

**DESIGN INTENT STATEMENT**

THE LANDSCAPE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE PLANT MATERIAL THAT ACCENTS AND FRAMES THE ARCHITECTURE AND ENHANCES THE PEDESTRIAN SCALE OF THE PROJECT. STREET TREES ARE CONSISTENT WITH SURROUNDING AREAS AND WILL BE USED TO PROVIDE CONTINUITY THROUGHOUT THE ADJACENT COMMUNITY. THE PLANT MATERIALS THAT HAVE BEEN SELECTED WERE DONE SO FOR THEIR LOW WATER USE QUALITIES. ADDITIONALLY, THE IRRIGATION SYSTEM WILL BE DESIGNED IN COMPLIANCE WITH THE COUNTY OF SAN DIEGO WATER EFFICIENT LANDSCAPE ORDINANCE, IT WILL USE A RAIN SENSING CONTROLLER AND BE ADJUSTABLE SO AS NOT TO WASTE WATER THROUGH RUNOFF OR OVERSPRAY.

**PLANTING NOTES**  
NOTES:

- NO STRUCTURES OR LANDSCAPING THAT WOULD INHIBIT VEHICULAR ACCESS SHALL BE INSTALLED IN OR OVER ANY SEWER ACCESS EASEMENT.

**MULCH**  
ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

**NOTE:**  
TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 10 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

**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. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. THE INTENDED IRRIGATION SYSTEM WILL BE A DRIP SYSTEM.

ALL ON-SITE LANDSCAPE SHALL BE MAINTAINED BY THE PROJECT THE EXISTING RIGHT OF WAY PLANTING AND IRRIGATION ALONG SAN ELIJO DR SHALL BE MAINTAINED BY THE COUNTY CFD.

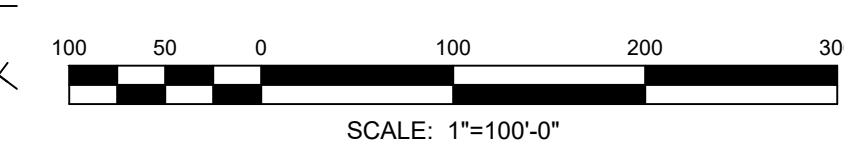
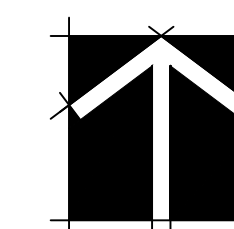
ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE COUNTY OF SAN DIEGO LANDSCAPE MANUAL, LANDSCAPE STANDARDS AND WATER EFFICIENT LANDSCAPE ORDINANCE; THE CORE SUB-AREA DESIGN MANUAL; AND ALL OTHER STATE STANDARDS.

**MINIMUM TREE SEPARATION DISTANCE**

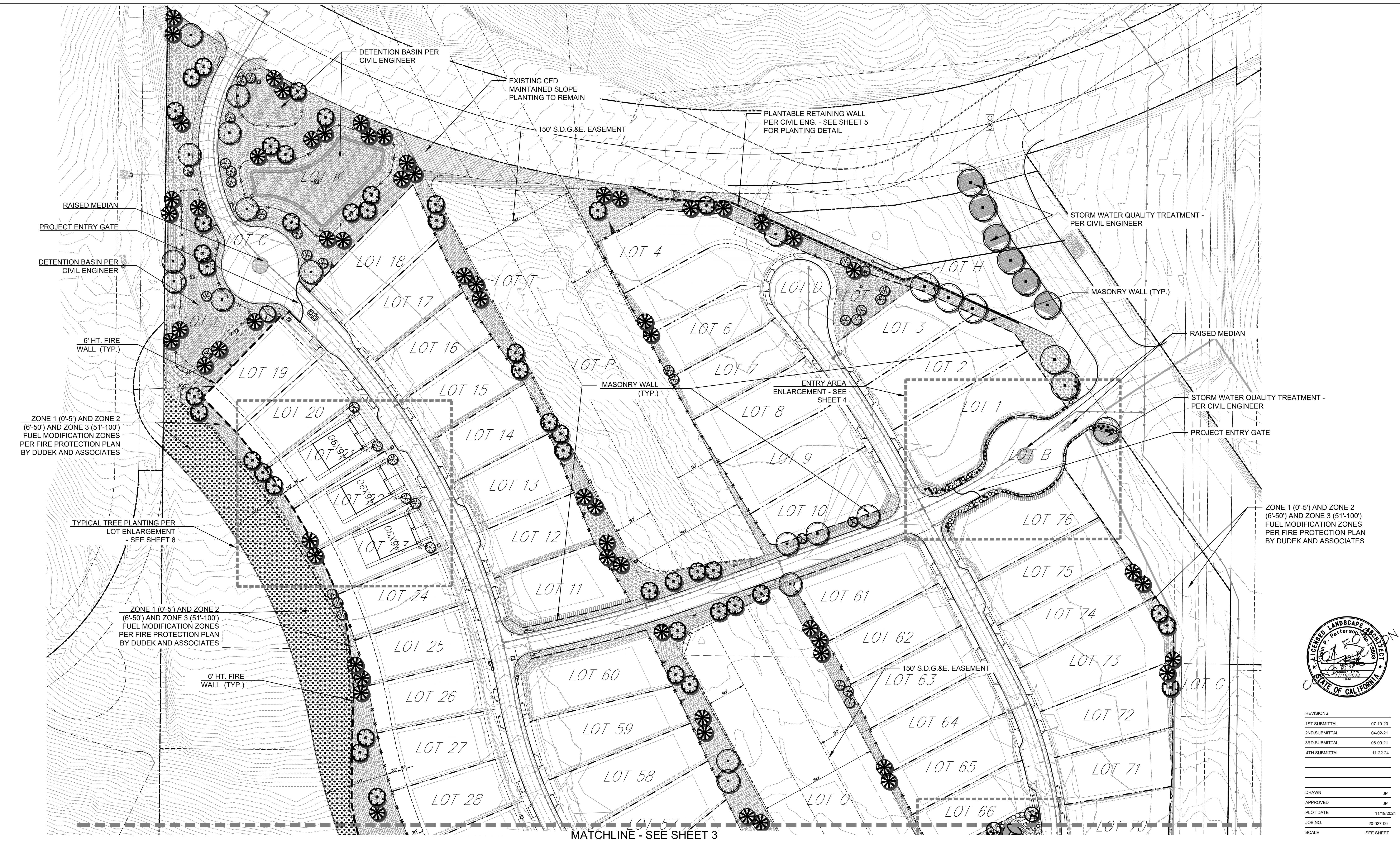
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET  
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)  
ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
DRIVEWAY (ENTRIES) - 10 FEET  
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET



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SCALE: SEE SHEET	



QUESTHAVEN, November 19, 2024



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**QUESTHAVEN:** COUNTY OF SAN DIEGO, CA  
**COLRICH COMMUNITIES**  
 444 WEST BEECH STREET, SUITE 300  
 SAN DIEGO, CALIFORNIA, 92101

**LANDSCAPE CONCEPT PLAN**

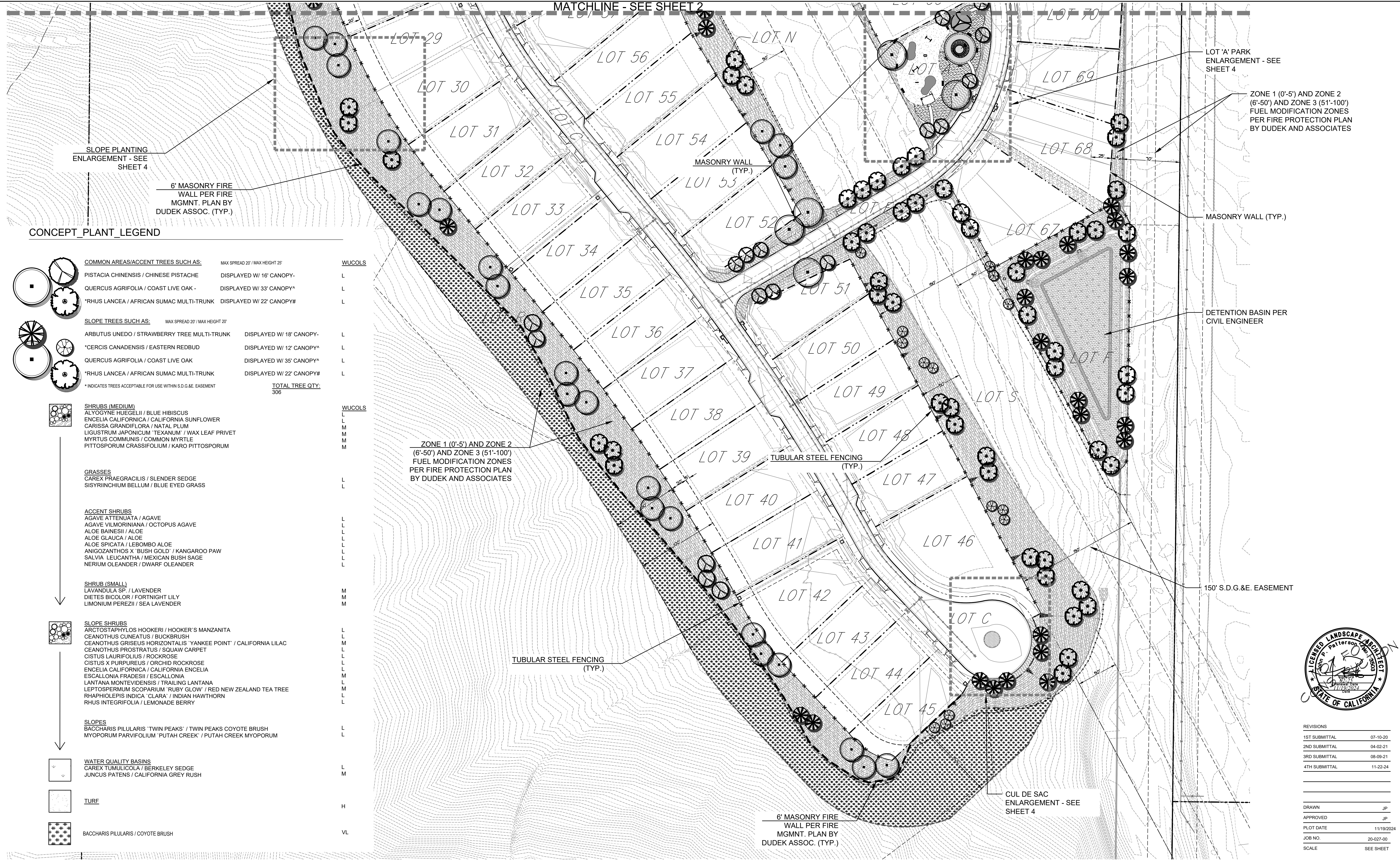


4010 Sorrento Valley Blvd.  
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**LANDSCAPE ARCHITECTURE & PLANNING**

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MATCHLINE - SEE SHEET 2



ZONE 1 (0'-5') AND ZONE 2 (6'-50') AND ZONE 3 (51'-100') FUEL MODIFICATION ZONES PER FIRE PROTECTION PLAN BY DUDEK AND ASSOCIATES

MASONRY WALL (TYP.)

DETENTION BASIN PER CIVIL ENGINEER

150' S.D.G.&E. EASEMENT

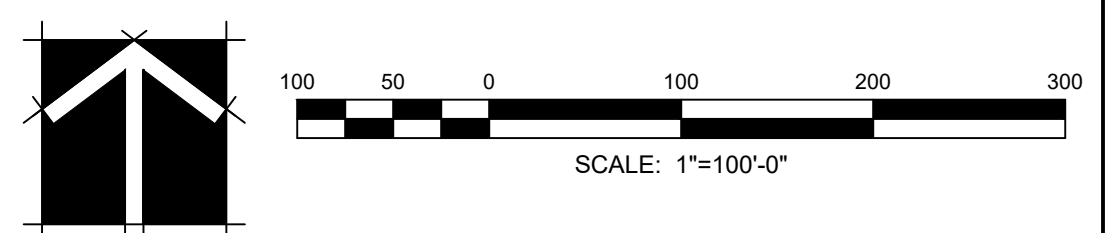
CONCEPT PLANT LEGEND

<b>COMMON AREAS/ACCENT TREES SUCH AS:</b>		MAX SPREAD 20' / MAX HEIGHT 25'	<b>WUCOLS</b>
	PISTACIA CHINENSIS / CHINESE PISTACHE	DISPLAYED W/ 16' CANOPY-	L
	QUERCUS AGRIFOLIA / COAST LIVE OAK -	DISPLAYED W/ 33' CANOPY*	L
	*RHUS LANCEA / AFRICAN SUMAC MULTI-TRUNK	DISPLAYED W/ 22' CANOPY#	L
<b>SLOPE TREES SUCH AS:</b>		MAX SPREAD 20' / MAX HEIGHT 20'	
	ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK	DISPLAYED W/ 18' CANOPY-	L
	*CERCIS CANADENSIS / EASTERN REDBUD	DISPLAYED W/ 12' CANOPY*	L
	QUERCUS AGRIFOLIA / COAST LIVE OAK	DISPLAYED W/ 35' CANOPY*	L
	*RHUS LANCEA / AFRICAN SUMAC MULTI-TRUNK	DISPLAYED W/ 22' CANOPY#	L
	* INDICATES TREES ACCEPTABLE FOR USE WITHIN S.D.G.&E. EASEMENT	TOTAL TREE QTY: 306	
<b>SHRUBS (MEDIUM)</b>			<b>WUCOLS</b>
	ALYOGYNE HUJEGELII / BLUE HIBISCUS		L
	ENCELIA CALIFORNICA / CALIFORNIA SUNFLOWER		L
	CARISSA GRANDIFLORA / NATAL PLUM		M
	LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET		M
	MYRTUS COMMUNIS / COMMON MYRTLE		M
	PITTOSPORUM CRASSIFOLIUM / KARO PITTOSPORUM		M
<b>GRASSES</b>			
	CAREX PRAEGRACILIS / SLENDER SEDGE		L
	SISYRINCHIUM BELLUM / BLUE EYED GRASS		L
<b>ACCENT SHRUBS</b>			
	AGAVE ATTENUATA / AGAVE		L
	AGAVE VILMORINIANA / OCTOPUS AGAVE		L
	ALOE BAINESII / ALOE		L
	ALOE GLAUCA / ALOE		L
	ALOE SPICATA / LEBOMBO ALOE		L
	ANIGOZANTHOS X 'BUSH GOLD' / KANGAROO PAW		L
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE		L
	NERIUM OLEANDER / DWARF OLEANDER		L
<b>SHRUB (SMALL)</b>			
	LAVANDULA SP. / LAVENDER		M
	DIETES BICOLOR / FORTNIGHT LILY		M
	LIMONIUM PEREZII / SEA LAVENDER		M
<b>SLOPE SHRUBS</b>			
	ARCTOSTAPHYLOS HOOKERI / HOOKER'S MANZANITA		L
	CEANOETHUS CUNEATUS / BUCKBRUSH		L
	CEANOETHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / CALIFORNIA LILAC		L
	CEANOETHUS PROSTRATUS / SQUAW CARPET		L
	CISTUS LAURIFOLIUS / ROCKROSE		L
	CISTUS X PURPUREUS / ORCHID ROCKROSE		L
	ENCELIA CALIFORNICA / CALIFORNIA ENCELIA		L
	ESCALLONIA FRADESII / ESCALLONIA		M
	LANTANA MONTEVIDENSIS / TRAILING LANTANA		L
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW' / RED NEW ZEALAND TEA TREE		M
	RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN		L
	RHUS INTEGRIFOLIA / LEMONADE BERRY		L
<b>SLOPES</b>			
	BACCHARIS PILULARIS 'TWIN PEAKS' / TWIN PEAKS COYOTE BRUSH		L
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK MYOPORUM		L
<b>WATER QUALITY BASINS</b>			
	CAREX TUMULICOLA / BERKELEY SEDGE		L
	JUNCUS PATENS / CALIFORNIA GREY RUSH		M
<b>TURF</b>			
			H
<b>BACCHARIS PILULARIS / COYOTE BRUSH</b>			VL

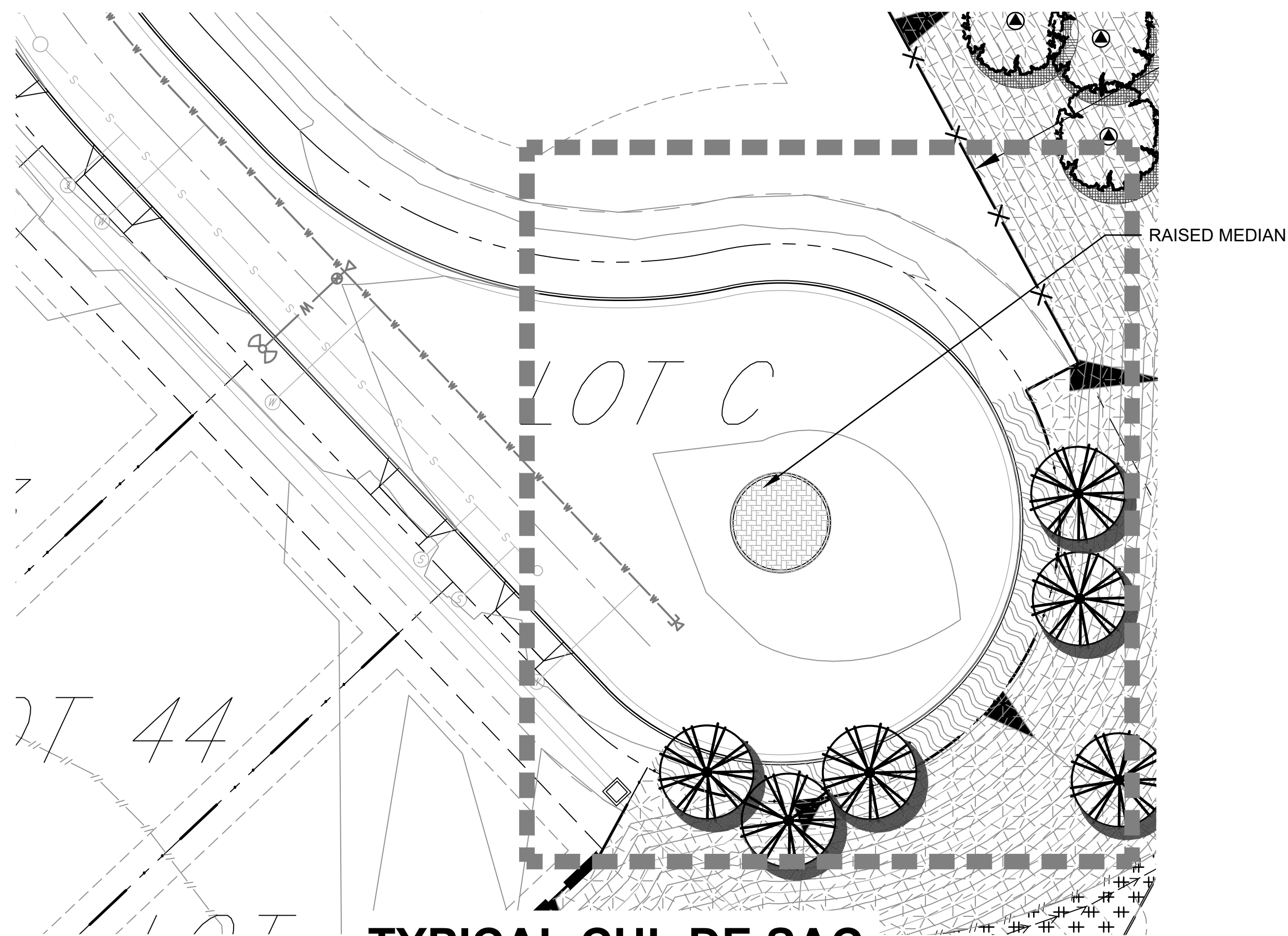


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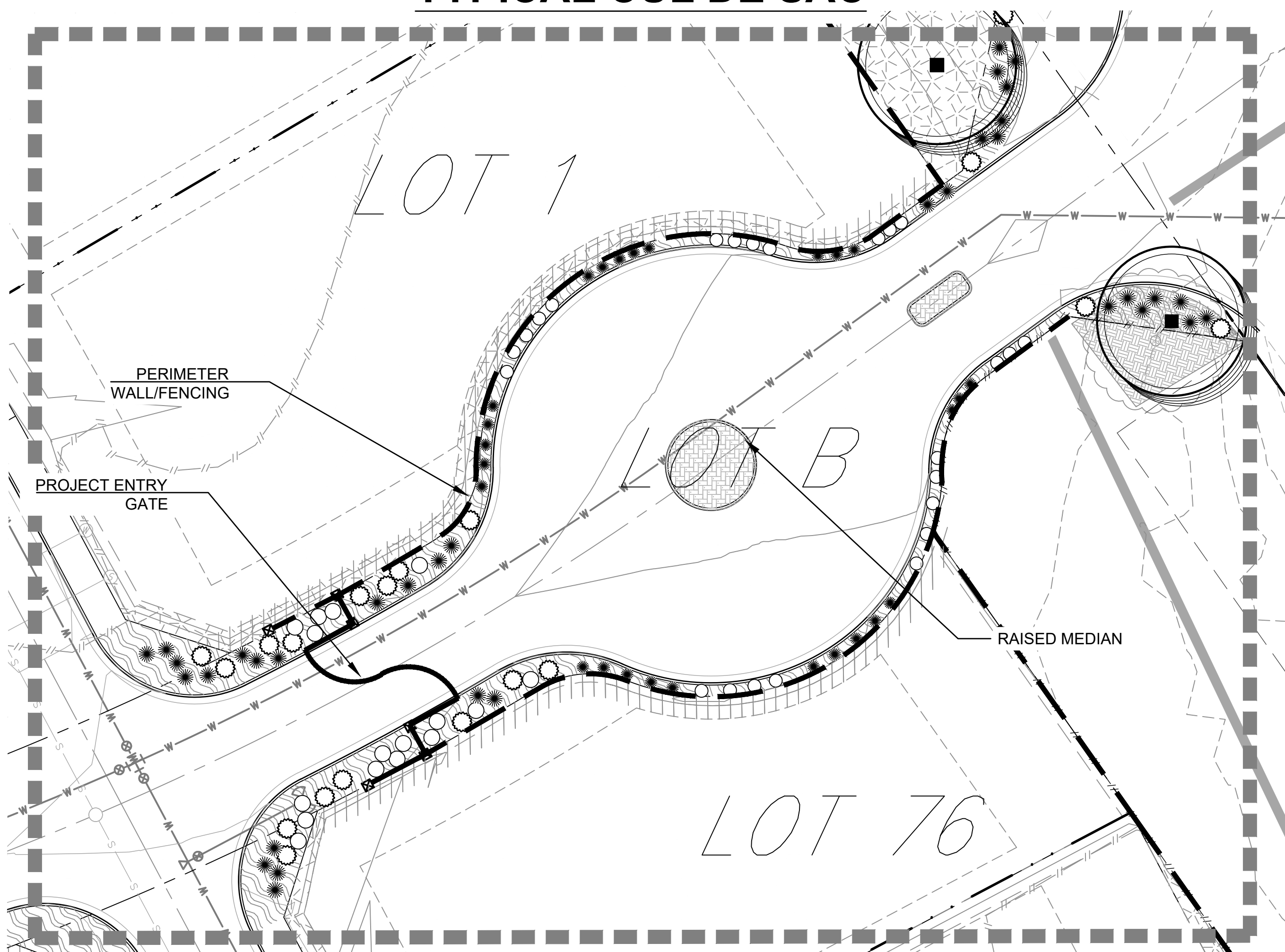
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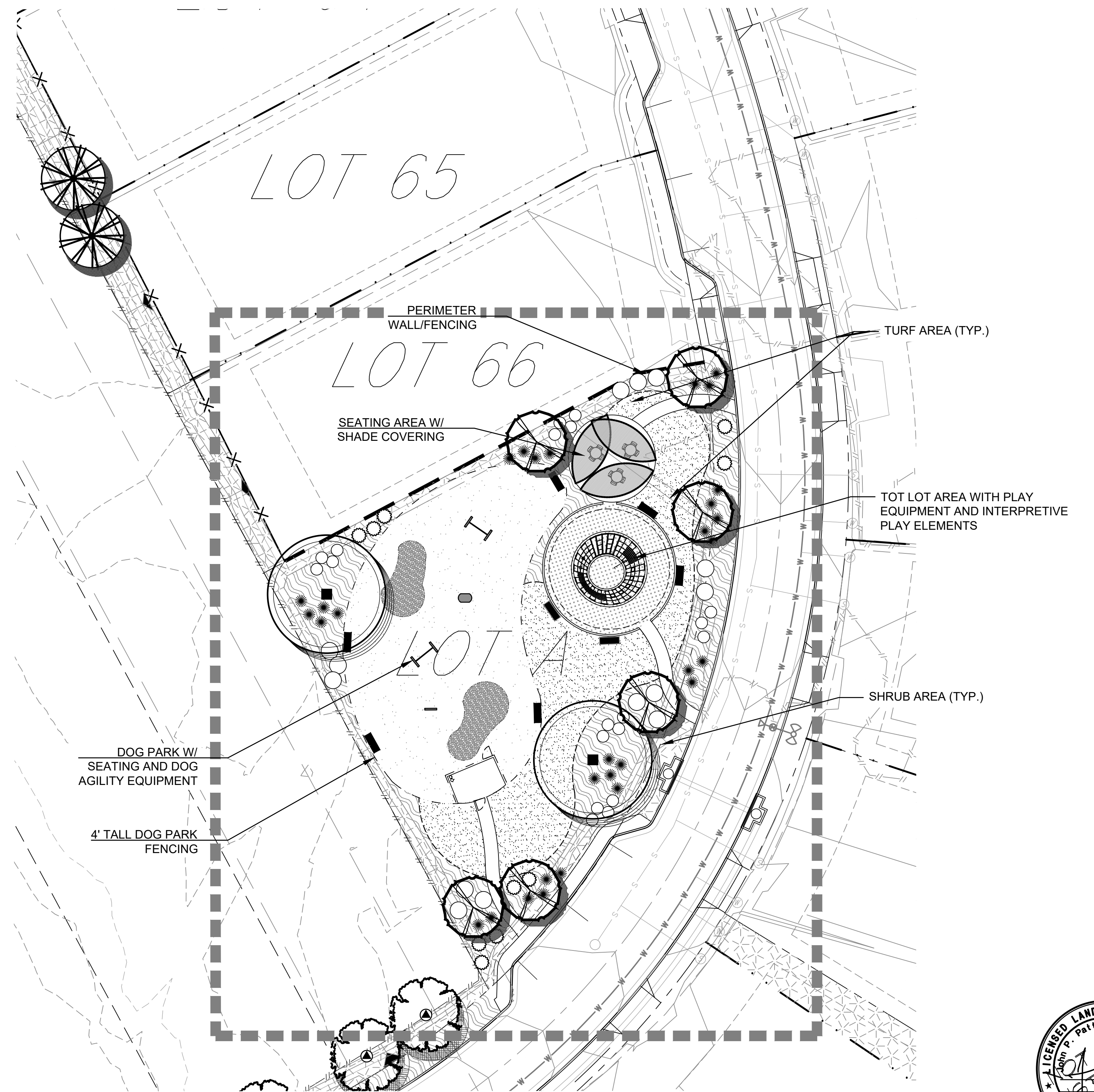
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**TYPICAL CUL DE SAC**



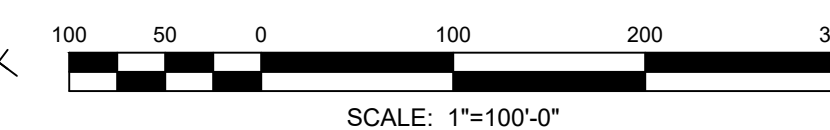
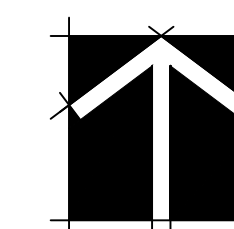
**PROJECT ENTRY**

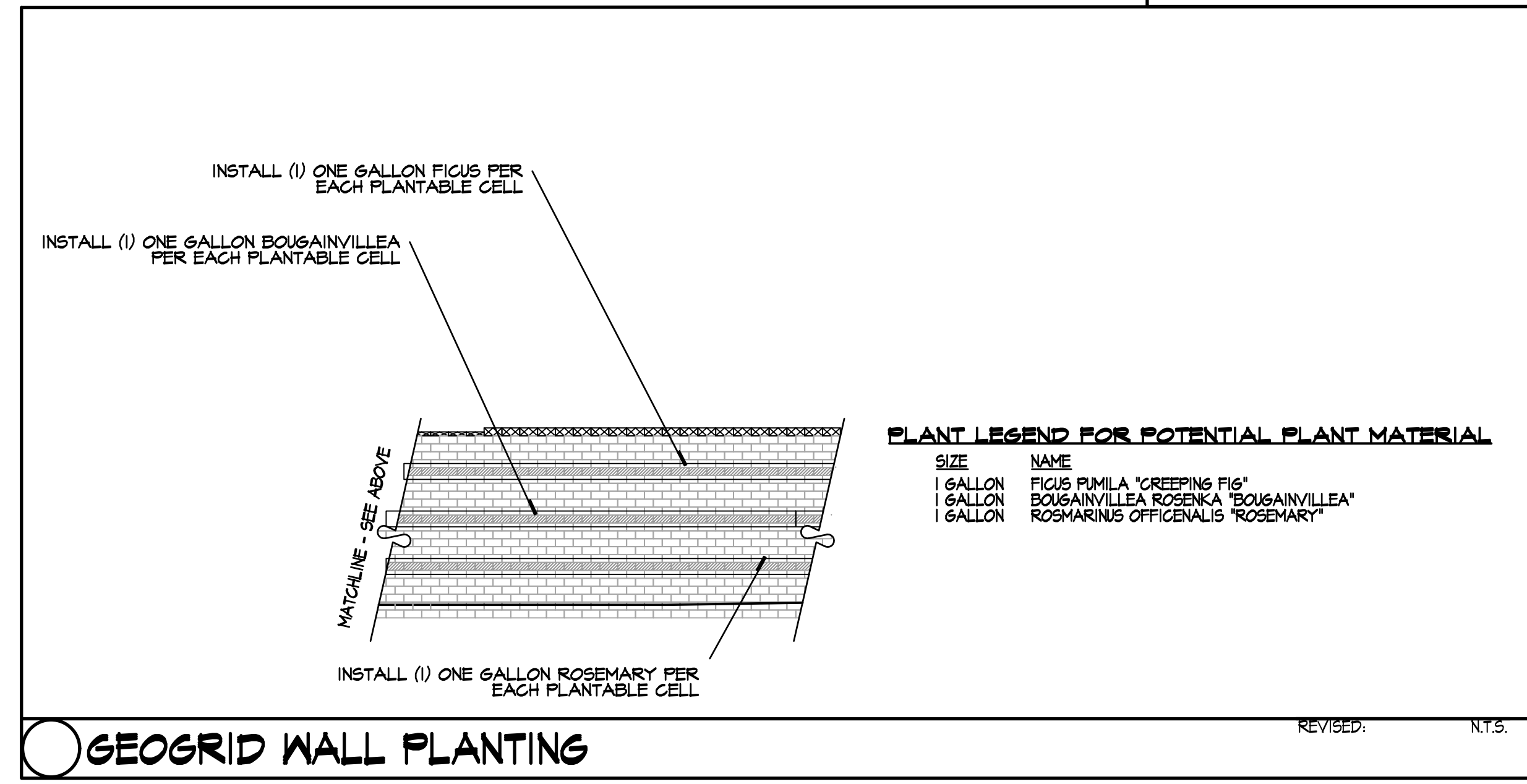
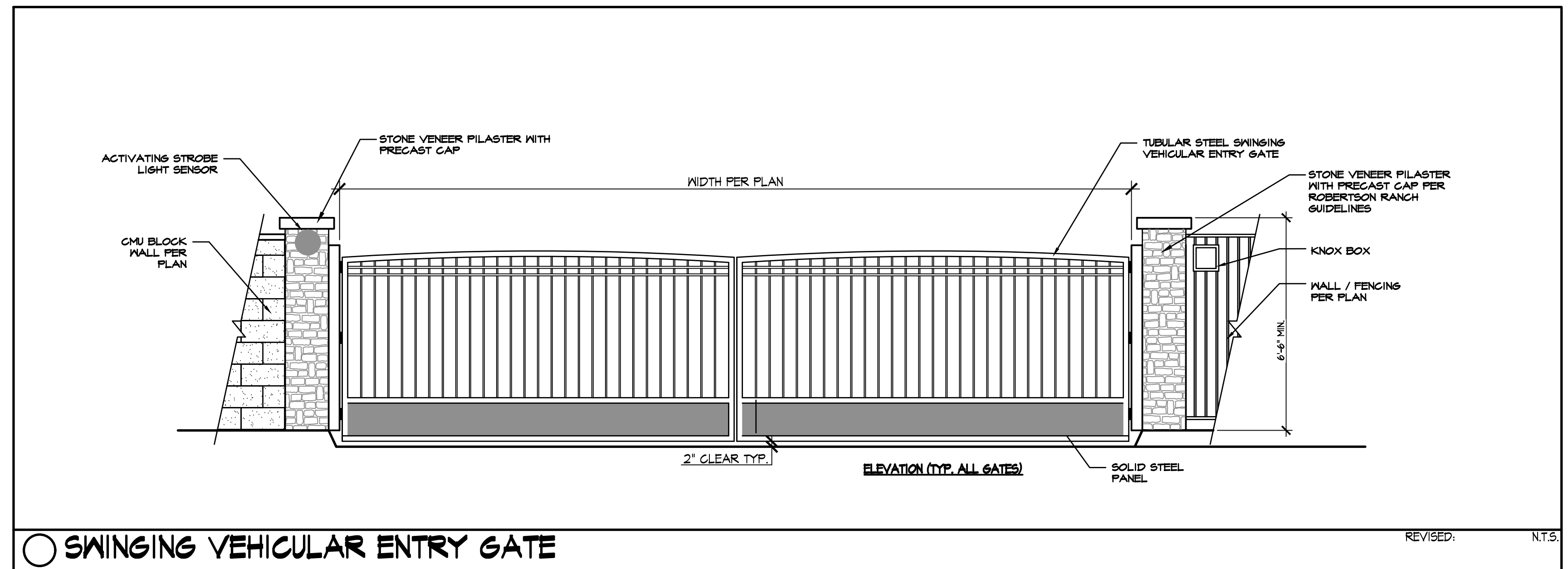
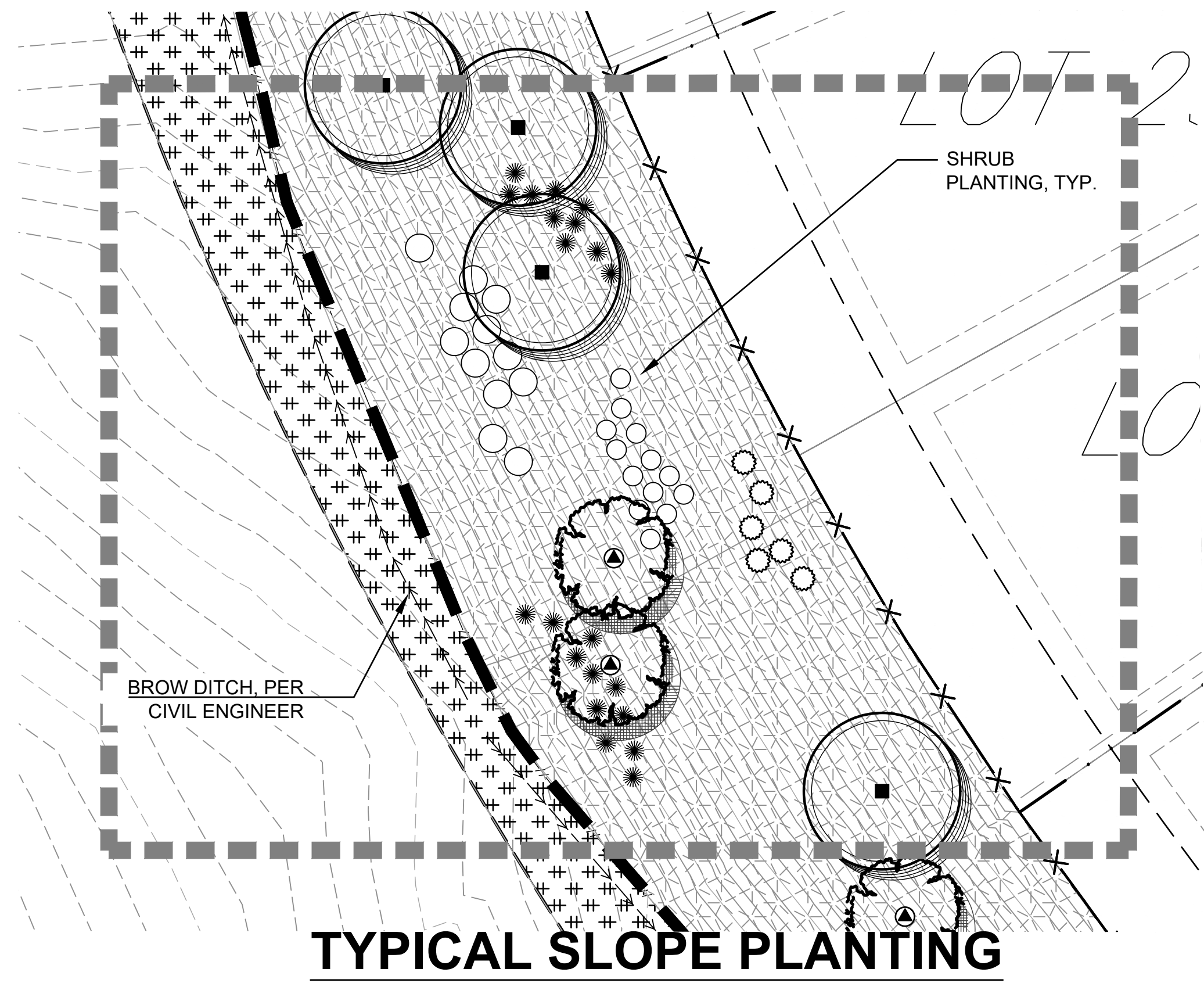


**LOT 'A' PARK**



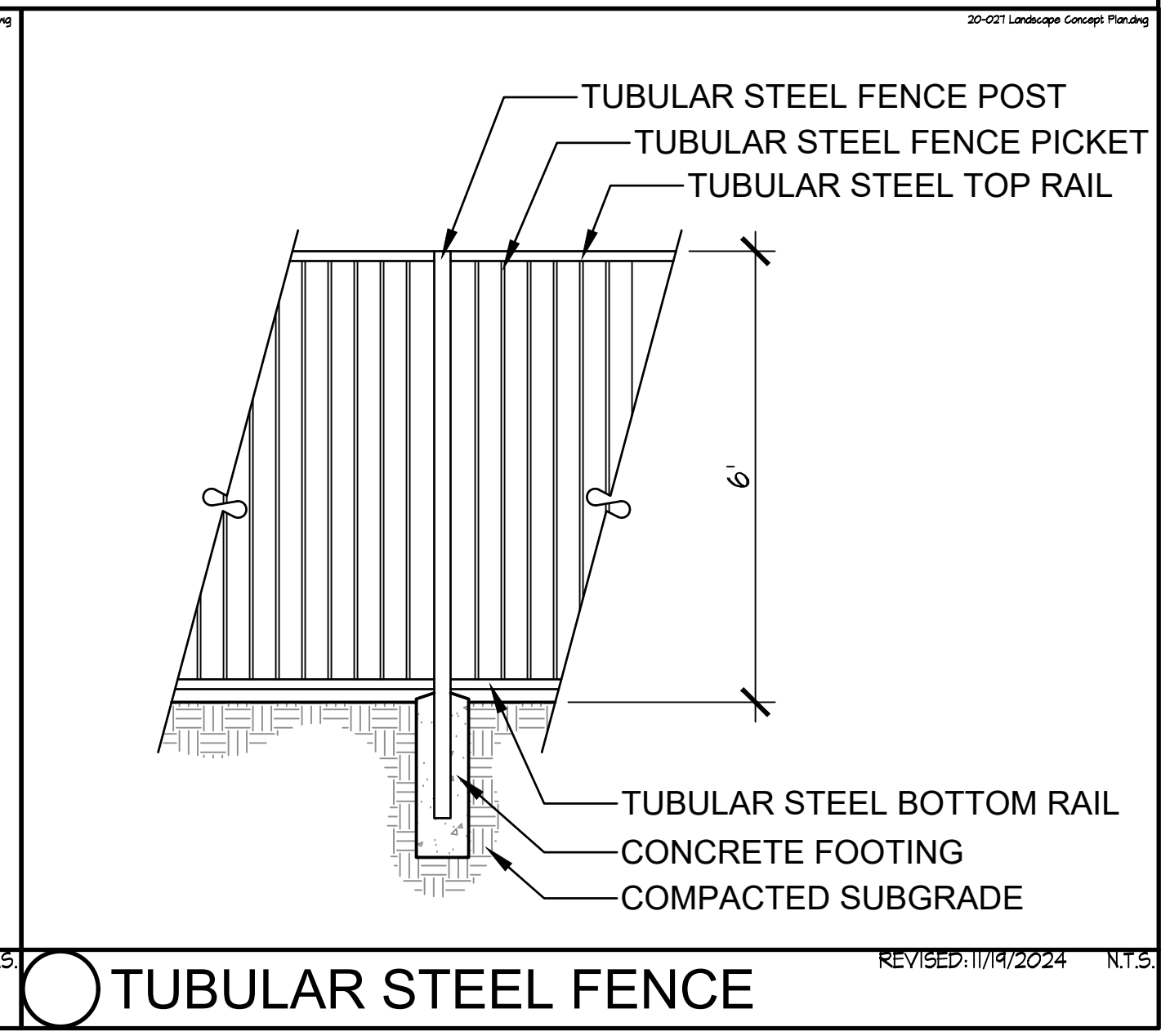
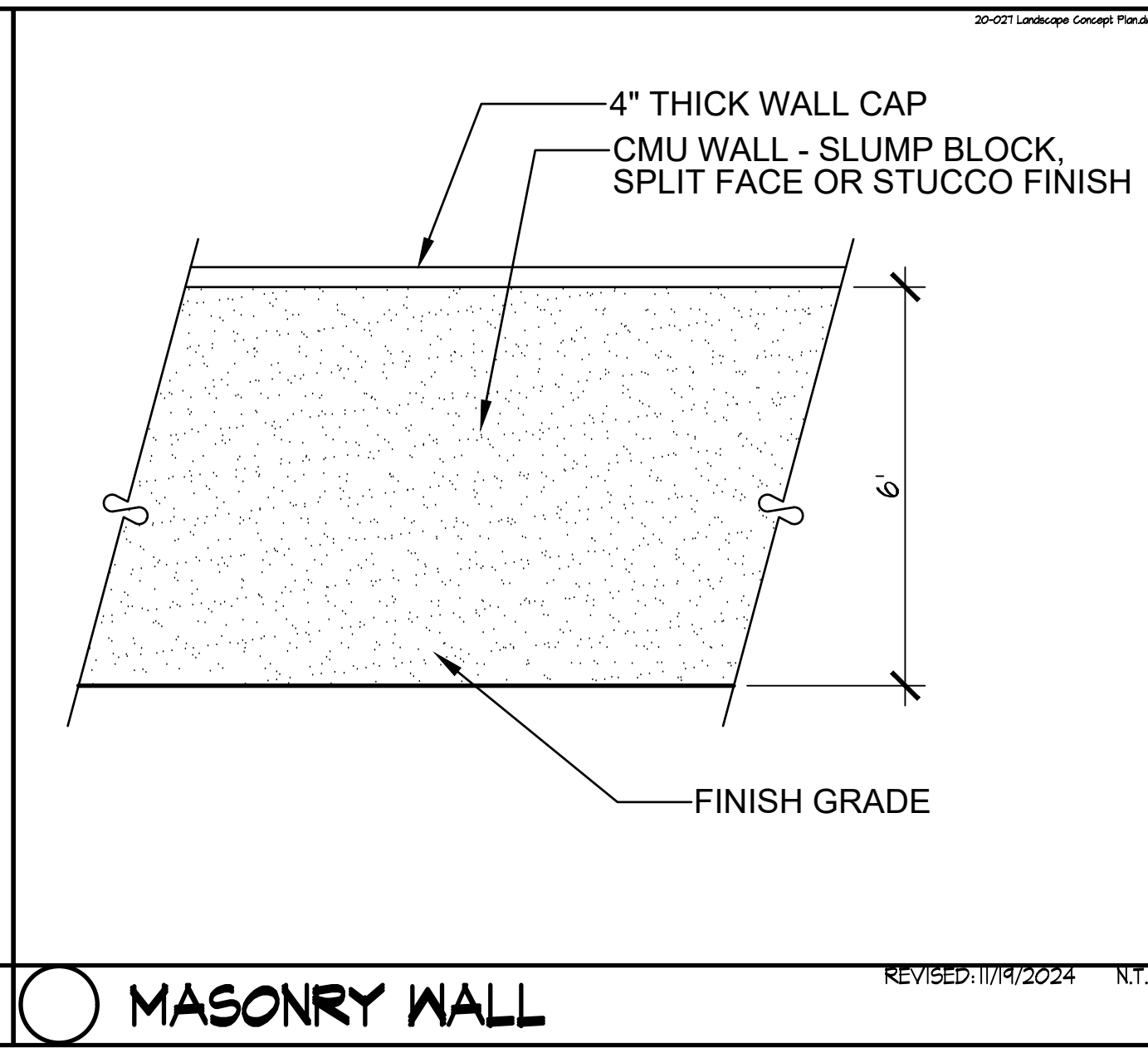
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**PLANT LEGEND FOR POTENTIAL PLANT MATERIAL**

SIZE	NAME
1 GALLON	FIGUS FUMILA 'CREEPING FIG'
1 GALLON	BOUGAINVILLEA ROSENKA 'BOUGAINVILLEA'
1 GALLON	ROSMARINUS OFFICINALIS 'ROSEMARY'



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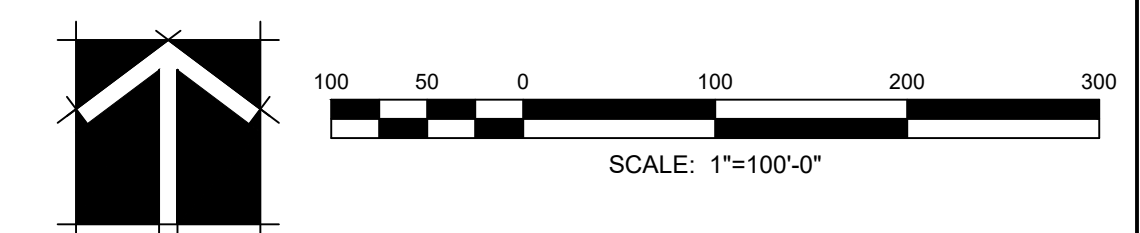
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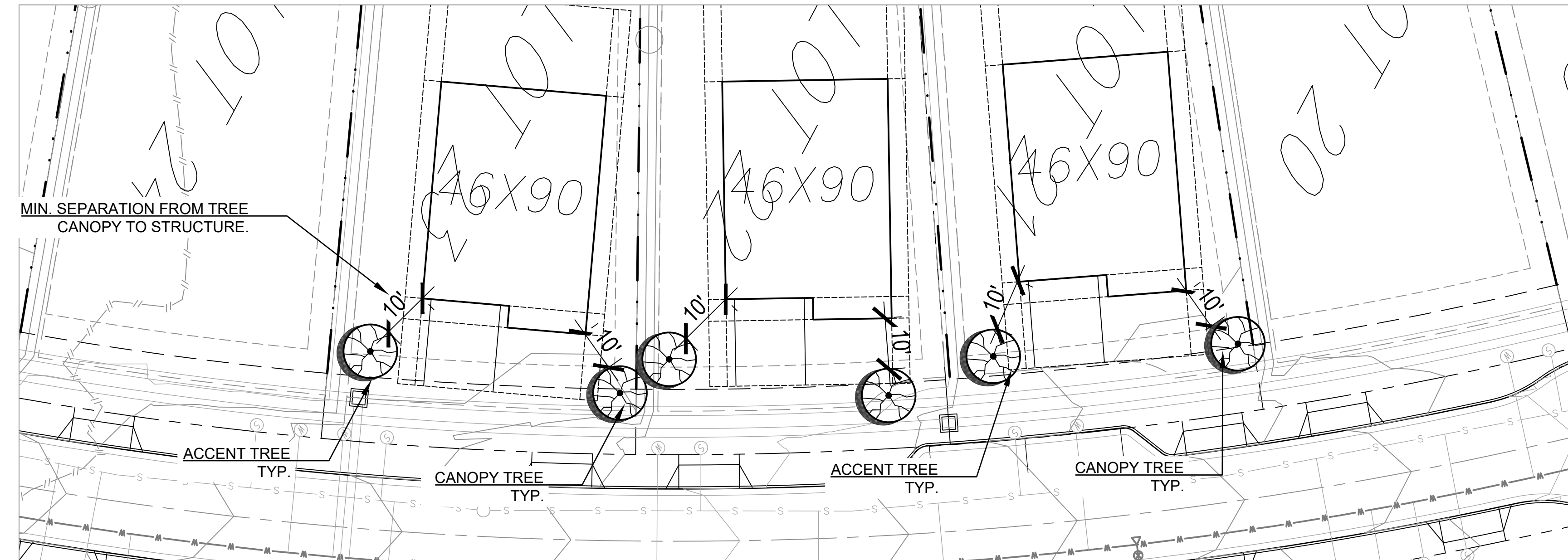


CONCEPTUAL\_PRIVATE\_LOT\_TREE\_LEGEND

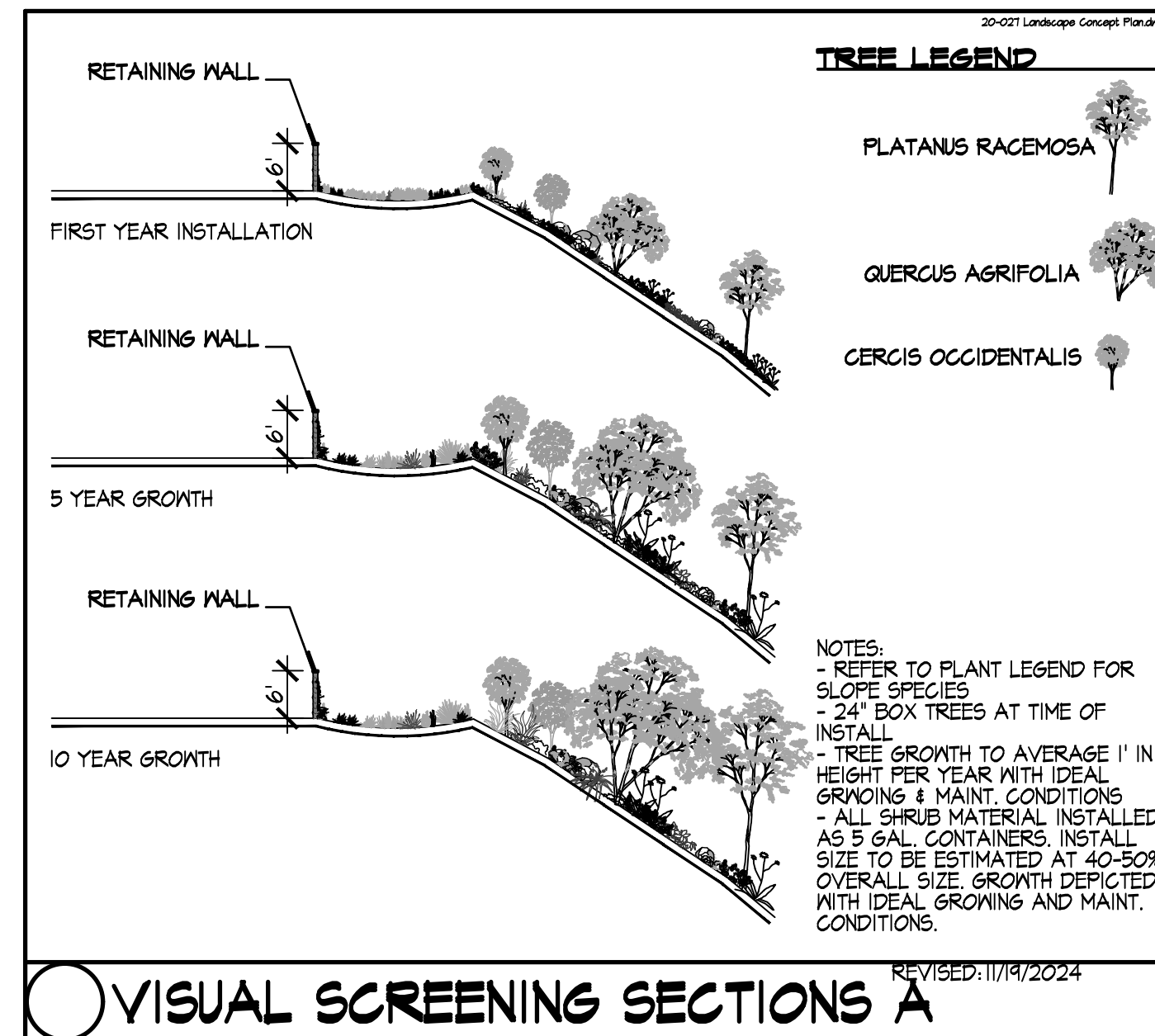


TREES SUCH AS:  
 ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK  
 BRACHYCHITON POPULNEUS / BOTTLE TREE  
 CERCIS CANADENSIS / EASTERN REDBUD  
 LAGERSTROEMIA INDICA / CRAPE MYRTLE  
 TRISTANIA CONFERTA / BRISBANE BOX

NOTE: FINAL TREE / SHRUB SELECTION FOR HOMEOWNER MAINTAINED AREAS WILL BE PROVIDED TO THE HOA FOR REVIEW AND APPROVAL BY THE HOA AND THE RANCHO SANTA FE FIRE DISTRICT. ALL MATERIAL SHALL BE SELECTED FROM THE APPROVED PLANT LIST FROM THE RSFFD PLANT AND LANDSCAPE GUIDE UNLESS APPROVED OTHERWISE



TYPICAL TREE PLANTING PER LOT - (SEE CONCEPTUAL LEGEND AT LEFT)



TREE LEGEND

- PLATANUS RACEMOSA
- QUERCUS AGRIFOLIA
- CERCIS OCCIDENTALIS

NOTES:  
 - REFER TO PLANT LEGEND FOR SLOPE SPECIES  
 - 24" BOX TREES AT TIME OF INSTALL  
 - TREE GROWTH TO AVERAGE 1" IN HEIGHT PER YEAR WITH IDEAL GROWING & MAINT. CONDITIONS  
 - ALL SHRUB MATERIAL INSTALLED AS 5 GAL. CONTAINERS. INSTALL SIZE TO BE ESTIMATED AT 40-50% OVERALL SIZE. GROWTH DEPICTED WITH IDEAL GROWING AND MAINT. CONDITIONS.

RANCHO\_SANTA\_FE\_FIRE\_DISTRICT\_NOTES

- TRAFFIC CALMING DEVICES (§ 503.4.1) (Note on plot plan):** Traffic calming devices (including, but not limited to, speed bumps, speed humps, speed control dips, etc.) shall be prohibited unless approved by the fire code official.
- SECURITY GATES (§ 503.6) (Note and show gate location on plan):** No person shall install a security gate or security device across a fire access roadway without the fire code official's approval. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200. If approved a security gate or security device across a fire access road shall include:
  - An automatic gate across a fire access roadway or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate.
  - A gate accessing more than four residences or residential lots or a gate accessing hazardous, institutional, and educational or assembly occupancy group structure, shall also be equipped with an approved emergency traffic control=activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus.
  - An automatic gate shall be provided with a battery back-up or manual mechanical disconnect in case of power failure.
  - An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access.
  - When required by the fire code official, an automatic gate in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch or other mechanism approved by the fire code official, at an approved location, which overrides all command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply.
  - Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel.
  - All gates providing access from a road to a driveway shall be located a minimum of 30 feet from the nearest edge of the roadway and shall be at least two feet wider than the width of the traffic lane(s) serving the gate.
- FUEL MODIFICATION (§ 4907.2) (Note and show zones on plot plan):** A fuel modification zone shall be required around every building that is designed primarily for human habitation or use or a building designed specifically to house farm animals. Decks, sheds, gazebos, freestanding open-sided shed covers and similar accessory structures less than 250 square feet and 30 feet or more from a dwelling, and fences more than 5 feet from a dwelling, are not considered structures for the establishment of a fuel modification zone. A fuel modification zone shall comply with the following:
  - When a building or structure in a hazardous fire area is located 100 feet or more from the property line, the person owning or occupying the building or structure shall maintain a fuel modification zone within 100 feet of the building or structure. The area within 50 feet of a building or structure shall be cleaned of vegetation that is not fire resistant and re-planted with fire-resistant plants. In the area between 50 to 100 feet from a building, all dead and dying vegetation shall be removed. Native vegetation may remain in this area provided that the vegetation is modified so that combustible vegetation does not occupy more than 50% of the square footage of this area. Weeds and annual grasses shall be maintained at a height not to exceed 6 inches. The chips from chipping of vegetation that is done on-site may remain if the chips are dispersed so they do not exceed 6 inches in depth. Trees may remain in both areas provided that the horizontal distance between crowns of adjacent trees and crowns of trees and structures is not less than 10 feet. See Figure 4907.2.

- The fire code official may increase the fuel modification zone more than the 100-foot minimum if fuel and/or topography are determined to increase the fire hazard severity.
- When a building or structure in a hazardous fire area is setback less than 100 feet from the property line, the person owning or occupying the building or structure shall meet the requirements in subsection (a) above, to the extent possible, in the area between the building or structure and the property line.
- The building official and the FAHJ may provide lists of prohibited and recommended plants.
- The fuel modification zone shall be located entirely on the subject property unless approved by the FAHJ. This required fuel modification zone may be reduced as allowed in subsection (c) above or increased as required by a fire protection plan.
- When the subject property contains an area designated to protect biological or other sensitive habitat or resource, no building or other structure requiring a fuel modification zone shall be located so as to extend the fuel modification zone into a protected area.
- Improved Property: Property owners shall be permitted to clear all flammable vegetation within a one hundred (100) foot radius of all buildings using methods, such as mowing and trimming that leave plant root structure intact to stabilize soil. Clearing is not limited to these methods discing, which exposes bare mineral soil, may be used if deemed necessary by the FAHJ.
- Where the distance from the structure to the property line of the parcel on which the building is located is less than the distance required to be cleared, (100'), the adjacent parcel owner may be required to establish the required fuel break to achieve the required distance of defensible space if such requirement is approved by the Fire Code Official.

There is no guarantee or assurance that compliance with these standards will prevent damage or destruction of structures by wildland fire in all cases.

**HOME IGNITION ZONE 1 - IMMEDIATE ZONE 0-5 (§ 4907.4.1) (Note on plot plan):** Meaning exterior wall surface of the building extending 5 feet on a horizontal plane. This zone shall be constructed of continuous hardscape or limited fire-resistant plantings acceptable to the FAHJ. Vegetation in this zone shall not exceed 6" to 18" in height and irrigation is required. Removal of combustible materials surrounding the exterior wall area and maintaining area free and clear of combustible materials. The use of mulch and other combustible materials shall be prohibited.

**HOME IGNITION ZONE 2 - INTERMEDIATE ZONE 5' TO 50' (§ 4907.4.2) (Note on plot plan):** Means from the immediate edge of zone 1 extending out in a horizontal plane. The zone shall consist of planting of low growth, drought tolerant and fire resistive plant species. The height of the plants in this zone starts at 6" adjacent to Zone 1 and extending in a linear fashion up to a maximum of 18" at intersection with Zone 3. Vegetation in this zone shall be irrigated and not exceed 10' in height and shall be moderate in nature. Trees shall not exceed 30' in height and be limited or as approved by the FAHJ. Firewood inside this zone shall be piled minimum of 30' away from all buildings and structures. Cords of firewood shall also be maintained at least 10' from property lines and not stacked under tree canopies drip lines.

**HOME IGNITION ZONE 3 - EXTENDED ZONE 50'-100' (§ 4907.4.3) (Note on plot plan):** Means from the immediate edge of Zone 2 extending out in a horizontal plane for 50'. This zone consists of planting of drought tolerant and fire resistive plant species of moderate height. Brush and plants shall be limbed up off the ground so the lowest branches are 1/3 height of bush/tree/plant or up to 6' off the ground on mature trees. This area would be considered selective clearing of natural vegetation and dense chaparral by removing a minimum 50% of the square footage of this area.



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