

CONCEPTUAL LANDSCAPE NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE COUNTY-WIDE LANDSCAPE REGULATIONS AND THE COUNTY LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED COUNTY AND REGIONAL STANDARDS.

2. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.

3. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. THE TYPE OF IRRIGATION SYSTEM PROPOSED FOR THE PROPOSED STREET TREE ARE DEEP-ROOT TREE BUBBLERS AND OVERHEAD SHRUB SPRAYS.

4. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT."

5. MINIMUM TREE SEPARATION DISTANCE:
- a. TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
 - b. UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
 - c. ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 - d. DRIVEWAY (ENTRIES) - 10 FEET
 - e. INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS - 25 FEET
1. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET.

EXISTING TREE NOTES

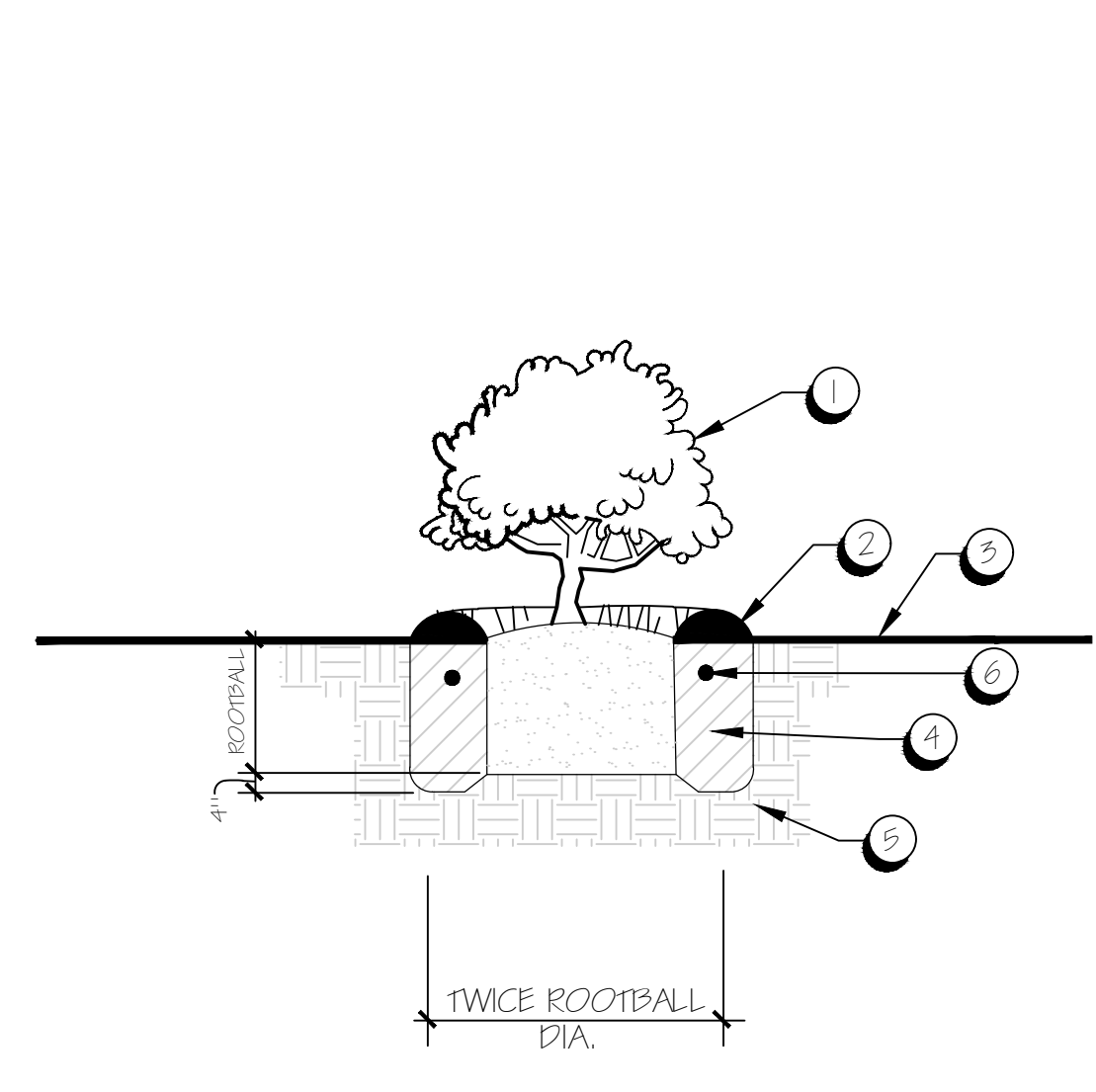
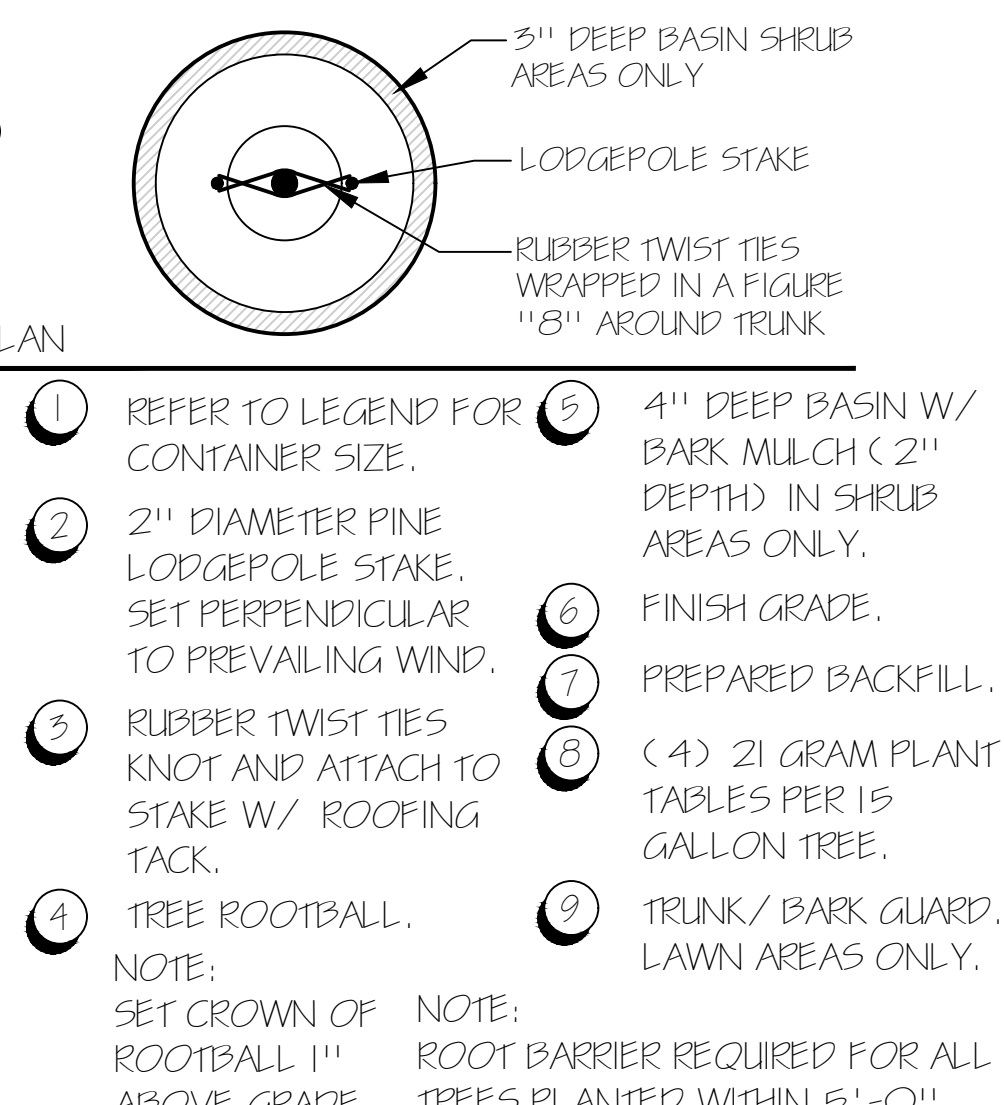
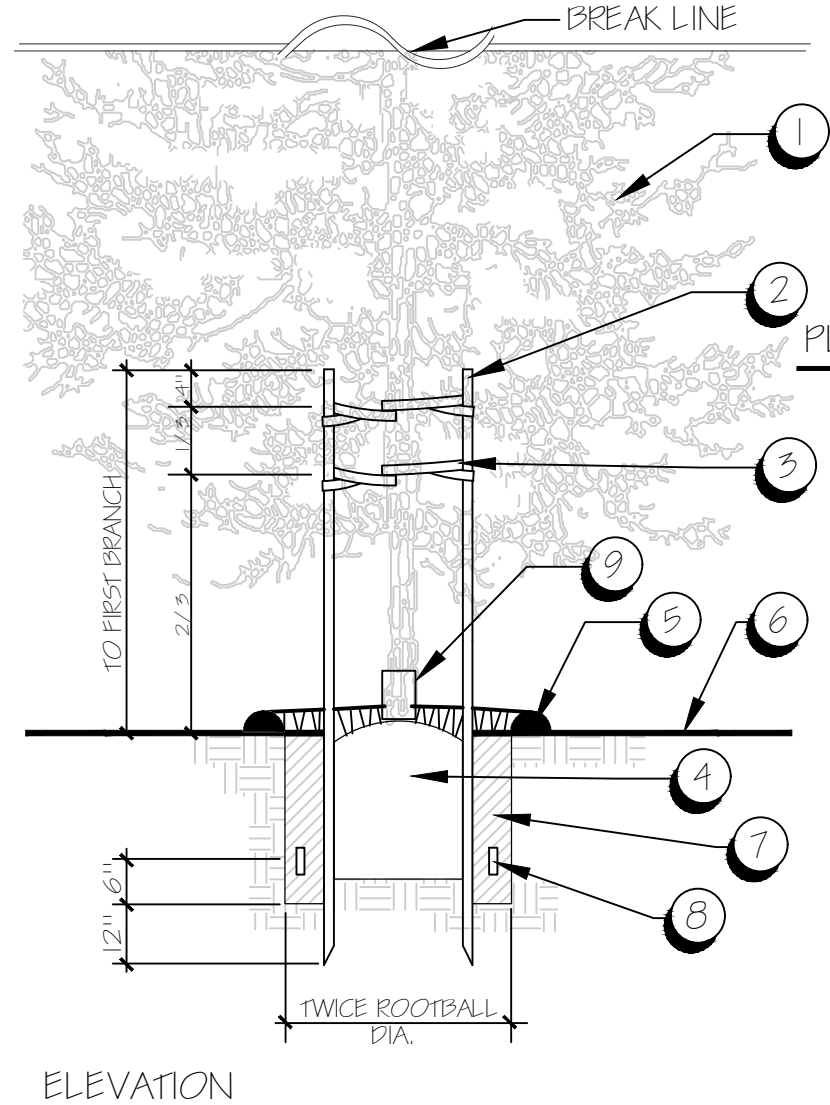
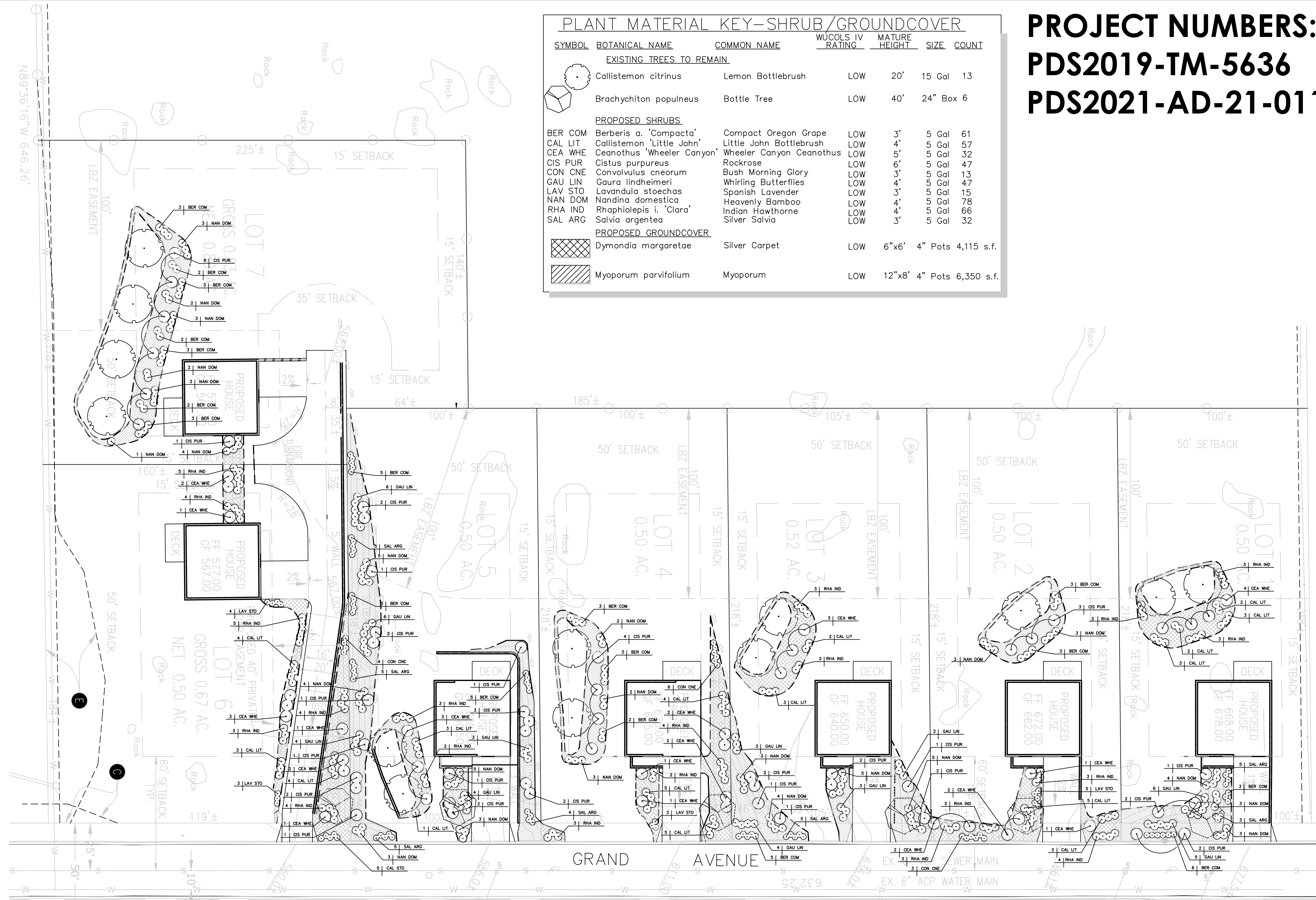
1. ALL EXISTING TREES WITHIN THE PROPERTY LINES SHALL BE PROTECTED IN PLACE. NO TREES SHALL BE REMOVED AS A PART OF THIS PERMIT UNLESS OTHERWISE INDICATED. LANDSCAPE CONTRACTOR TO VERIFY EXISTING TREES AT LOCATION OF PROPOSED ENCLOSURE AND ANTENNAS. IF EXISTING TREES (INDICATED TO REMAIN) ARE REMOVED OR DAMAGED DURING CONSTRUCTION OF ENCLOSURE AND INSTALLATION OF ANTENNA, CONTRACTOR TO REPLACE WITH LIKE SPECIES.

DIG-ALERT NOTE

1. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS). CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO IDENTIFY LOCATION.

PLANT MATERIAL KEY-SHRUB/GROUNDCOVER

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS IV RATING	MATURE HEIGHT	SIZE	COUNT
EXISTING TREES TO REMAIN						
	Callistemon citrinus	Lemon Bottlebrush	LOW	20'	15 Gal	13
	Brachychiton populneus	Bottle Tree	LOW	40'	24" Box	6
PROPOSED SHRUBS						
BER COM	Berberis a. 'Compacta'	Compact Oregon Grape	LOW	3'	5 Gal	61
CAL LIT	Callistemon 'Little John'	Little John Bottlebrush	LOW	4'	5 Gal	57
CEA WHE	Ceanothus 'Wheeler Canyon'	Wheeler Canyon Ceanothus	LOW	5'	5 Gal	32
CIS PUR	Cistus purpureus	Rockrose	LOW	6'	5 Gal	47
CON CNE	Convolvulus cneorum	Bush Morning Glory	LOW	3'	5 Gal	13
GAU LIN	Gaura lindheimeri	Whirling Butterflies	LOW	4'	5 Gal	47
LAV STO	Lavandula stoechas	Spanish Lavender	LOW	3'	5 Gal	15
NAN DOM	Nandina domestica	Heavenly Bamboo	LOW	4'	5 Gal	78
RHA IND	Rhaphiolepis i. 'Clara'	Indian Hawthorne	LOW	4'	5 Gal	66
SAL ARG	Salvia argentea	Silver Salvia	LOW	3'	5 Gal	32
PROPOSED GROUNDCOVER						
	Dymondia margaretae	Silver Carpet	LOW	6"x6"	4" Pots	4,115 s.f.
	Myoporum parvifolium	Myoporum	LOW	12"x8"	4" Pots	6,350 s.f.



- 1 SET CROWN 1" ABOVE FINISH GRADE.
- 2 2" DEEP BASIN WITH BARK MULCH (2" DEPTH) OR EQUAL.
- 3 FINISH GRADE.
- 4 AMENDED BACKFILL.
- 5 SET ROOTBALL ON UNDISTURBED SOIL.
- 6 21 GRAM PLANT TABLETS.

NOTE:
1. SCARIFY SIDES OF PLANTING PIT.
2. ON SLOPES, PROVIDE SAUCER RIM ON DOWNHILL SIDES.

PROJECT NUMBERS:
PDS2019-TM-5636
PDS2021-AD-21-011

6965 El Camino Real
Suite 105-482
Carlsbad, CA 92009
(C) 760-272-5742
CA. LICENCE 4679

CS DG
CS Design Group, Inc.
gchapman@csdesigngroup.com



LIGHTHOUSE BUILDERS, INC.
SPRING VALLEY - 7 LOTS
GRAND AVENUE
SPRING VALLEY, CA 91977

CONSTRUCTION DOCUMENTS

CONCEPTUAL LANDSCAPE PLAN

SCALE AS NOTED

19 March 2021

SHEET NO.

L-1

