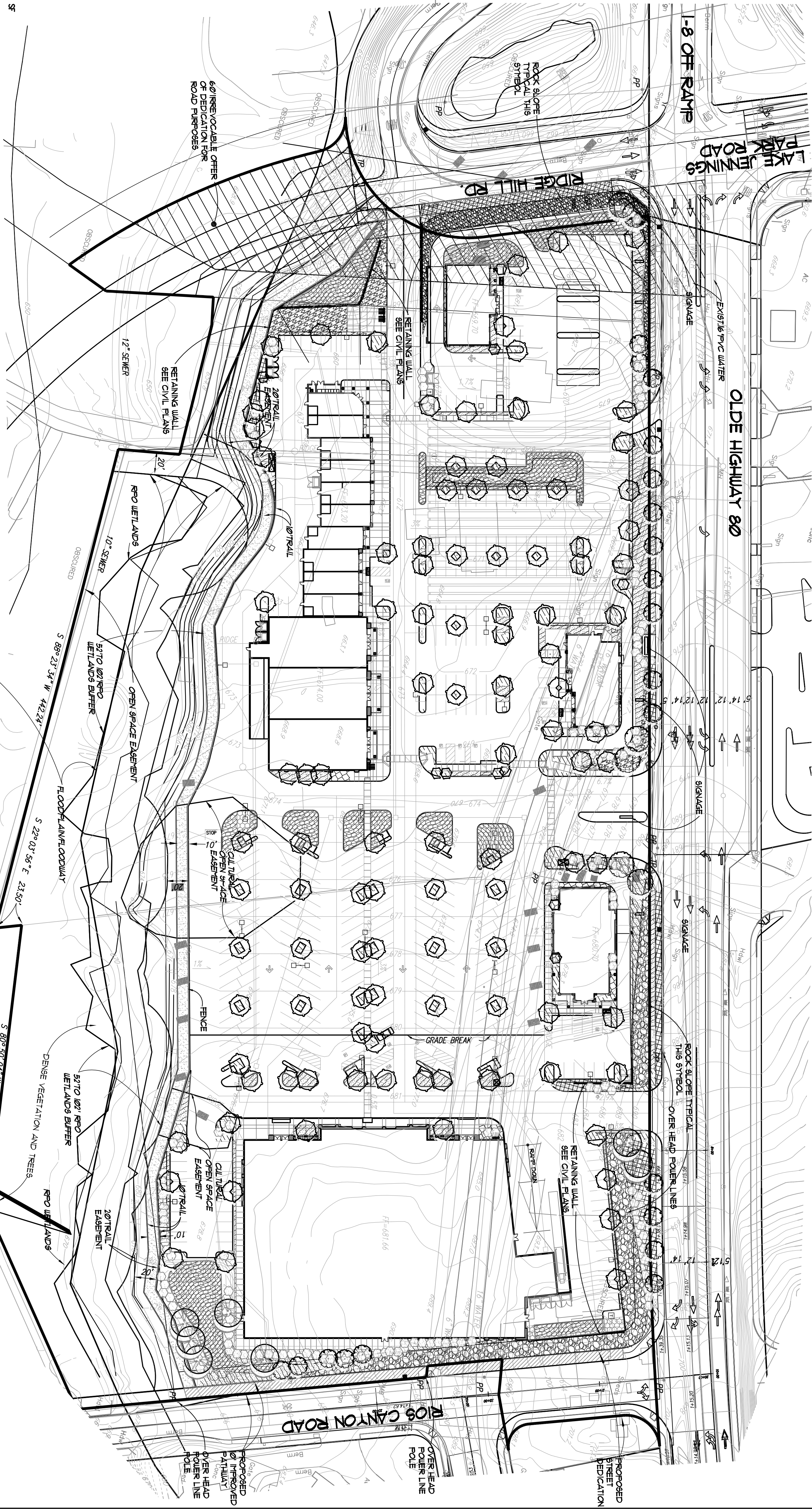
THE LANDSCAPE FOR THIS PROJECT CONSIDERS THE SITE LOCATION AND ITS PROXIMITY TO THE 8 FREEWAY AND ALSO A NATURAL RIPARIAN ZONE. THE PLAN AND ELEVATION SHALL BE DESIGNED TO MAINTAIN THE RIPARIAN ZONE AS MUCH AS POSSIBLE. THE RIPARIAN ZONES OF SOUTHERN CALIFORNIA CAN NATURALLY BE FOUND IN RIPARIAN ZONES OF SOUTHERN CALIFORNIA. THE ENTRIES TO THE PROJECT ARE PROPOSED TO REFLECT THE PROXIMITY TO THE RIPARIAN ZONE WITH THE USE OF GRASSES ALONG WITH ORNAMENTAL FLOWERING PLANTS AND TREES FOR ACCENT.

BROAD CANOPY TREES WILL PROVIDE SHADE TO OPEN PARKING AREAS. WATER DEMAND SHALL BE KEPT TO A MINIMUM BY THE USE OF EFFICIENT IRRIGATION PRACTICES AND LOW-WATER USE PLANT SELECTIONS.

A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT. THE LANDSCAPE PLAN INCORPORATES A VARIETY OF SPECIES THAT ARE INTENDED TO PROVIDE A VISUAL BUFFER FROM INTERSTATE 8 AND BE COMPATIBLE WITH THE RIPARIAN ZONE ASSOCIATED WITH LOS COCHES CREEK. THE PLANT PALETTE REFLECTS A SELECTION OF NATIVE PLANT MATERIAL WHICH CAN NATURALLY BE FOUND IN RIPARIAN ZONES OF SOUTHERN CALIFORNIA.

CONCEPT PLANT SCHEDULE

STREET TREES - 100X 24 BOX MIN. RHUS LANCEA / AFRICAN SIBAC	20
UPRIGHT EVERGREEN SCREENING TREES - 100X 24" BOX MIN. PLATANUS REGIOSA / CALIFORNIA STIGMARE QUERCUS LEA / HOLLY OAK QUERCUS SIBER / CORK OAK	7
ENTRY MONUMENT CANOPY TREES - 100X 36 BOX MIN. LARGESTRONGIA INDICA / GRAPE WARTLE MAGNOLIA GRANDIFLORA, ST. MARY / SOUTHERN MAGNOLIA QUERCUS SIBER / CORK OAK X CHITAPPA TASHKENDIENSIS / CHITALPA	6
CANOPY SHADE TREE - 100X 24 BOX MIN. KOEHLERIA PANICOLATA / GOLDEN RAIN TREE PRUNUS CALENTINA BRADFORO / BRADFORD FLOWERING PEAR ULMUS PANNICOLA TRUE GREEN / TRUE GREEN ELM	115
SMALL ACCENT TREE - 100X 36 BOX MIN. CERUS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK MAGNOLIA GRANDIFLORA LITTLE LEAF / DWARF SOUTHERN MAGNOLIA PRUNUS CALENTINA BRADFORO / BRADFORD FLOWERING PEAR	11
LARGE MEDIAL ORNAMENTAL SHRUBS CEANOTHUS SPP. / WILD LILAC CISTUS SPP. / ROCKROSE DIETES BICOLOR / FERNIGHT LILY HETEROMELES ABRUTIFOLIA / TOWN PITTOCORUM TORBA / MACK ORANGE RHAPHIOLEPS INDICA / NODAN HANDBORN RHUS INTERIORA / LEONIADE BERRY SALVIA LERICANTHIA / MEXICAN BUSH SAGE	216
LOW ORNAMENTAL SHRUBS LIMNODIUM PERSEA / STAYNE PHORADENDRON BRYCEI / BRYCEI NEW ZEALAND FLAX FRAXINUS VIRGINICOLM / EVERGREEN CURRANT	17,003 SF
GRASSES CALAMAGROSTIS X ACUTIFLORA VAIL FORESTIER / FEATHER REED GRASS CAREX SPP. / CAREX DIADELIA SPP. / PLAY LILY FESTUCA OVINA GLAUCA / BLUE SHEEP FESCUE HELOCTRICHON SCARPENTRIS / BLUE OAT GRASS LIMNODIUM SPP. / MATT RUSH MISCANTHUS SINENSIS VAREGATUS / VAREGATED MADEN GRASS MILLETERRIGIA CAPILLARS TENCA / RECAL MIST PINK MILKWEED	15,981 SF
ACCENT GROUNDCOVERS SALICORNIA PERSEA / LILY OF THE MILK ANIMAL COLOR / ANIMAL COLOR HEBERCOLAIS SPP. / ANIMALITY	7,915 SF
FLOWERING GROUNDCOVERS GAZANIA X COPPER KING / GAZANIA ROMANIANUS OFFICINALIS PROSTRATUS / DWARF ROSEMARY TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	8,673 SF
EDUCATION GROUNDCOVERS BACCHARIS PILULARIS / TIN FEARS / TIN FEARS COYOTE BRUSH COPROSMUM VIBRI / SEEDING HERB PLANT ROMANIANUS OFFICINALIS PROSTRATUS / DWARF ROSEMARY	1,885 SF
SLOPE GROUNDCOVERS BACCHARIS PILULARIS / TIN FEARS / TIN FEARS COYOTE BRUSH CEANOTHUS X YANKEE POINT / WILD LILAC ROMANIANUS OFFICINALIS PROSTRATUS / DWARF ROSEMARY	3,953 SF



LANDSCAPE NOTE:

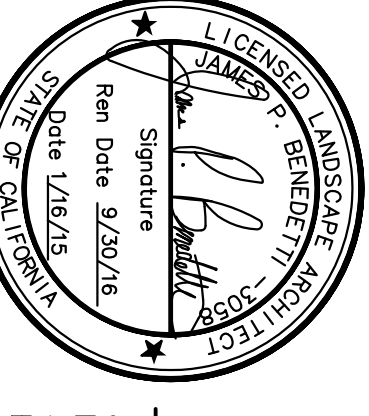
1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO LAKESIDE PLANNING COMMITTEE AND COUNTY OF SAN DIEGO'S LANDSCAPE STANDARDS. LAKESIDE FIRE PROTECTION DISTRICT REQUIREMENTS AND SOCKET HEIGHT RESTRICTIONS UNDER UTILITY LINES, ALL OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.
2. TREES PLANTED WITHIN 5 FEET OF WALLS, CURBS OR PAVING SHALL BE PLANTED WITH A ROOT BARRIER (300-BARRIER).
3. ALL PLANTING AREAS SHALL BE FINISHED WITH A 2 INCH LAYER OF SHREDDED BARK MULCH (COMBARO AVAILABLE THROUGH A.J. ECOLOGY INDUSTRIES, INC. (760) 744-0942).
4. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS ARE DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED WITH KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS BY THE DIVERSITY/PERMITTEE.
5. ALL LANDSCAPE MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROUNDED AND HEALTHY CONDITION AT ALL TIMES, INCLUDING TRIMMING AS APPROPRIATE TO MAINTAIN APPROVED LANDSCAPE MATERIALS.
6. NO BRUSH MANAGEMENT SHALL BE REQUIRED FOR THIS PROJECT.

IRRIGATION AND WATER CONSERVATION NOTE:

ALL PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO PLANT TYPE AND COVERAGE. IRRIGATION SHALL BE PROVIDED BY AN AUTOMATICALLY CONTROLLED UNDERGROUND PIPED IRRIGATION SYSTEM FOR WATER CONSERVATION AND TO MINIMIZE EROSION. STATE OF THE ART AUTOMATIC CONTROLLER WITH MASTER VALVE AND ET SENSOR (WEATHER BASED) CAPABILITIES. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE USED IN ACCORDANCE WITH LOCAL AND REGIONAL STANDARDS. REDUCED WATER CONSUMPTION PRESSURE COMPENSATING DRIP AND LOW PRECIPITATION RATE EQUIPMENT SHALL BE USED WHERE APPLICABLE. ALL DRY GRADE PER SOCIAL AND REGIONAL STANDARDS. AN AUTOMATIC WATER EFFICIENT IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING. ALL IRRIGATION SHALL BE PROVIDED PER THE COUNTY OF SAN DIEGO WATER CONSERVATION ORDINANCE.

MAINTENANCE RESPONSIBILITY NOTE:

THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL LANDSCAPED AREAS ON SITE. THE EXISTING PLANTING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNERS. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. PLANTINGS SHALL BE MAINTAINED TO A HEALTHY CONDITION. ALL PLANTINGS SHALL RECEIVE REGULAR SPRINKLING, FERTILIZING, AND TRIMMING. PLANTING SYSTEMS SHALL BE REGULARLY INSPECTED AND KEPT IN FULLY OPERATIONAL CONDITION ACCORDING TO MANUFACTURERS' DESIGN STANDARDS AT ALL TIMES.



James P. Benedetti
4403 MANCHESTER AVE, STE. 201
ENCINITAS, CA 92024 760.479.0644

No.	Description	Approved by	Date
1	COUNTY APPROVED CHANGES	[Signature]	1/16/2015

DESCRIPTION	BENCHMARK
LOCATION	
RECORD FROM:	
ELEVATION:	
DATE:	

RECORD ID: P0520144974-4406; P0520144974-4406; P0520144974-4406; P0520144974-4406	PRIVATE CONTRACT
SHEET LC-1	COUNTY OF SAN DIEGO
DEPARTMENT OF PUBLIC WORKS	OF 1 SHEETS
LANDSCAPE CONCEPT PLAN FOR:	
LAKE JENNINGS MARKETPLACE	
RETAIL COMMERCIAL PROJECT	
SAN DIEGO COUNTY TRACT NO. _____	

