

Landscape Concept Plan

LANDSCAPE ARCHITECT'S STATEMENT

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN CHAPTER 17.44 OF THE EL CAJON MUNICIPAL CODE. I HAVE PREPARED THESE PLANS IN COMPLIANCE WITH THOSE REGULATIONS AND THE EL CAJON LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLANS IMPLEMENT THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

Julie Howard
JULIE E. HOWARD, RLA 2681

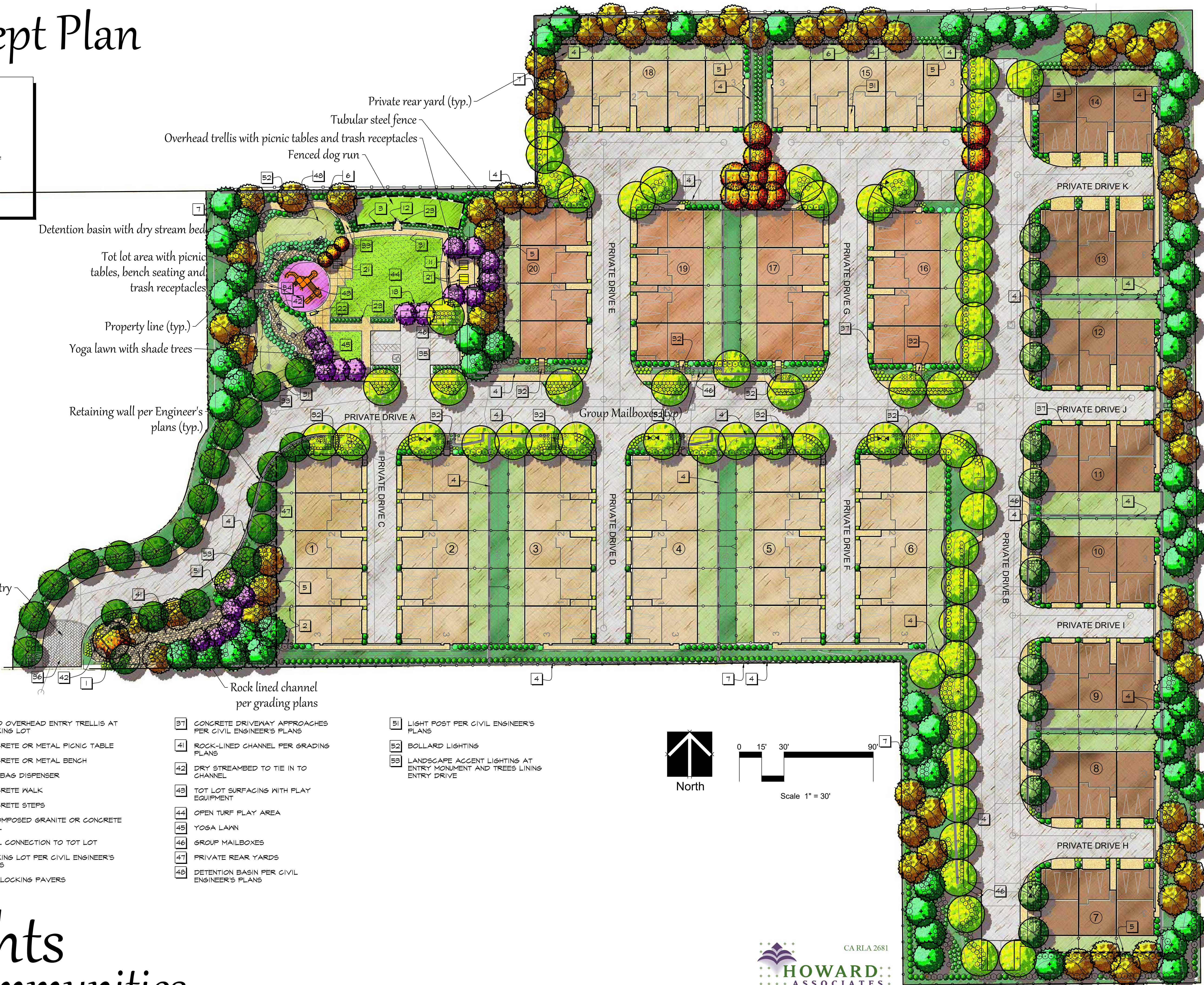
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WATER CONSERVATION STATEMENT

THE LANDSCAPE PLAN IS DESIGNED TO ACHIEVE CONSERVATION AND EFFICIENCY IN WATER USE THROUGH THE FOLLOWING DESIGN ELEMENTS:

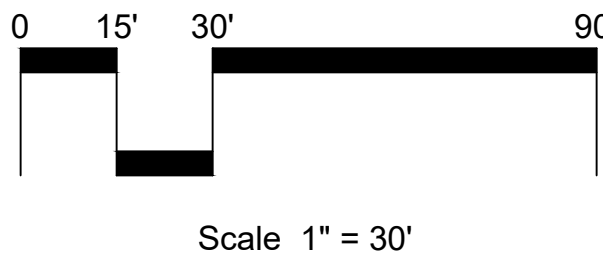
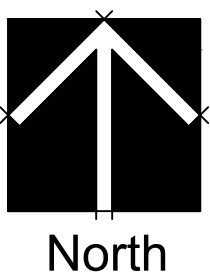
1. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TO RETAIN SOIL MOISTURE, SHADE ROOTS AND REDUCE WEED GROWTH.
2. ALL TREES, SHRUBS, AND GROUND COVERS INCLUDED IN THE DESIGN ARE NUCOLS RATED AT LOW FOR WATER USE.
3. ALL PLANTED AREAS SHALL HAVE A MOISTURE SENSING, PERMANENT, AUTOMATIC IRRIGATION SYSTEM WITH RAIN SHUTOFF OVERRIDE, DESIGNED TO PROVIDE A PRECIPITATION RATE OF 0.75"/HR. OR LESS.
4. ALL PLANTED AREAS WITHIN 24" OF A PAVED SURFACE SHALL BE IRRIGATED WITH LOW VOLUME OR SUBSURFACE IRRIGATION TO AVOID OVER SPRAY AND RUNOFF INTO NON-IRRIGATED AREAS.
5. THE IRRIGATION SYSTEM SHALL BE CIRCUITED INTO SEPARATE HYDROZONES TO GROUP PLANTS WITH SIMILAR WATER REQUIREMENTS AND SOLAR EXPOSURES.
6. ALL LANDSCAPING SHALL COMPLY WITH THE CITY OF SANTEE MUNICIPAL CODE FOR WATER EFFICIENT LANDSCAPE REGULATIONS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE MAINT FOR THE SITE.
7. ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROJECT OWNER, INCLUDING THE PUBLIC R.O.W., IN A HEALTHY, DISEASE-FREE CONDITION.

GENERAL NOTES
1. ROOT BARRIERS SHALL BE USED FOR ALL TREES PLANTED WITHIN 6' OF A PAVED SURFACE.



Landscape Features Legend

- | | | | |
|---|---|--|---|
| 1 ENTRY MONUMENT | 13 WOOD OVERHEAD ENTRY TRELLIS AT PARKING LOT | 37 CONCRETE DRIVEWAY APPROACHES PER CIVIL ENGINEER'S PLANS | 51 LIGHT POST PER CIVIL ENGINEER'S PLANS |
| 2 6' TAN VINYL SIDE AND REAR YARD FENCING EXCEPT WHERE NOTED | 21 CONCRETE OR METAL PICNIC TABLE | 41 ROCK-LINED CHANNEL PER GRADING PLANS | 52 BOLLARD LIGHTING |
| 3 DOG RUN WITH 42"-48" VINYL COATED CHAIN LINK FENCING | 22 CONCRETE OR METAL BENCH | 42 DRY STREAMBED TO TIE IN TO CHANNEL | 53 LANDSCAPE ACCENT LIGHTING AT ENTRY MONUMENT AND TREES LINING ENTRY DRIVE |
| 4 RETAINING WALL PER CIVIL ENGINEER'S PLANS. BLOCK WALLS TO BE TAN SPLIT FACE; GEOGRID WALLS TO BE TAN. | 23 DOG BAG DISPENSER | 43 TOT LOT SURFACING WITH PLAY EQUIPMENT | |
| 5 BLACK TUBULAR STEEL FENCE | 31 CONCRETE WALK | 44 OPEN TURF PLAY AREA | |
| 6 EXISTING FENCE TO REMAIN | 32 CONCRETE STEPS | 45 YOGA LAWN | |
| 7 TAN VINYL BOUNDARY FENCE | 33 DECOMPOSED GRANITE OR CONCRETE TRAIL | 46 GROUP MAILBOXES | |
| 11 SEATING AREA WITH WOOD OR METAL OVERHEAD TRELLIS | 34 TRAIL CONNECTION TO TOT LOT | 47 PRIVATE REAR YARDS | |
| 12 WOOD OVERHEAD ENTRY TRELLIS AT DOG RUN | 35 PARKING LOT PER CIVIL ENGINEER'S PLANS | 48 DETENTION BASIN PER CIVIL ENGINEER'S PLANS | |
| | 36 INTERLOCKING PAVERS | | |

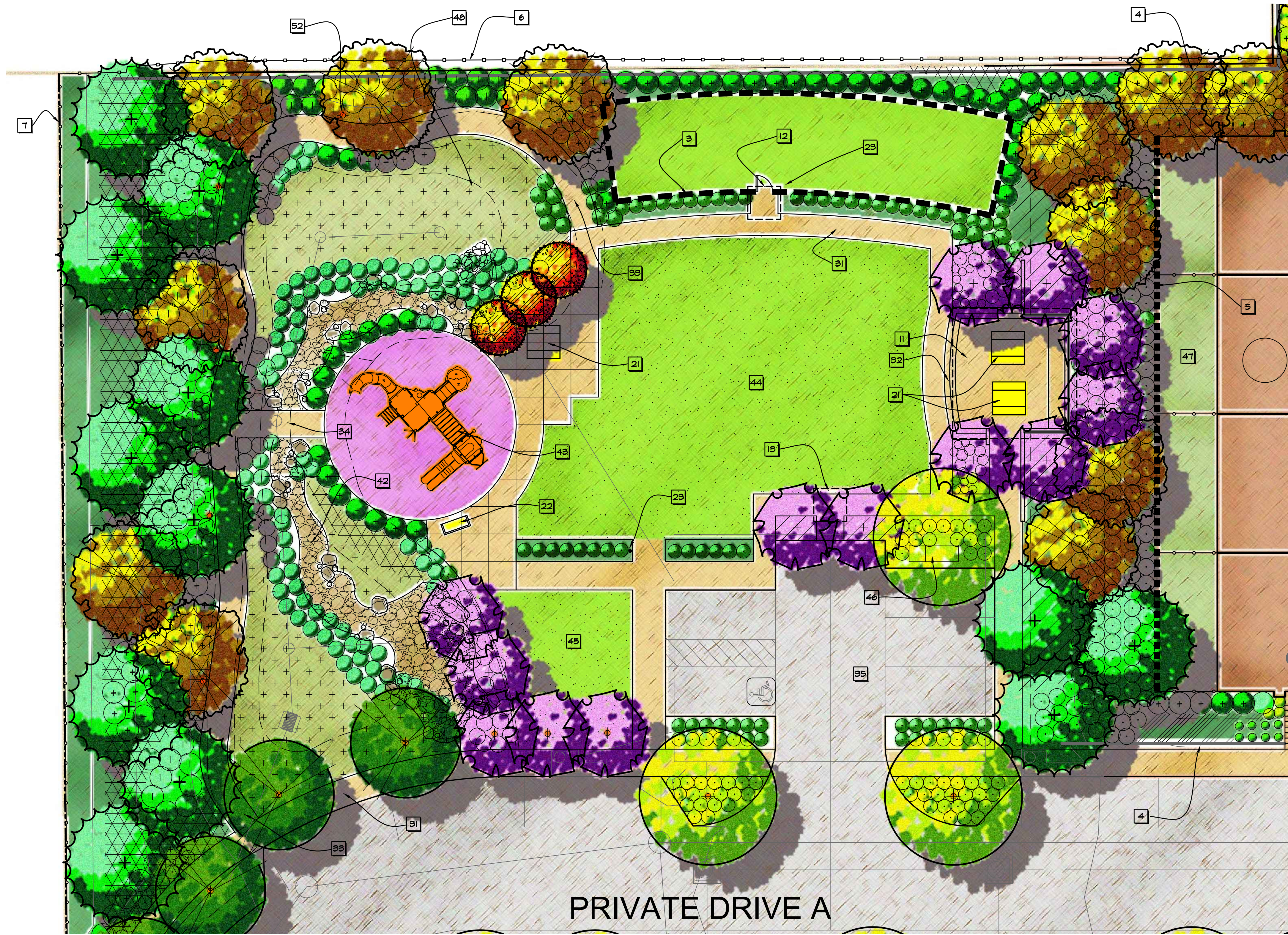


Laurel Heights Cornerstone Communities

January 13, 2021

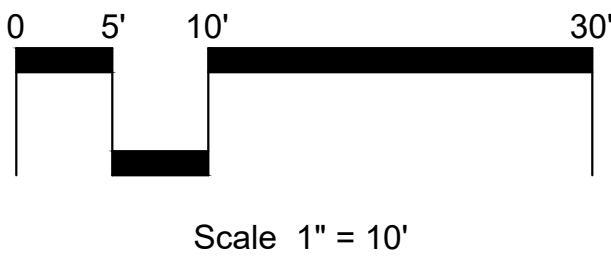
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Recreation Area Detail

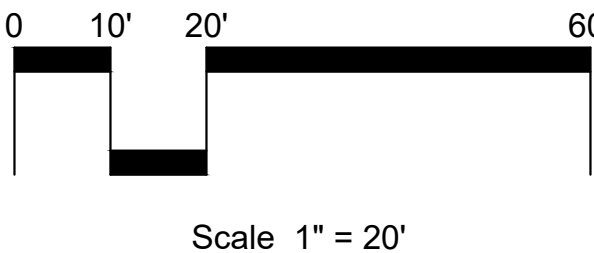
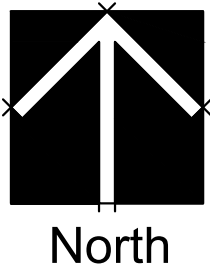
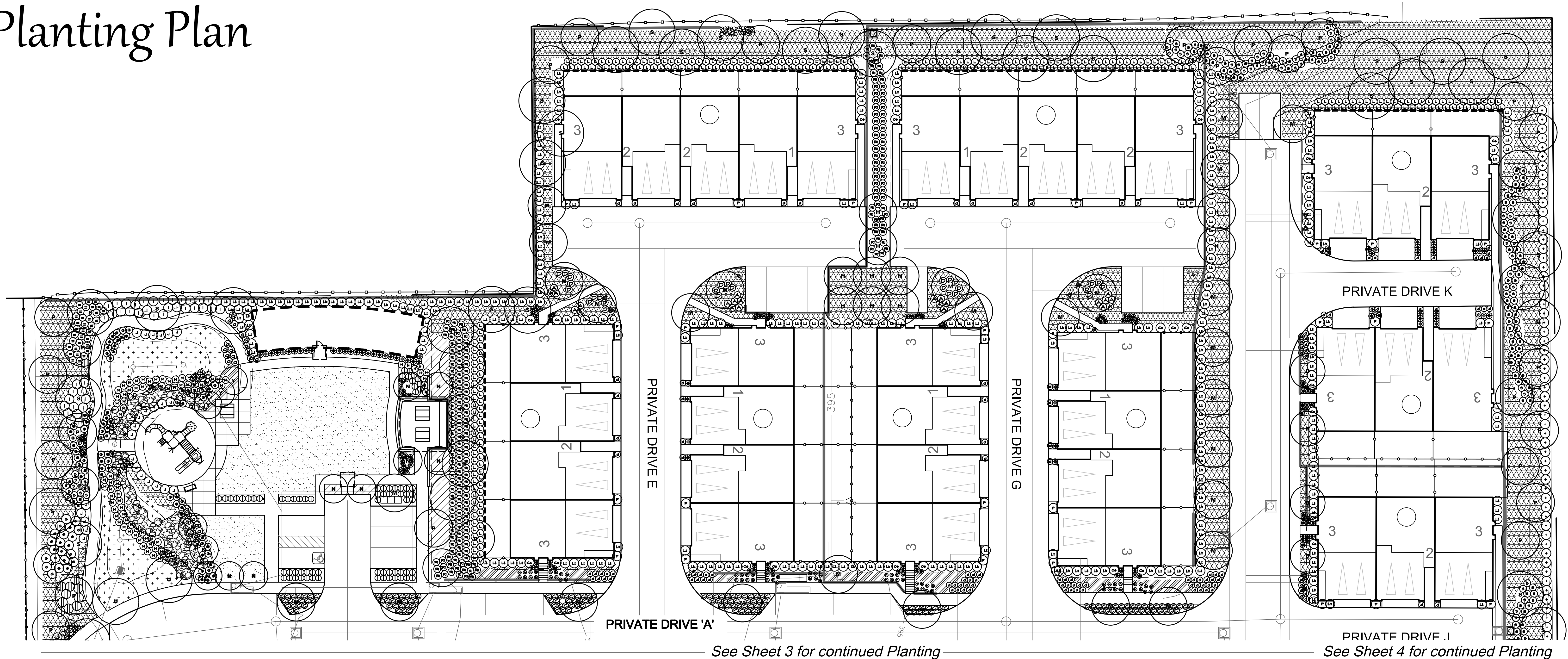


Recreation Area Landscape Features Legend

- 3 DOG RUN WITH 42"-48" VINYL COATED CHAIN LINK FENCING
- 4 RETAINING WALL PER CIVIL ENGINEER'S PLANS. BLOCK WALLS TO BE TAN SPLITS FACE; GEOGRID TO BE TAN.
- 5 BLACK TUBULAR STEEL FENCE
- 6 EXISTING FENCE TO REMAIN
- 7 TAN VINYL BOUNDARY FENCE
- 11 SEATING AREA WITH WOOD OR METAL OVERHEAD TRELLIS
- 12 WOOD OVERHEAD ENTRY TRELLIS AT DOG RUN
- 13 WOOD OVERHEAD ENTRY TRELLIS AT PARKING LOT
- 21 CONCRETE OR METAL PICNIC TABLE
- 22 CONCRETE OR METAL BENCH
- 23 DOG BAG DISPENSER
- 31 CONCRETE WALK
- 32 CONCRETE STEPS
- 33 DECOMPOSED GRANITE OR CONCRETE TRAIL
- 34 TRAIL CONNECTION TO TOT LOT
- 35 PARKING LOT PER CIVIL ENGINEER'S PLANS
- 42 DRY STREAMBED TO TIE IN TO CHANNEL THEME
- 43 TOT LOT SURFACING WITH PLAY EQUIPMENT
- 44 OPEN TURF PLAY AREA
- 45 YOGA LAWN
- 46 GROUP MAILBOXES
- 47 PRIVATE REAR YARDS
- 48 DETENTION BASIN PER CIVIL ENGINEER'S PLANS
- 52 BOLLARD LIGHTING



Planting Plan

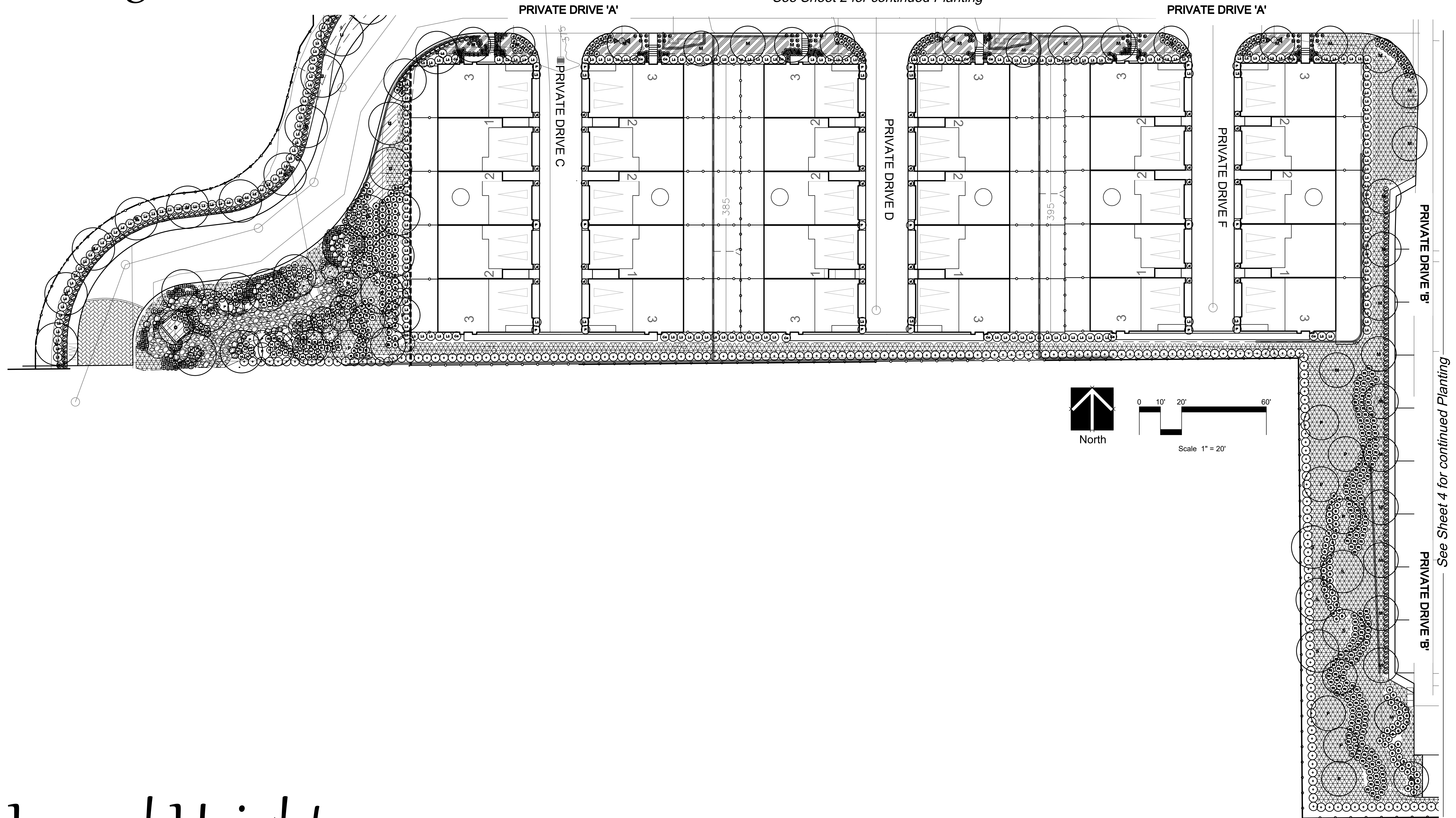


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Planting Plan

— See Sheet 2 for continued Planting



See Sheet 4 for continued Planning

Laurel Heights Cornerstone Communities

January 13, 2021

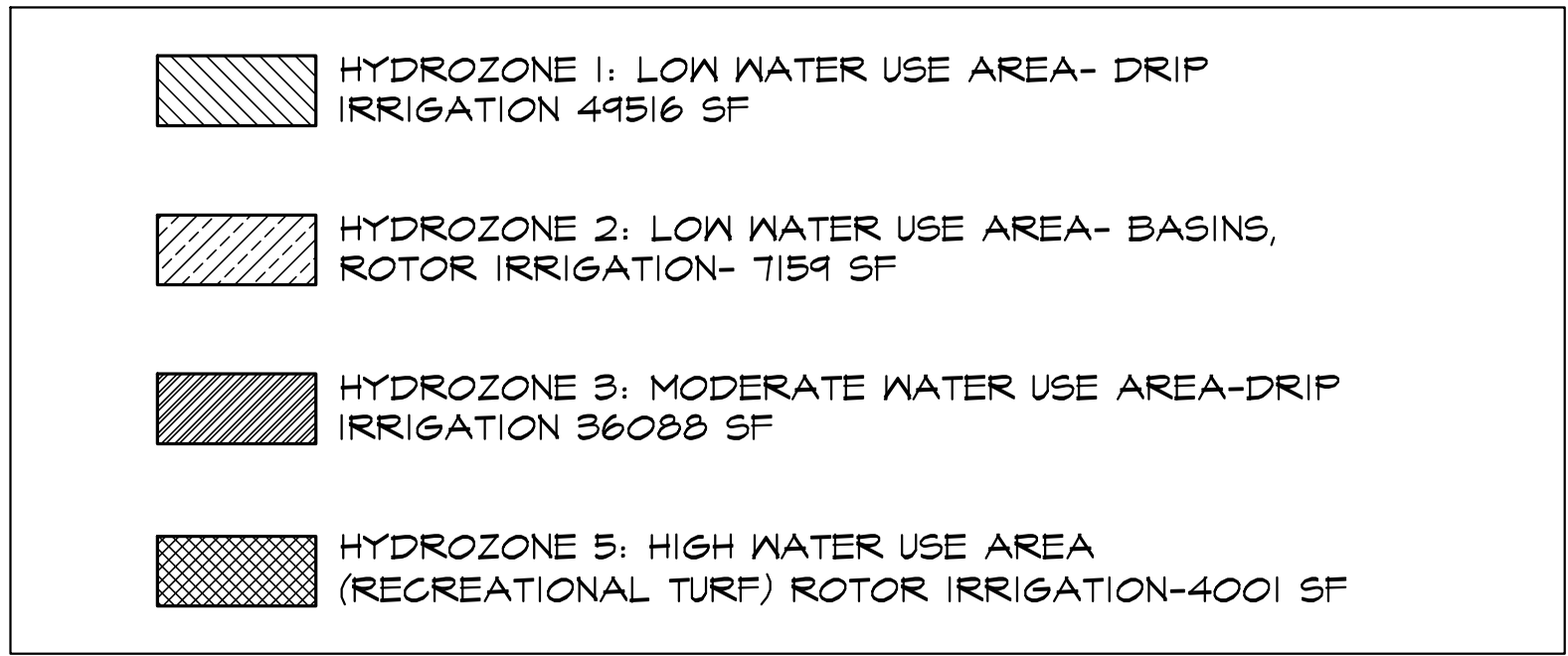
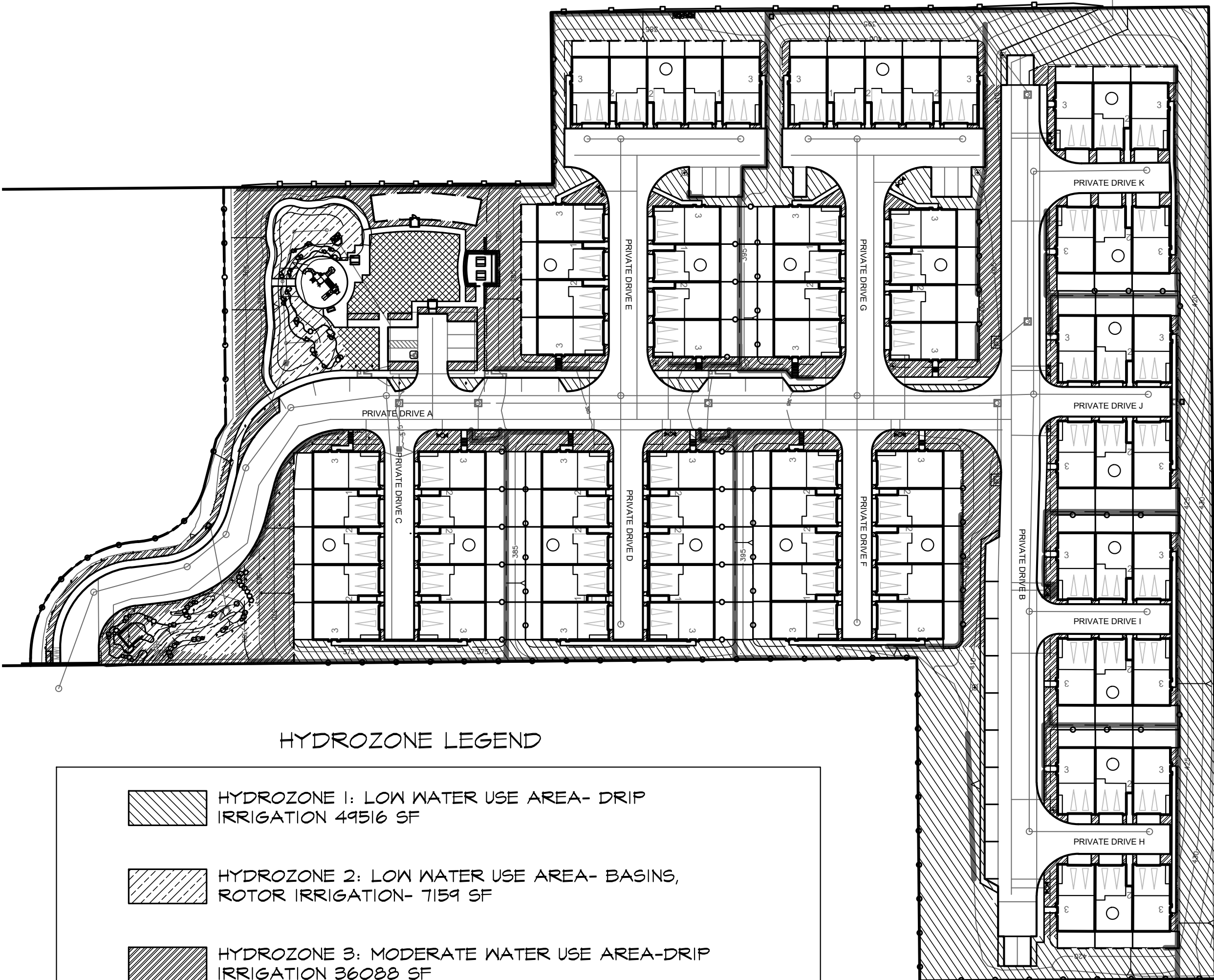
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SHEET 4 of 6

Hydrozone Map



California Water Efficient Landscape Worksheet						
Reference Evapotranspiration (ET _c)	51.2	Project Type		Residential		0.55
Hydrozone #/ Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Efficiency (IE) ^c	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas						
Hydrozone 1	0.3	Drip	0.81	0.37	49,516	18,339
Hydrozone 2	0.3	Overhead	0.75	0.40	7,159	2,864
Hydrozone 3	0.5	Drip	0.81	0.62	36,088	22,277
Hydrozone 4	0.8	Overhead	0.75	1.07	4,001	4,268
Totals				96,764	47,747	15,156.85
ETWU Total						15,156.85
Maximum Allowed Water Allowance (MAWA) ^e						16,894.22

ETAF Calculations		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Regular Landscape Areas		
Total ETAF x Area	47747	
Total Area	96764	
Average ETAF	0.49	

All Landscape Areas	
Total ETAF x Area	47747
Total Area	96764
Average ETAF	0.49

Laurel Heights Cornerstone Communities

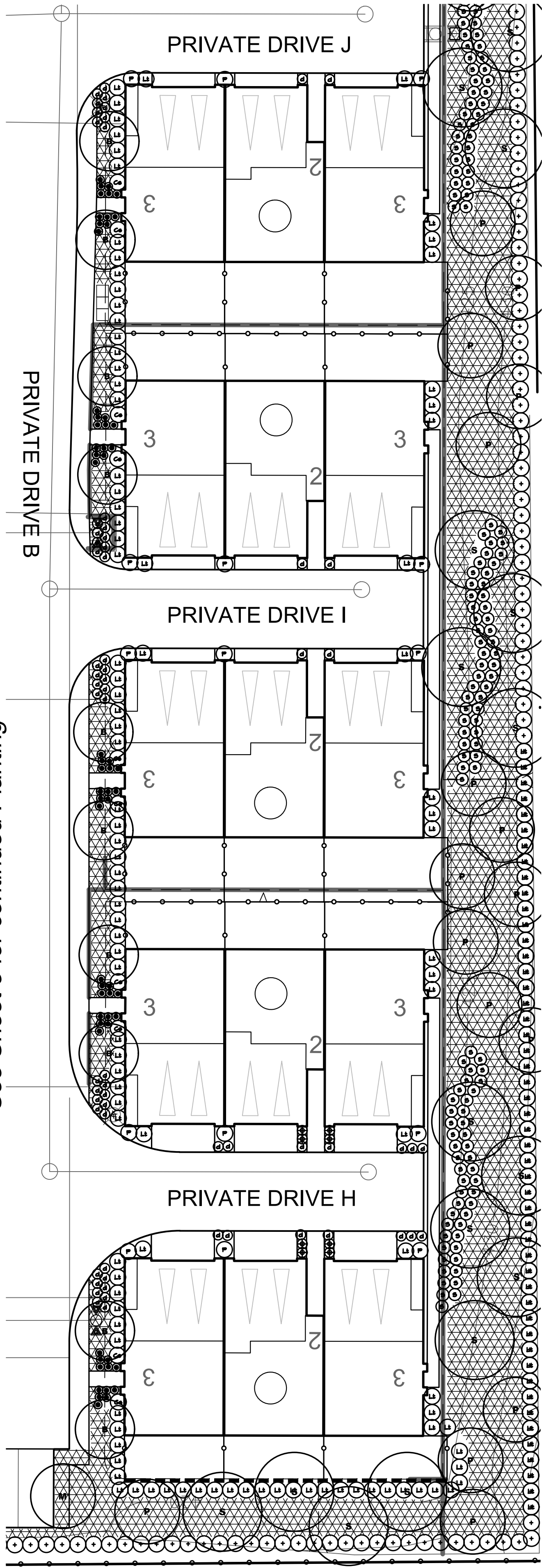
January 13, 2021

Plant Legend

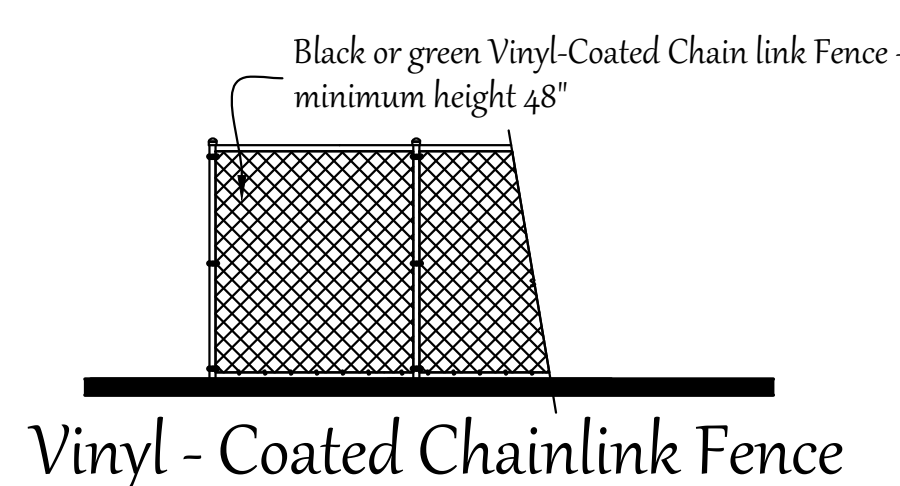
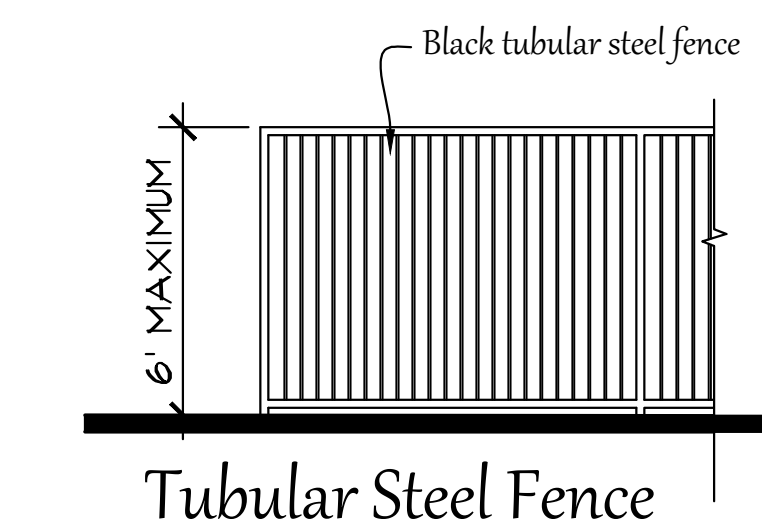
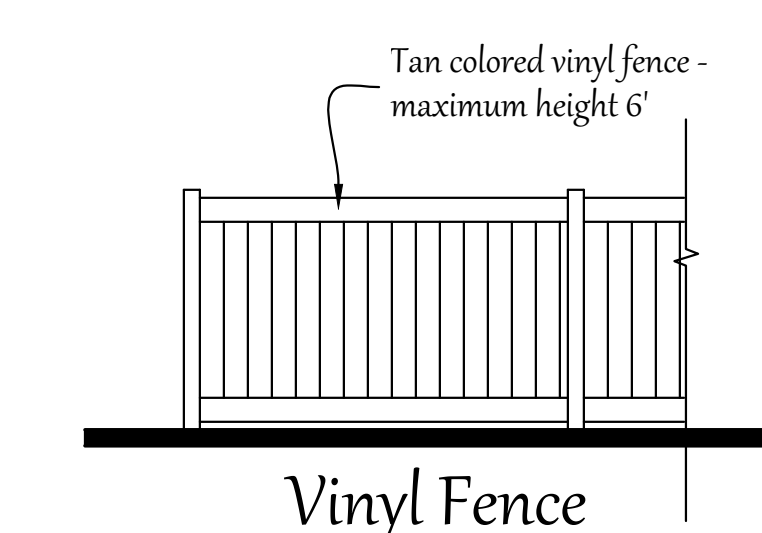
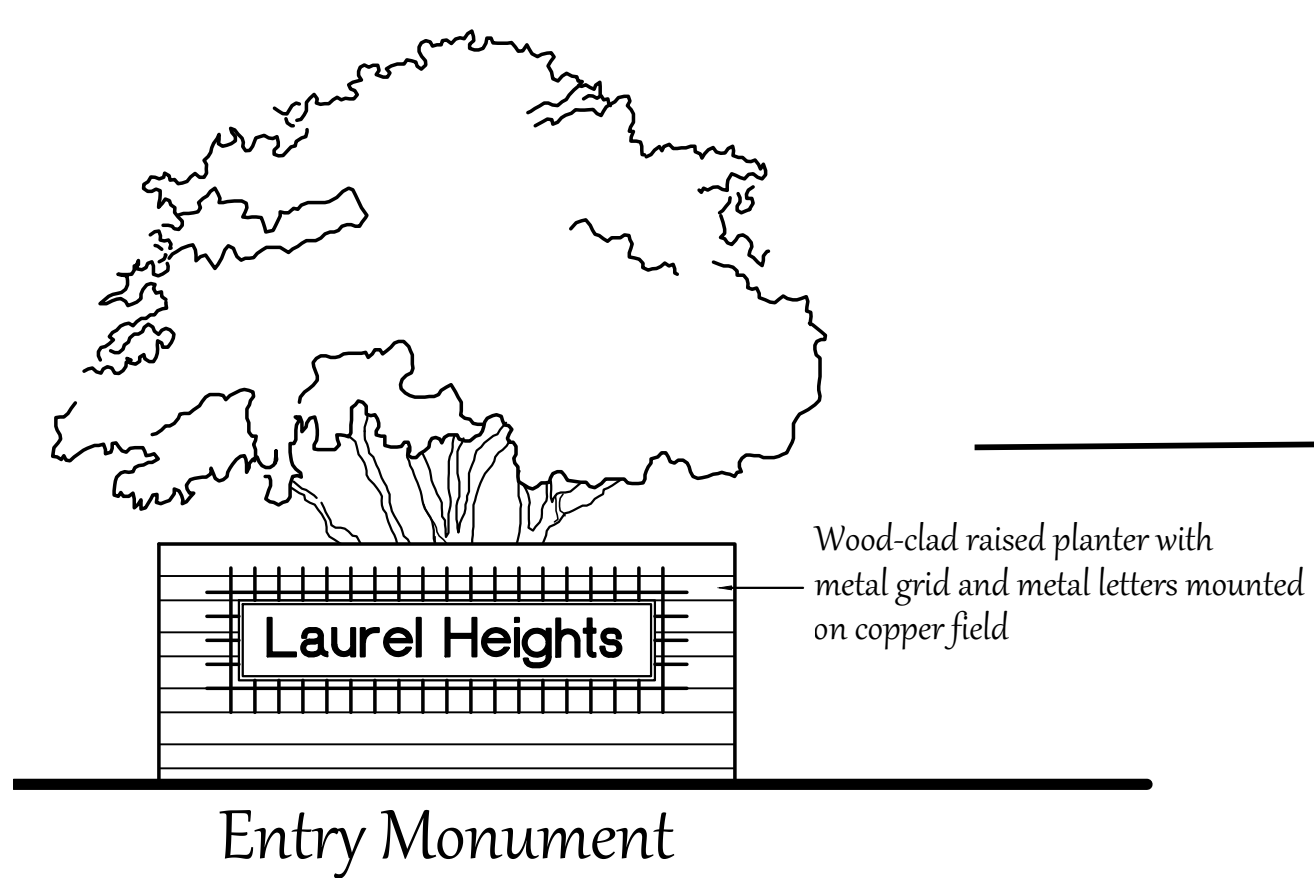
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (UNLESS STATED OTHERWISE)	QTY.	MULCH ZONE 3	FINAL SIZE H x W
TREES:						
A	JACARANDA MIMOSIFOLIA	JACARANDA	48" BOX	1	M	25' x 25'
N	LAGERSTROEMIA I. 'NATCHEZ'	GRAPE MYRTLE - STD.	24" BOX	18	M	20' x 20'
B	LOPHOSTEMON CONFERTUS	BRISBANE BOX - FULL TO BASE	24" BOX	14	M	25' x 25'
M	LAURUS NOBILIS 'SARATOGA'	GREGIAN LAUREL	24" BOX	59	M	25' x 25'
Y	MAGNOLIA 'ST. MARY'S'	MAGNOLIA	24" BOX	3	M	30' x 30'
O	OLEA EUROPAEA	OLIVE TREE	36" BOX	1	L	30' x 30'
H	OLEA 'SWAN HILL'	FRUITLESS OLIVE	36" BOX	10	L	30' x 30'
P	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	60	L	50' x 20'
S	PLATANUS 'ALAMO'	MEXICAN SYCAMORE	24" BOX	65	M	50' x 40'
U	ULMUS 'TRUE GREEN'	EVERGREEN ELM	36" BOX	22	M	50' x 40'
SHRUBS:						
1	ABELIA 'EDWARD GOUCHER'	GLOSSY ABELIA	5 GAL	41	L	6'x6'
2	ANIGOZANTHOS 'BIG RED'	KANGAROO PAW	1 GAL.	25	L	3'x3'
3	ARTEMISIA 'POWIS CASTLE'	CALIFORNIA SAGEBRUSH	1 GAL.	234	L	2' x 2'
4	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	15 GAL.	23	L	2' x 2'
5	AGAVE DESMETTIANA	SMOOTH AGAVE	15 GAL.	52	L	4' x 4'
6	CALLISTEMON 'BETTER JOHN'	DWARF BOTTLEBRUSH	5 GAL.	355	L	3' x 3'
7	CISTUS PURPURAEA	LAVENDER ROCKROSE	5 GAL	33	L	4'x4'
8	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	52	L	20' x 5'
9	DIANELLA 'CASSA BLUE'	NO COMMON NAME	1 GAL	106	L	2' x 2'
10	DIANELLA VARIEGATA	NO COMMON NAME	5 GAL	341	L	3'x3'
11	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	15 GAL	20	L	8'x8'
12	GREVILLEA 'NOELLII'	NO COMMON NAME	5 GAL	22	L	3'x3'
13	HEMEROCALLIS VARIETY	BEST ORANGE DAYLILY	1 GAL	176	L	3'x3'
14	LANTANA 'DALLAS RED'	DALLAS RED LANTANA	5 GAL.	294	L	3' x 3'
15	LIGUSTRUM 'TEXANUM'	TEXAS PRIVET	5 GAL.	705	M	4' x 4'
16	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	236	L	4' x 4'
17	PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL	25	M	8' x 3'
18	PITTOSPORUM 'TURNER'S DWARF'	DWARF VARIEGATED TOBIRA	5 GAL	69	M	3'x3'
19	PODOCARPUS 'MAKI'	SHRUBBY YEW PINE	24" BOX COLUMNAR	60	M	8' x 3'
20	RHAPHIOLEPIS 'BALLERINA'	DWARF INDIA HAWTHORN	5 GAL.	66	L	3' x 3'
21	RHAPHIOLEPIS INDICA 'SPRINGTIME'	INDIA HAWTHORN	5 GAL.	380	L	4' x 4'
22	ROSA 'ICEBERG'	ICEBERG ROSE	5 GAL.	382	M	3' x 3'
23	ROSMARINUS 'ROMAN BEAUTY'	ROMAN BEAUTY ROSEMARY	1 GAL.	15	L	2' x 2'
24	ROSMARINUS 'MALLORCA PINK'	ROSEMARY	5 GAL.	11	L	2' x 2'
25	SALVIA 'FURMAN RED'	SAGE	5 GAL.	111	L	3' x 3'
26	SALVIA 'HOT LIPS'	HOT LIPS SAGE	5 GAL.	74	L	2' x 2'
27	SALVIA 'N. GILMAN'	CLEVELAND SAGE	5 GAL.	466	L	4' x 4'
28	WESTRINGIA 'WYNABBBIE HIGHLIGHT'	VAR. AUSTRALIAN ROSEMARY	5 GAL.	9	L	3' x 3'
GROUND COVERS & VINES						
29	JUNCUS PATENS	CALIFORNIA GRAY RUSH	FLUSS	12" O.C.	L	2' x 3'
30	MARATHON II FESCUE	TURF	SOD		H	-
31	MYOPORUM 'PUTAH CREEK'	PROSTRATE MYOPORUM	FLATS	12" O.C.	L	18" x 3'
32	SENEGIO SERPENS	CHALK STICKS	FLATS	12" O.C.	L	1' x 5'
33	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	12" O.C.	M	1' x 3'
34	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE ESPALIER	15 GAL. ESP. PER PLAN		L	5' x 5' RACK
35	BOUGAINVILLEA 'OOH LA LA'	BOUGAINVILLEA	5 GAL.	36" O.C.	M	1' x 3'
BASIN GROUNDCOVERS (PER BMP DESIGN MANUAL APPENDIX E)						
36	JUNCUS PATENS	CALIFORNIA GRAY RUSH	FLUSS	12" O.C.	L	2' x 3'
37	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	12" O.C.	M	1' x 3'

See Sheet 2 for continued Planting

See Sheet 3 for continued Planting



Fencing Concept Plan



FENCING LEGEND

- 6' TAN VINYL FENCING
- 6' TUBULAR STEEL AT RECREATION AREA
- 48" VINYL-COATED CHAIN LINK FENCE AT DOG RUN

North

0 15' 30' 90'

Scale 1" = 30'

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