

RANCHO CORONADO
SOUTH PARCEL
CONCEPTUAL LANDSCAPE PLAN

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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 COMMUNITY 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 CITY OF SAN MARCOS 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.
 - TREES TO BE PLANTED AT EXISTING TRANSFORMERS IN FORM OF SCREEN - SEE DETAIL D/L-4
 - ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
 - TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 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.
 - MAINTENANCE (SHALL NOT BE TURNED OVER TO H.O.A. UNTIL FINAL APPROVAL BY CITY) - ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION OR HOMEOWNER AS SET UP BY THE 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.
 - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN MARCOS LANDSCAPE REGULATIONS, LANDSCAPE STANDARDS AND WATER EFFICIENT LANDSCAPE ORDINANCE, THE CORE SUB-AREA DESIGN MANUAL, AND ALL OTHER CITY AND REGIONAL STANDARDS.

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE

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

SHEET 1 OF 8 SHEETS

GMP JOB #15-062

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SAN MARCOS, CA

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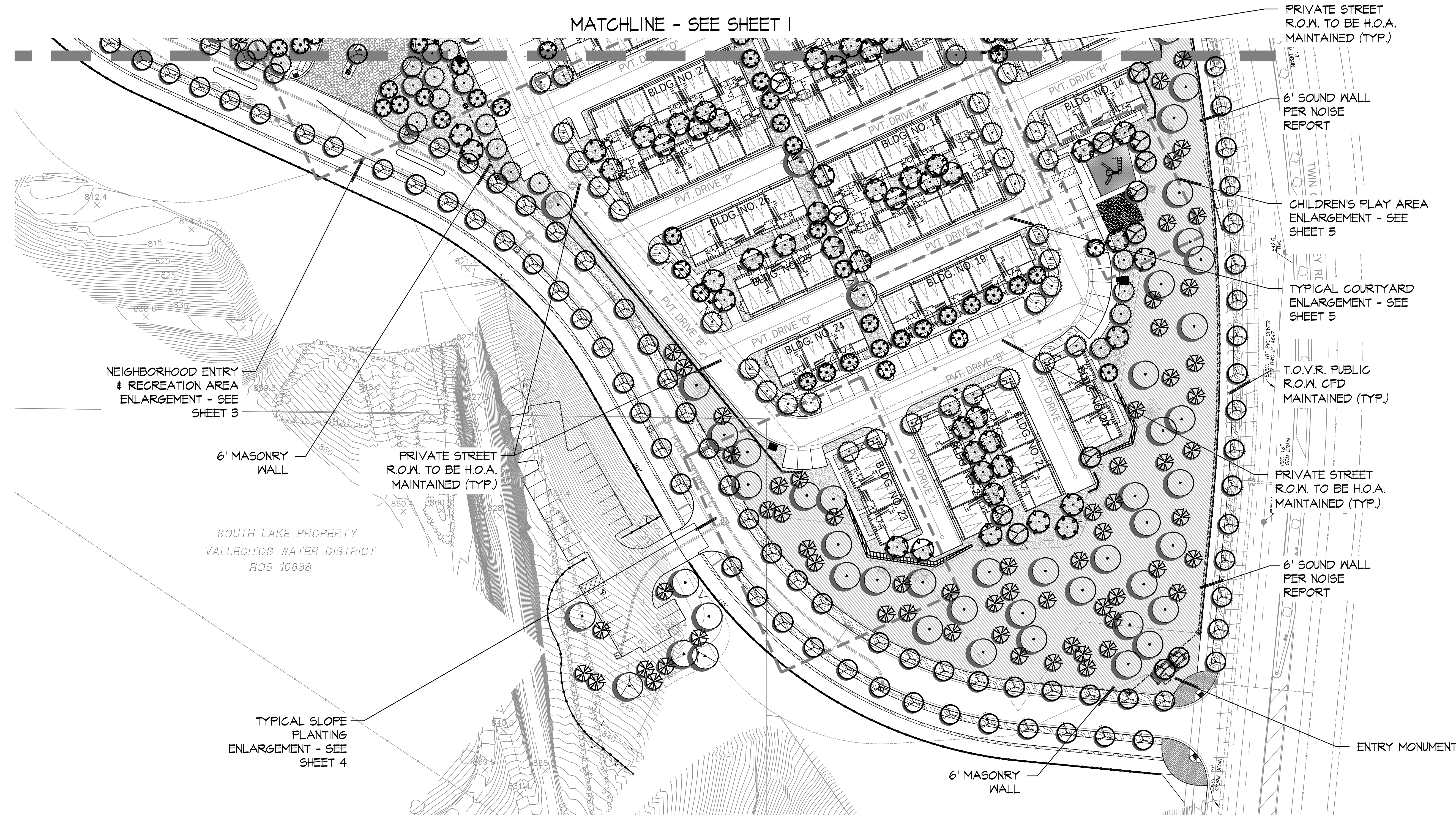
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LANDSCAPE CONCEPT PLAN

September 21, 2017





PLANTING CONCEPT LEGEND

TREES (SANTA BARBARA & TWIN OAKS VALLEY ROAD STREETSCAPE)				
SYM.	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	SIZE
	** ACACIA STENOPHYLLA	SHOE STRING ACACIA	30X20	
	OLEA EUROPEA 'WILSONII'	FRUITLESS OLIVE	20X25	30% - 36" BOX
	* PARKINSONIA ACULEATA	MEXICAN PALO VERDE	20X20	10% - 24" BOX
	* PLATANUS ACERIFOLIA	LONDON PLANE TREE	75X75	
	* QUERCUS AGRIFOLIA	COAST LIVE OAK	60X50	
	** QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	60X50	

TREES (INTERNAL STREETSCAPE)				
SYM.	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	SIZE
	* ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	30X20	100% - 24" BOX
	* LASERSTROEMIA INDICA	CREPE MYRTLE	25X25	
	OLEA EUROPEA	FRUITLESS OLIVE	20X25	
	* PARKINSONIA ACULEATA	MEXICAN PALO VERDE	20X20	
	* PLATANUS MEXICANA	MEXICAN PLANE TREE	60X40	
	* RHUS LANCEA	AFRICAN SUMAC	20X20	
	** TABEBUIA IMPETIGINOSA	PINK IPE	25X25	
	* TRISTANIA CONFERTA	BRISBANE BOX	30X18	

TREES (PARKS)				
SYM.	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	SIZE
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	25X20	100% - 24" BOX
	MAGNOLIA 'LITTLE GEM'	MAGNOLIA	40X40	
	OLEA EUROPEA	FRUITLESS OLIVE	20X25	
	* PISTACHIA CHINENSIS	CHINESE PISTACHE	35X30	
	* QUERCUS AGRIFOLIA	COAST LIVE OAK	60X50	
	* RHUS LANCEA	AFRICAN SUMAC	20X20	
	* TRISTANIA CONFERTA	BRISBANE BOX	30X18	

TREES (SLOPES)				
SYM.	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	SIZE
	* ARBUTUS UNEDO	STRAWBERRY TREE	15X15	100% - 24" BOX
	* TRISTANIA CONFERTA	BRISBANE BOX	60X60	
	* VALLAECIA SP.	VALLAECIA	40X30	
	* QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	60X50	
	* RHUS LANCEA	AFRICAN SUMAC	25X25	

TREES (ACCENT)				
SYM.	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	SIZE
	* BRAHEA EDULIS	GUADALUPE PALM	30X30	30% - 24" BOX
	** CHILOPSIS LINEARIS	ARTS SEEDLESS	20X20	40% - 36" BOX
	** RHUS LANCEA	AFRICAN SUMAC	25X25	30% - 48" BOX
	* ERIOBOTRYA JAPONICA	LOQUAT	25X25	
	* RHAPHIOLEPIS 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY	25X10	
	* TRACHYGARBUS FORTUNEI	WINDMILL PALM	30X10	
	* UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	40X40	

SHRUBS (S.B. & T.O.V. RD STREETSCAPE)				
SYM.	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	SIZE
	* AGAVE ATTENUATA	FOXTAIL AGAVE	5X8	10% - 5 GAL.
	** CARISSA M. 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1X5	30% - 1 GAL.
	* CISTUS PURPUREA	ORCHID ROCKROSE	6X6	
	* ENCELIA CALIFORNICA	COAST SUNFLOWER	5X5	
	** ENCELIA FARINOSA	BRITTLEBUSH	2X2	
	** EUPHORBIA MILII	CROWN OF THORNS	3X2	
	'JERRY'S CHOICE'			
	* HEMEROCALLIS SP.	DAYLILLY	1.5X1.5	
	* MUEHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3X3	
	* PENNISETUM S. RUBRUM	PURPLE FOUNTAIN GRASS	4X3	
	* ROSMARINUS OFFICINALIS	ROSEMARY	6X4	
	* PHORMIUM SP.	NEW ZEALAND FLAX	6X3	
	* PITTOSPORUM TOBIARA	JAPANESE PITTOSPORUM	5X5	
	* RHAPHIOLEPIS SP.	INDIAN HAWTHORN	6X6	
	** WESTRINGIA FRUTICOSA	COAST ROSEMARY	4X4	
	'MORNING LIGHT'			
	** STRELITZIA REGINAE	BIRD OF PARADISE	5X5	
	** CHONDRPETALUM TECTORUM	CAPE RUSH	2X3	
	** RUSSELLIA X 'ST. ELMO'S FIRE'	CORAL PLANT	4X6	
	** TEGOMA X 'ORANGE JUBILEE'	TRUMPET BUSH	12X8	
	** HESPERALOE X 'PINK PARADE'	RED YUCCA	4X4	
	** AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	3X4	

SHRUBS (INTERNAL STREETSCAPE)				
SYM.	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	SIZE
	ALOE SP.	ALOE	VARIES	10% - 5 GAL.
	ANIGOSANTHOS SP.	KANGAROO PAM	3X3	30% - 1 GAL.
	CAREX SP.	SEDGE	2X2	
	* CARISSA MACROCARPA	NATAL PLUM	8X3	
	* DASYLIRION WHEELERI	SPON YUCCA	6X4	
	* DIETES BICOLOR	FORTNIGHT LILY	3X3	
	* FESTUCA GLAUCA	BLUE FESCUE	1X1.5	
	* NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	2X2	
	* AGAVE ATTENUATA	AGAVE	5X8	
	* AGAVE VILMORINIANA	OCTOPUS AGAVE	4X4	
	BOUGAINVILLEA 'TEMPLE FIRE'	BOUGAINVILLEA	4X6	
	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLE BRUSH	5X6	
	* MUEHLENBERGIA C. 'REGAL MIST'	PINK MUHLY GRASS	4X4	
	* ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	6X5	
	* LIGUSTRUM JAPONICUM TEXANUM	WAX-LEAF PRIVET	8X6	
	* MYRTUS COMMUNIS	MYRTLE	12X12	
	* PHORMIUM SP.	NEW ZEALAND FLAX	6X3	
	* PITTOSPORUM CRASSIFOLIUM	NCN	3X4	
	** LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	2X3	
	** CHONDRPETALUM TECTORUM	CAPE RUSH	3X4	

LANDSCAPE PLANS SHALL BE DESIGNED TO COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE, CHAPTER 20.330

SHEET 2 OF 8 SHEETS

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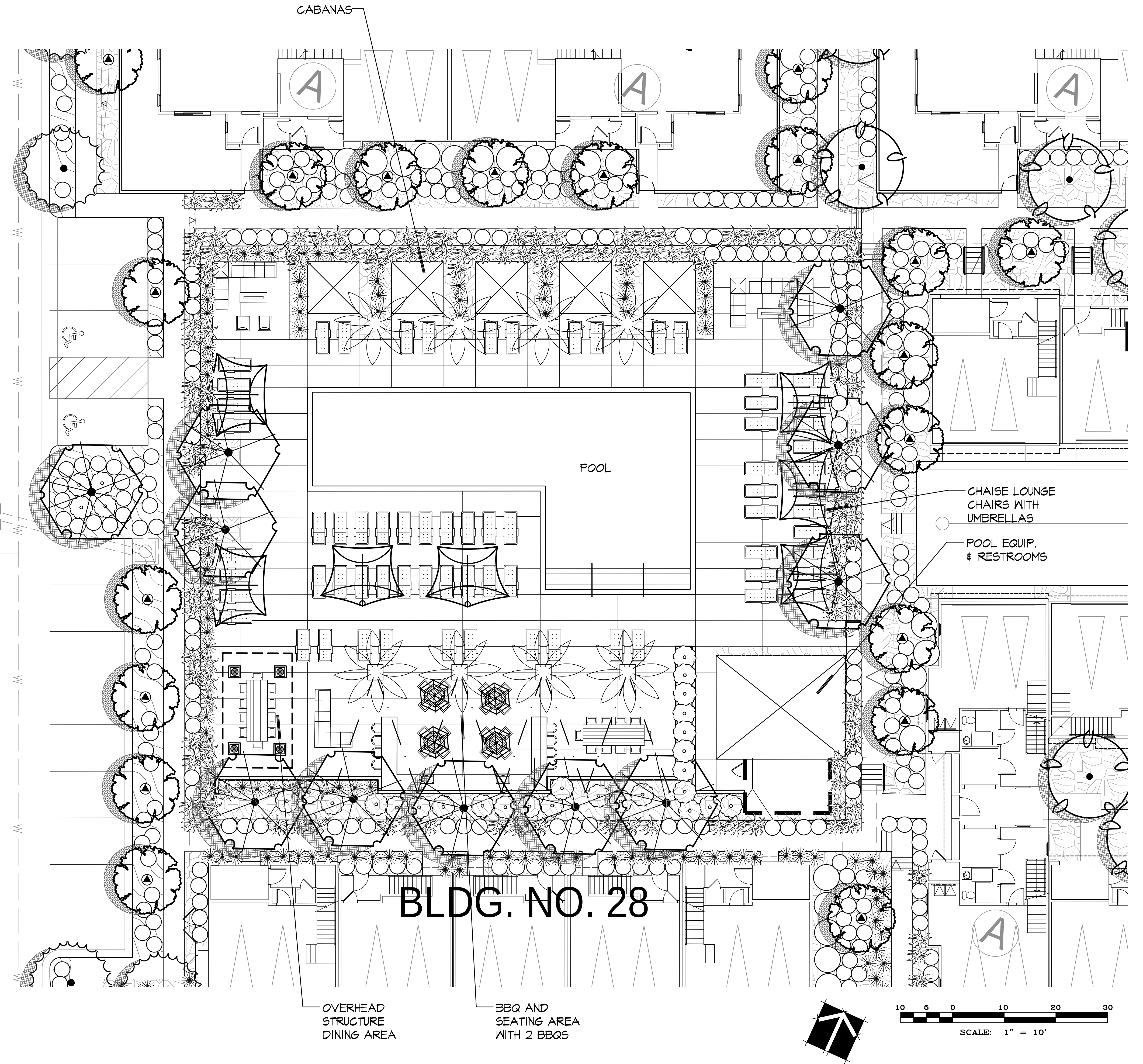
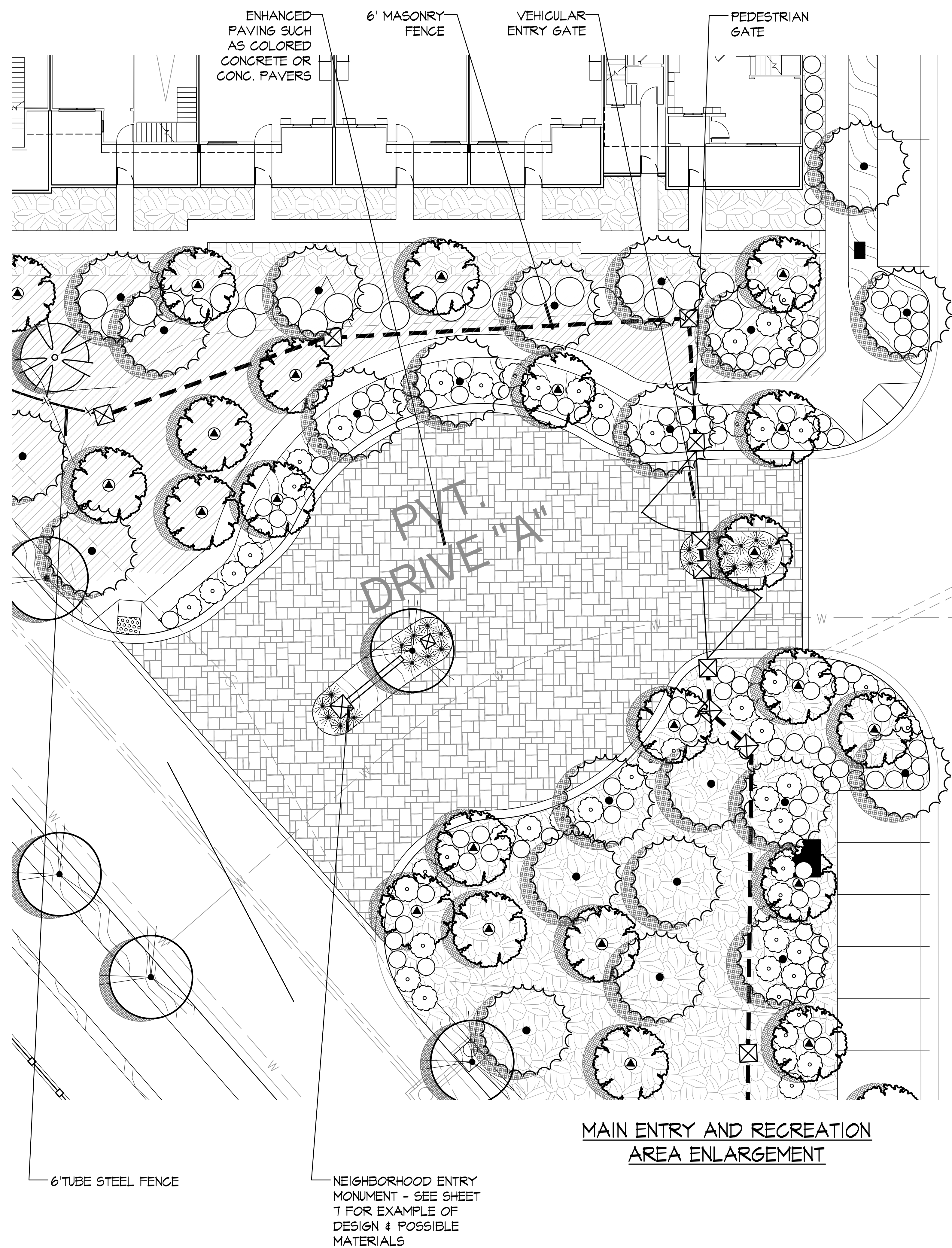
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LANDSCAPE CONCEPT PLAN

September 21, 2017

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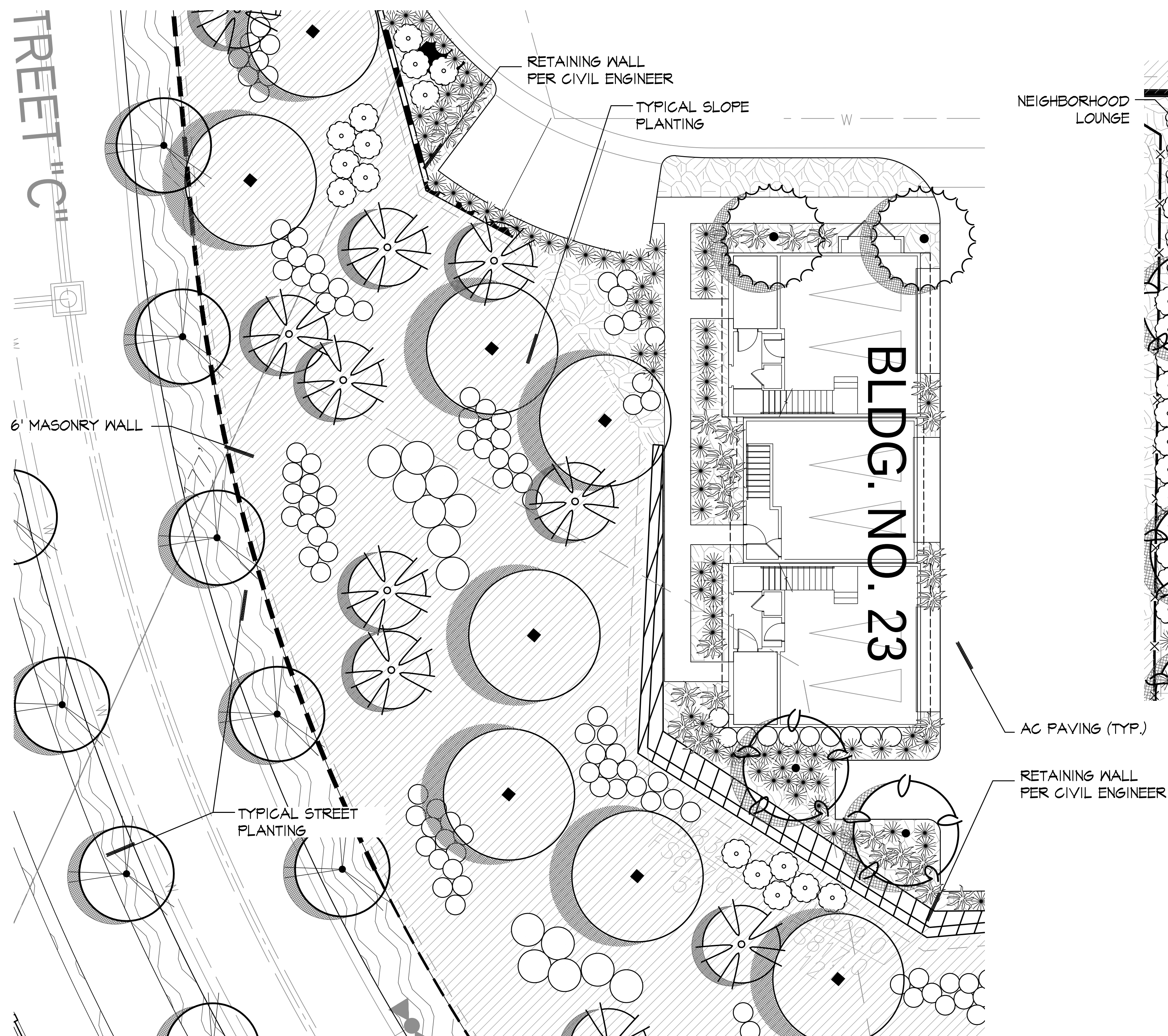
LANDSCAPE CONCEPT ENLARGEMENT

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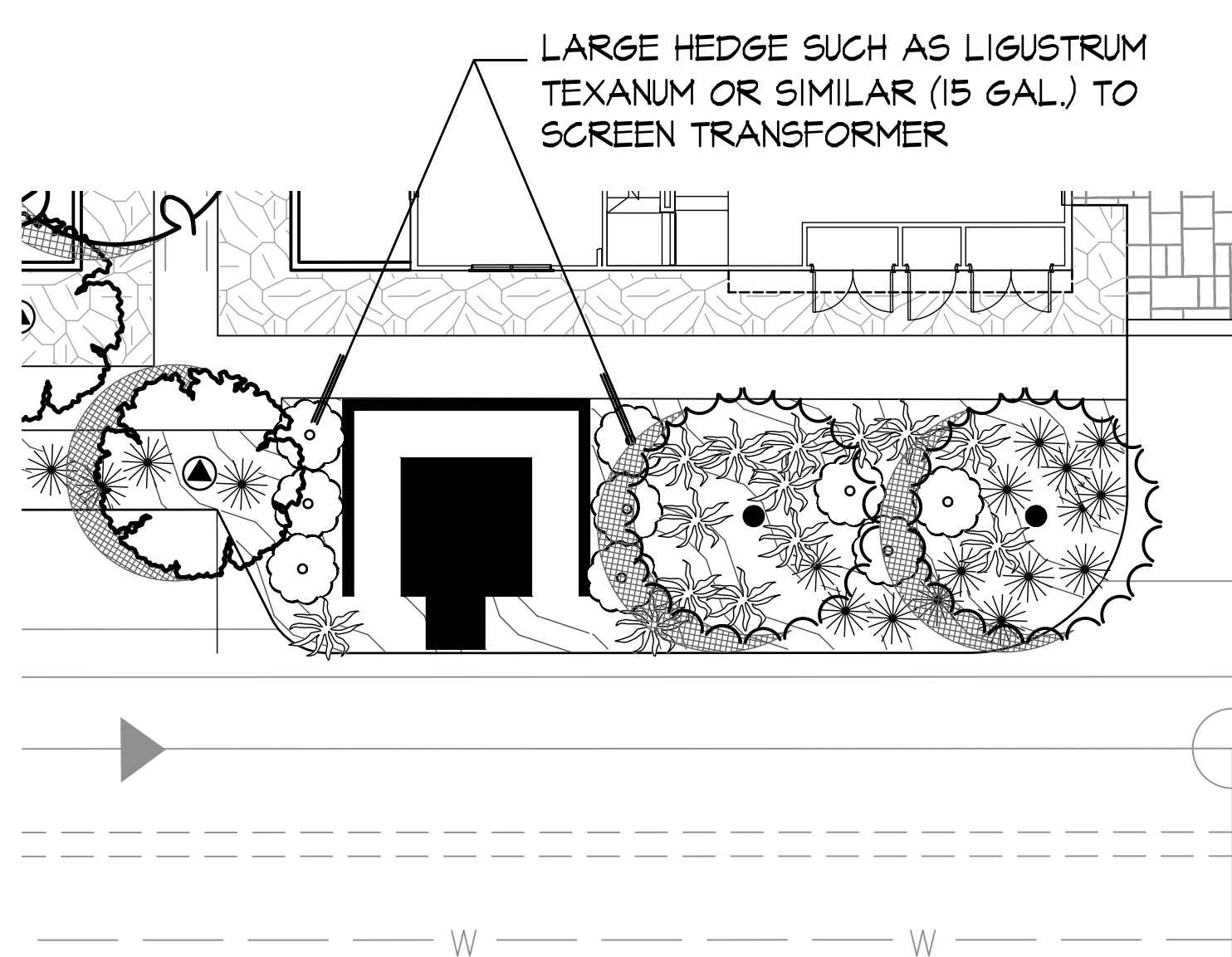
SHEET 3 OF 8 SHEETS

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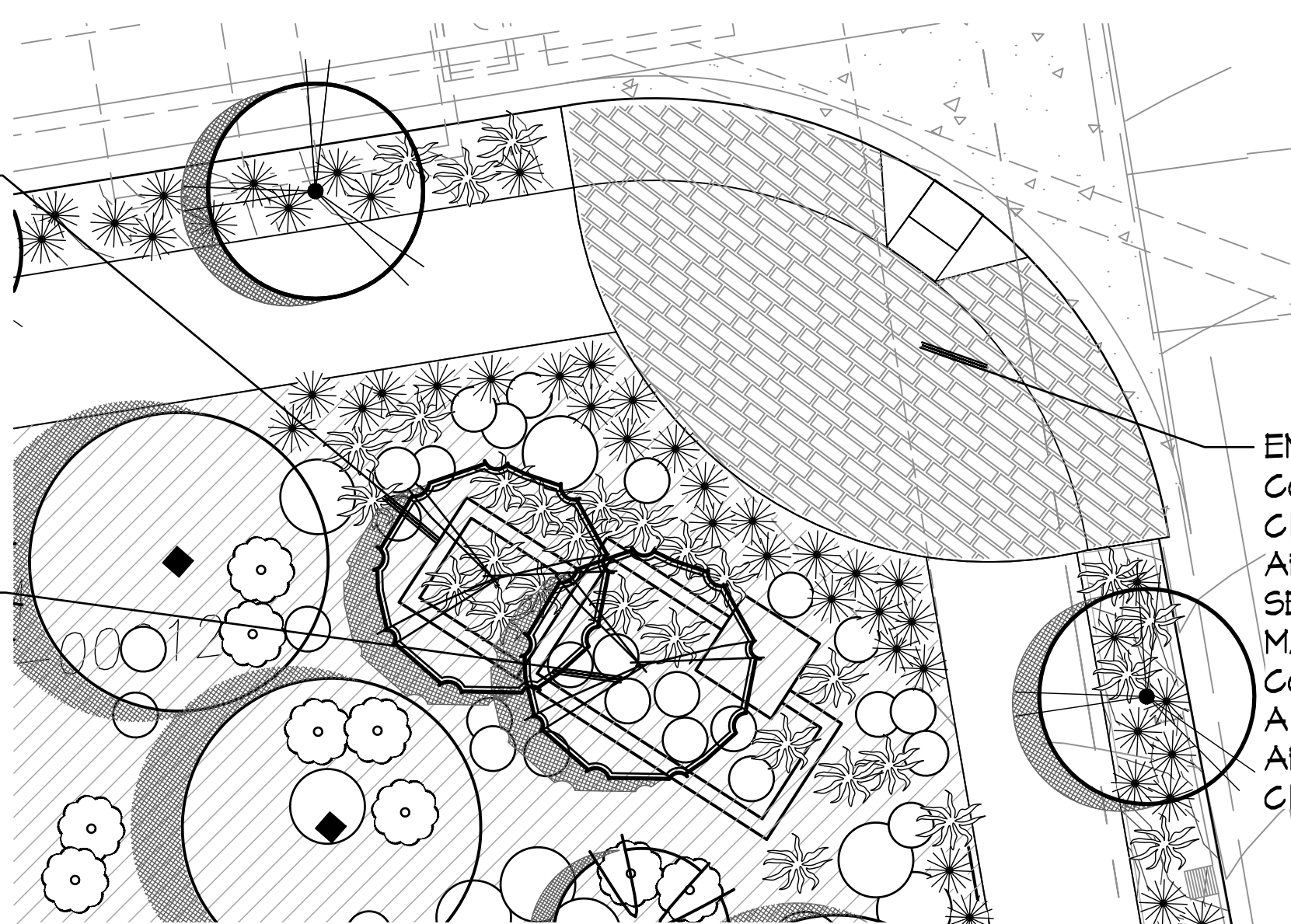
TYPICAL SLOPE AREA ENLARGEMENT



TYPICAL TRANSFORMER SCREENING ENLARGEMENT

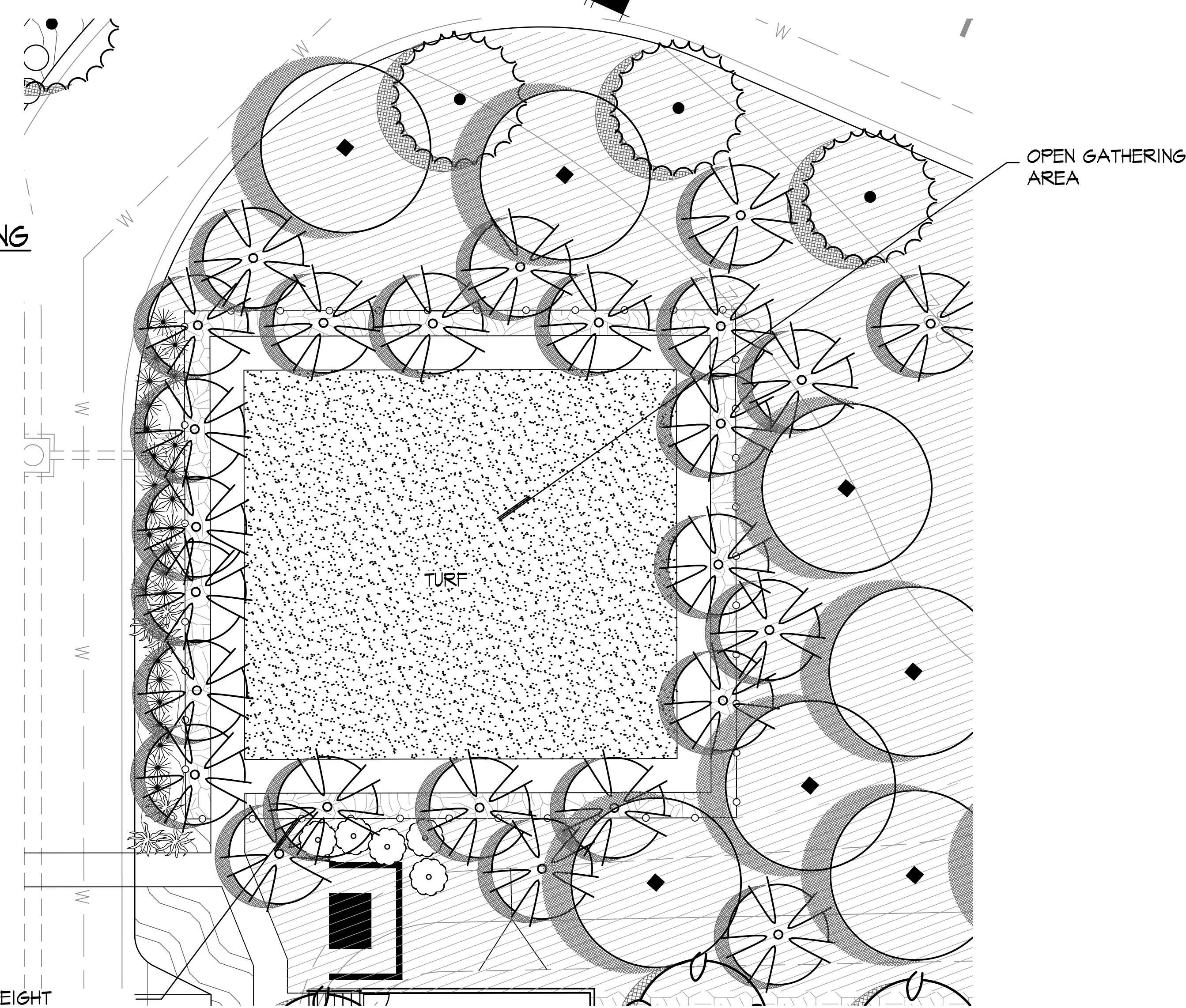
COMMUNITY ENTRY MONUMENT - SEE SHEET 7 FOR EXAMPLE OF DESIGN STYLE & MATERIALS

LANDSCAPE WITHIN MONUMENT TO BE MAINTAINED BY HOA



ENTRY MONUMENT ENLARGEMENT
TYPICAL OF BOTH PROJECT ENTRIES AT TWIN OAKS VALLEY RD.

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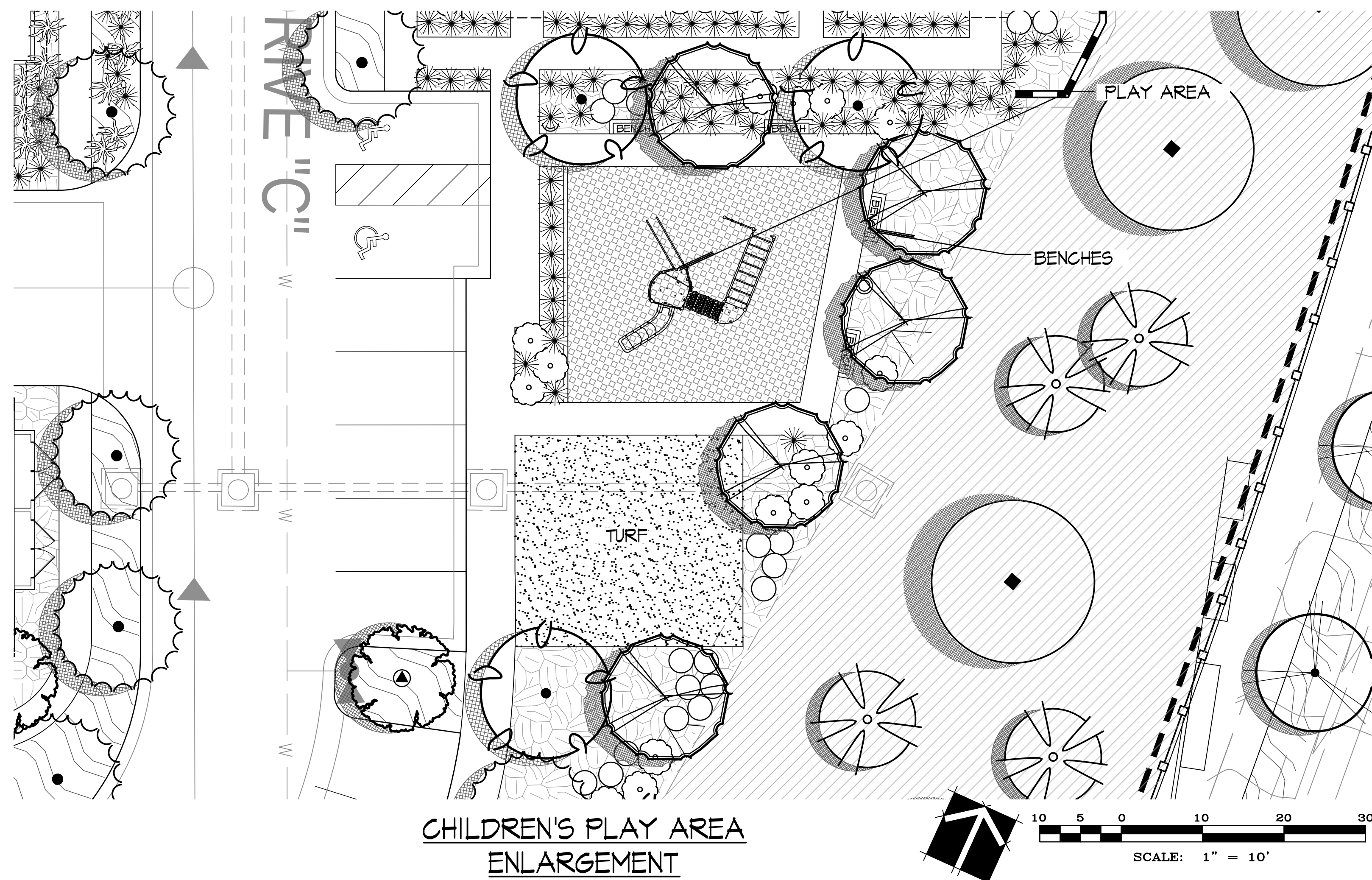
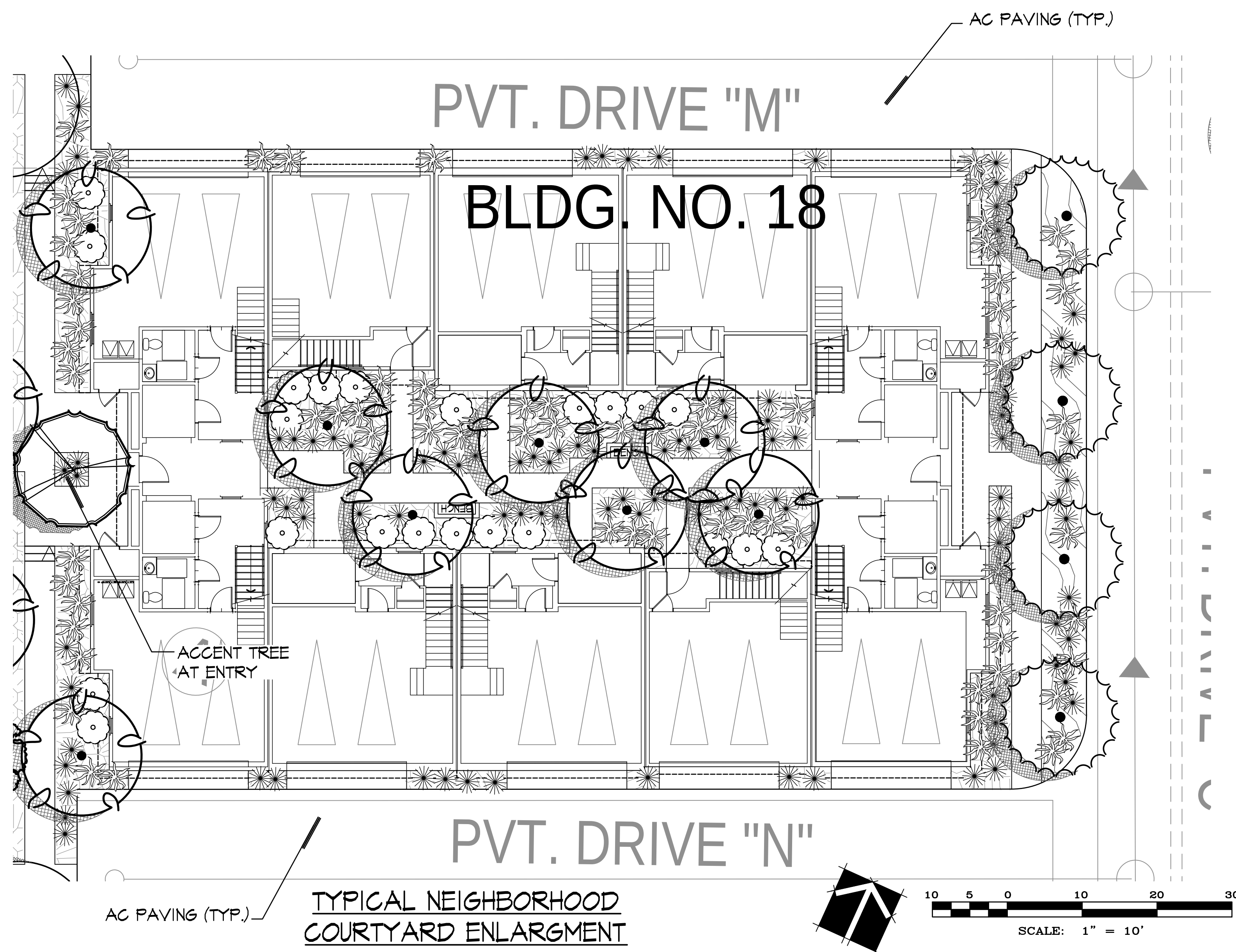
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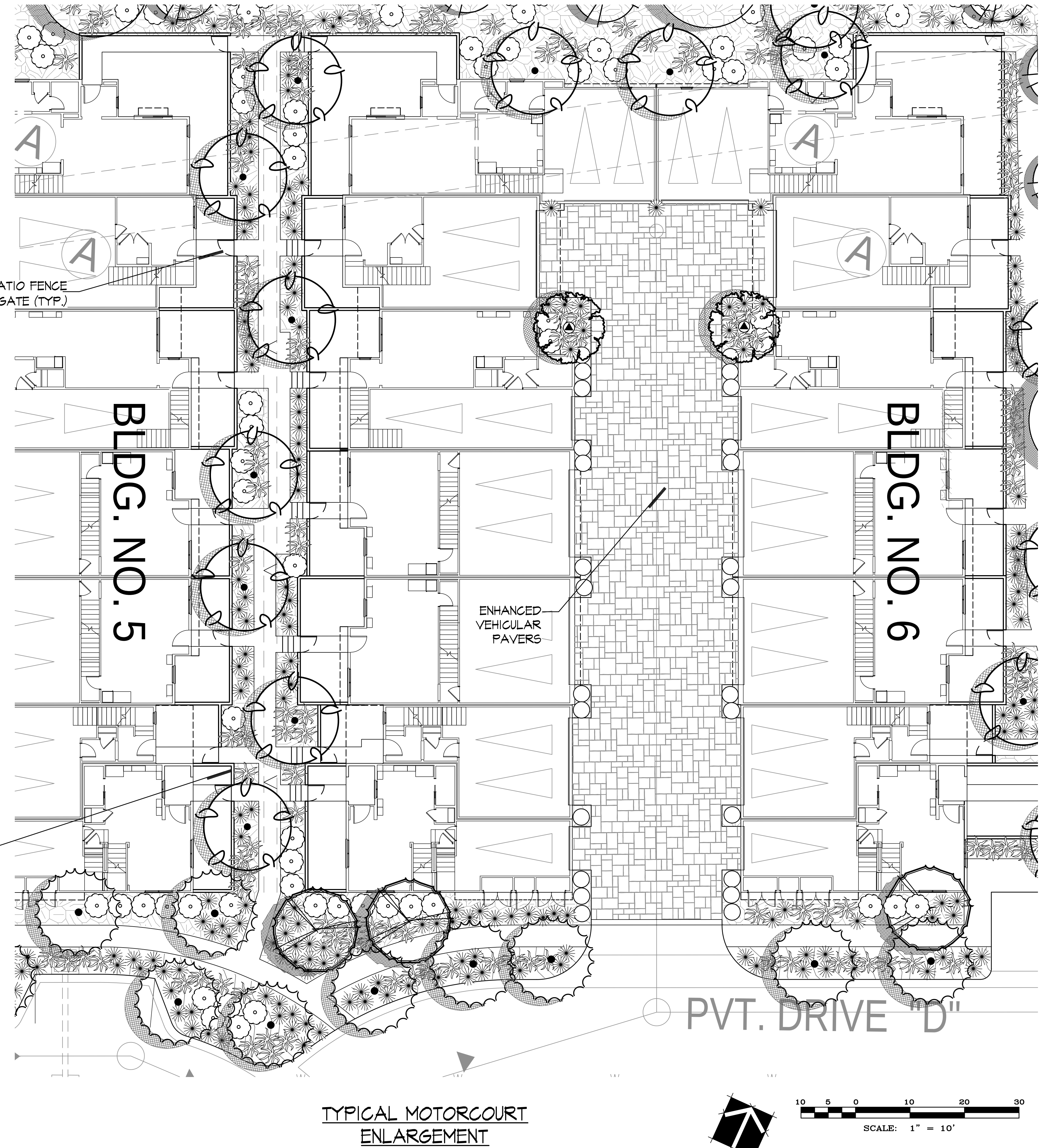
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PATIO FENCE AND GATE (TYP.)



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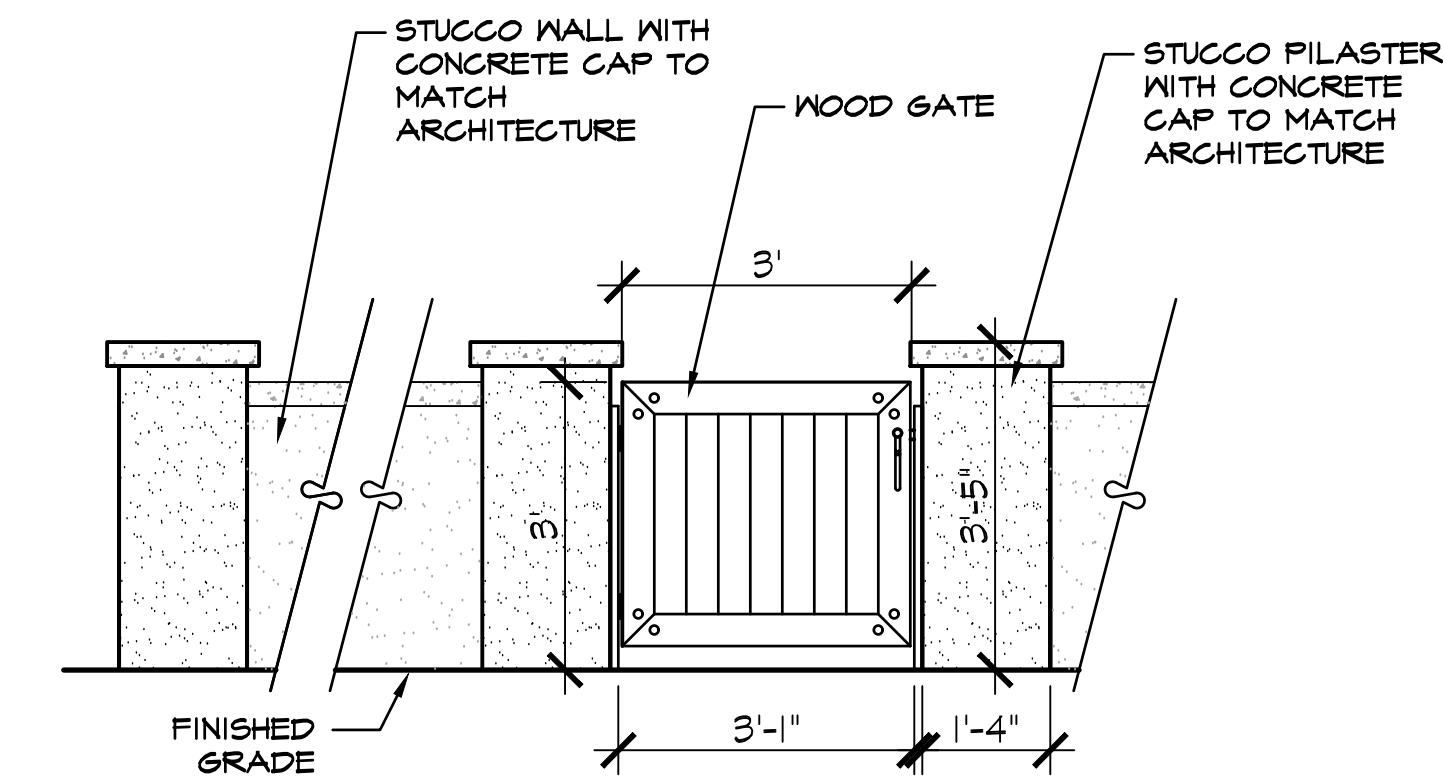
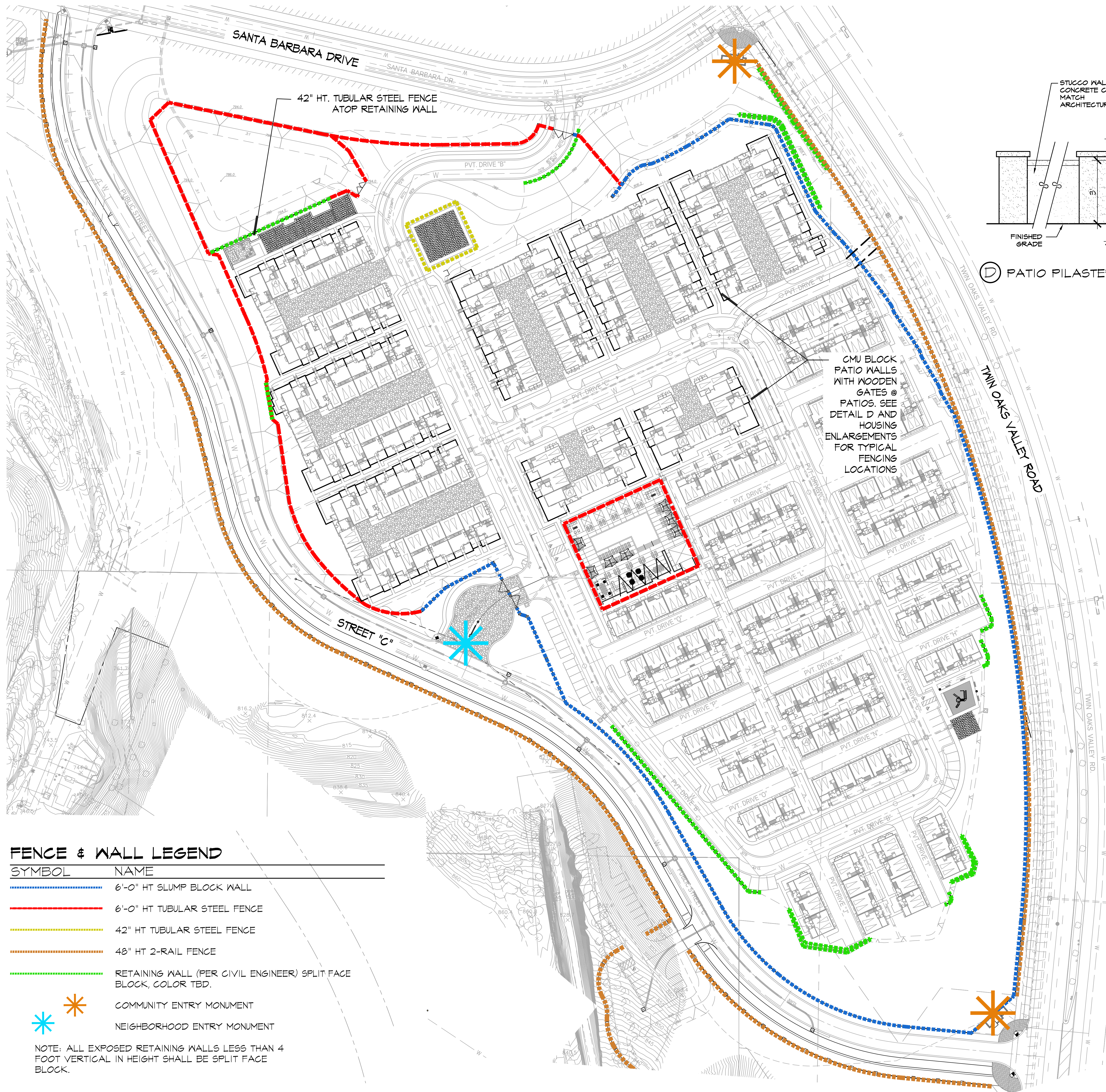
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SHEET 5 OF 8 SHEETS

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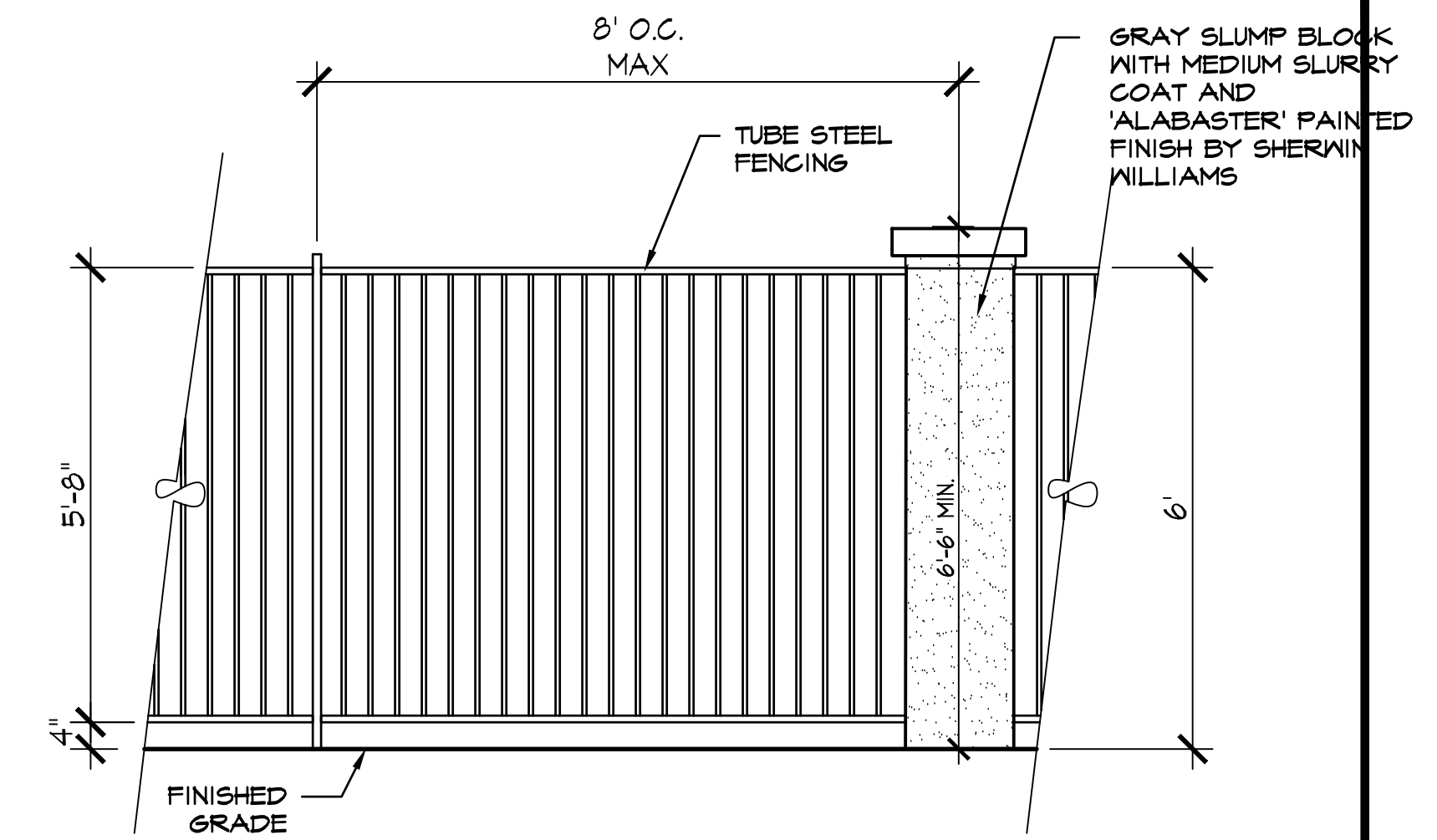
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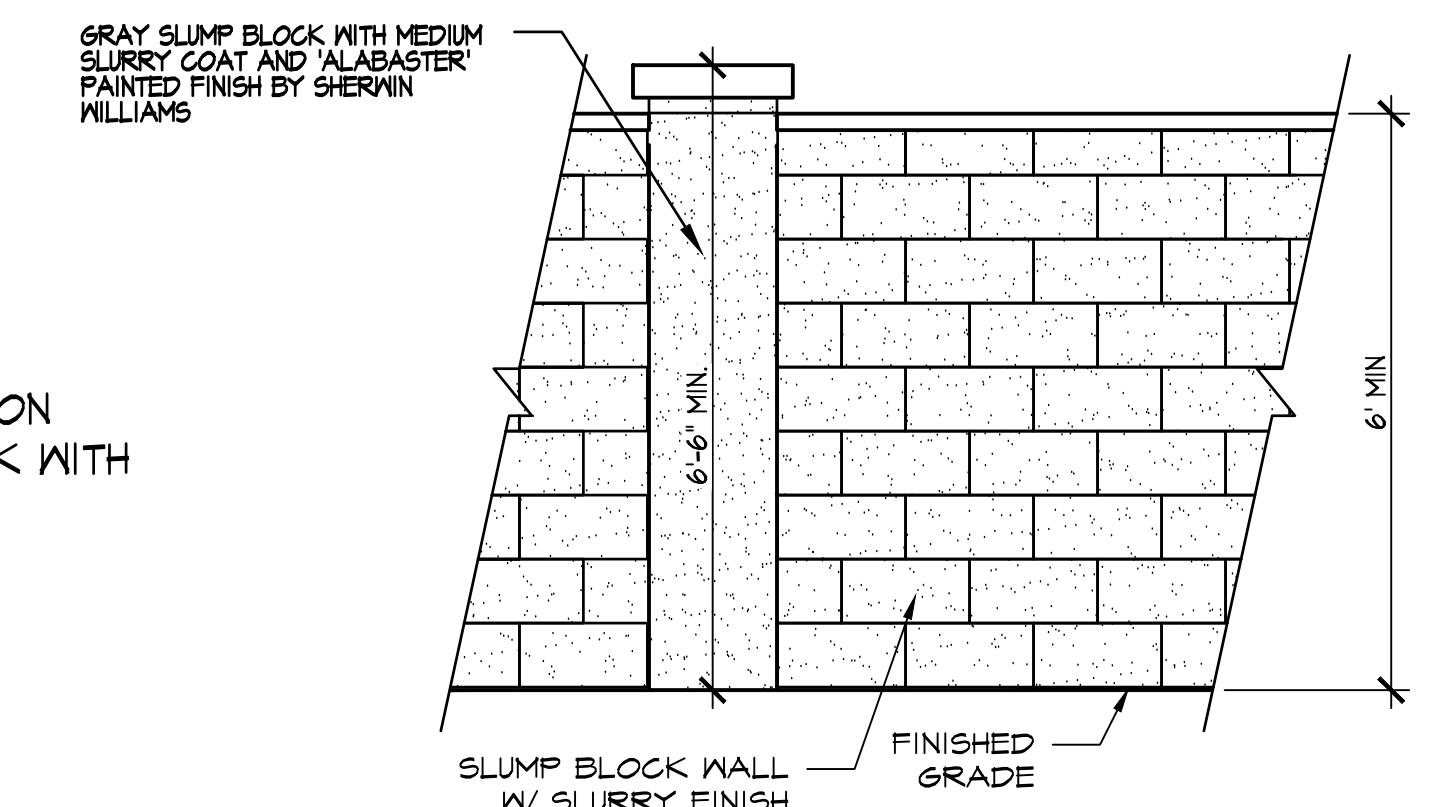
D PATIO PILASTER, WALLS & GATE

NTS



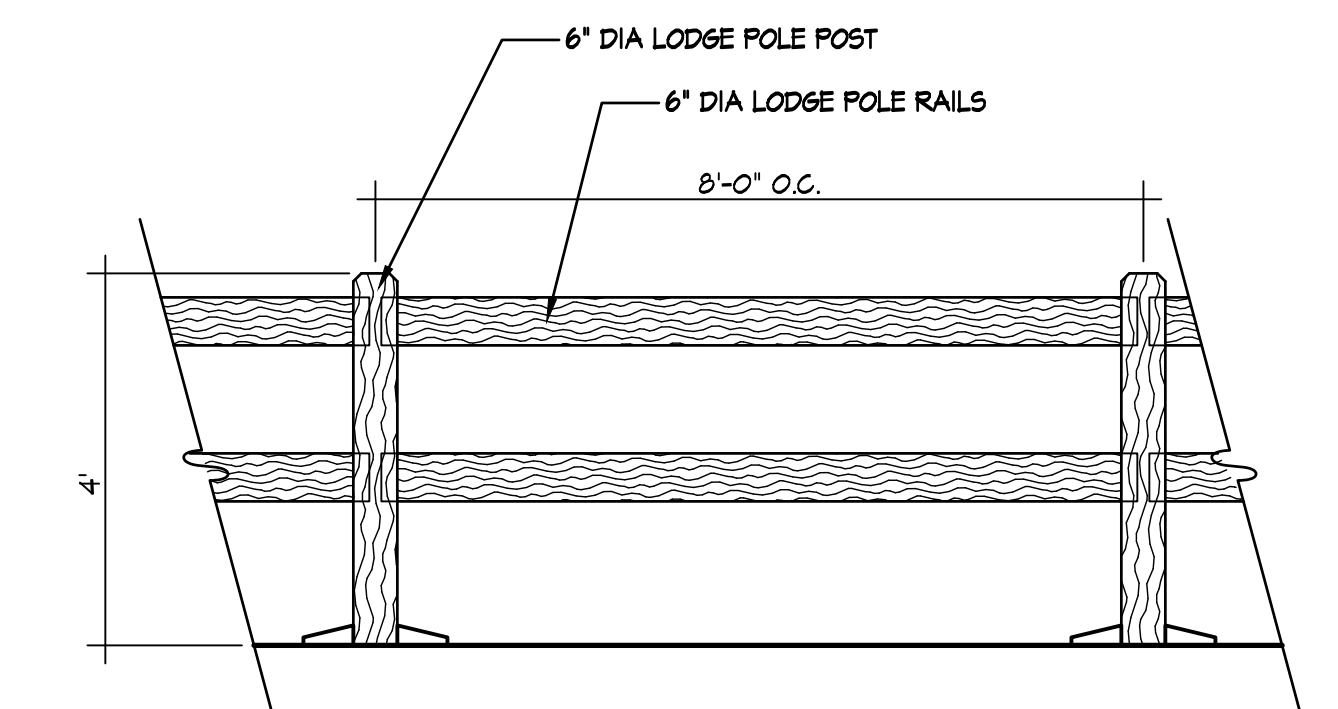
A 6' TUBE STEEL FENCING

NTS



E SLUMP BLOCK WALL W/ PILASTER

NTS

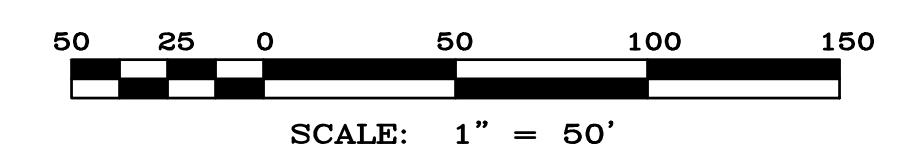
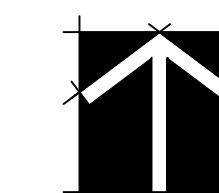


C 48" HIGH 2-RAIL FENCE

NTS

NOTE: ALL SLUMP BLOCK NOTED ON PLANS TO BE GRAY SLUMP BLOCK WITH MEDIUM SLURRY COAT AND 'ALABASTER' PAINTED FINISH BY SHERWIN WILLIAMS.

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FENCE & WALL EXHIBIT

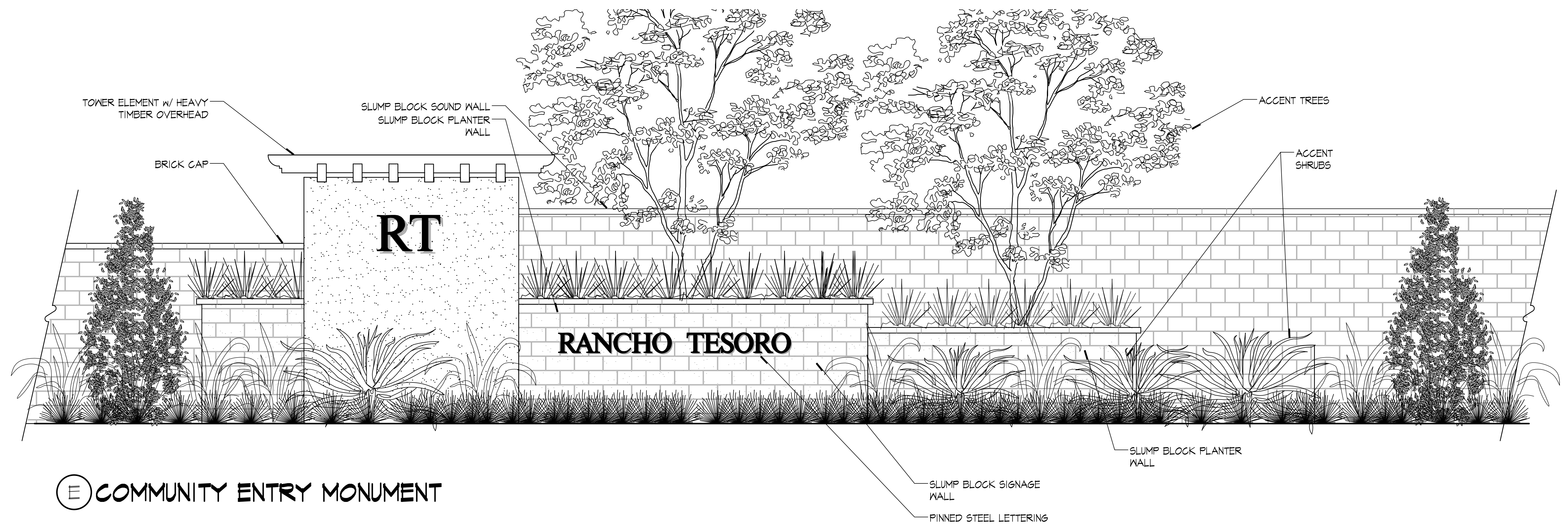
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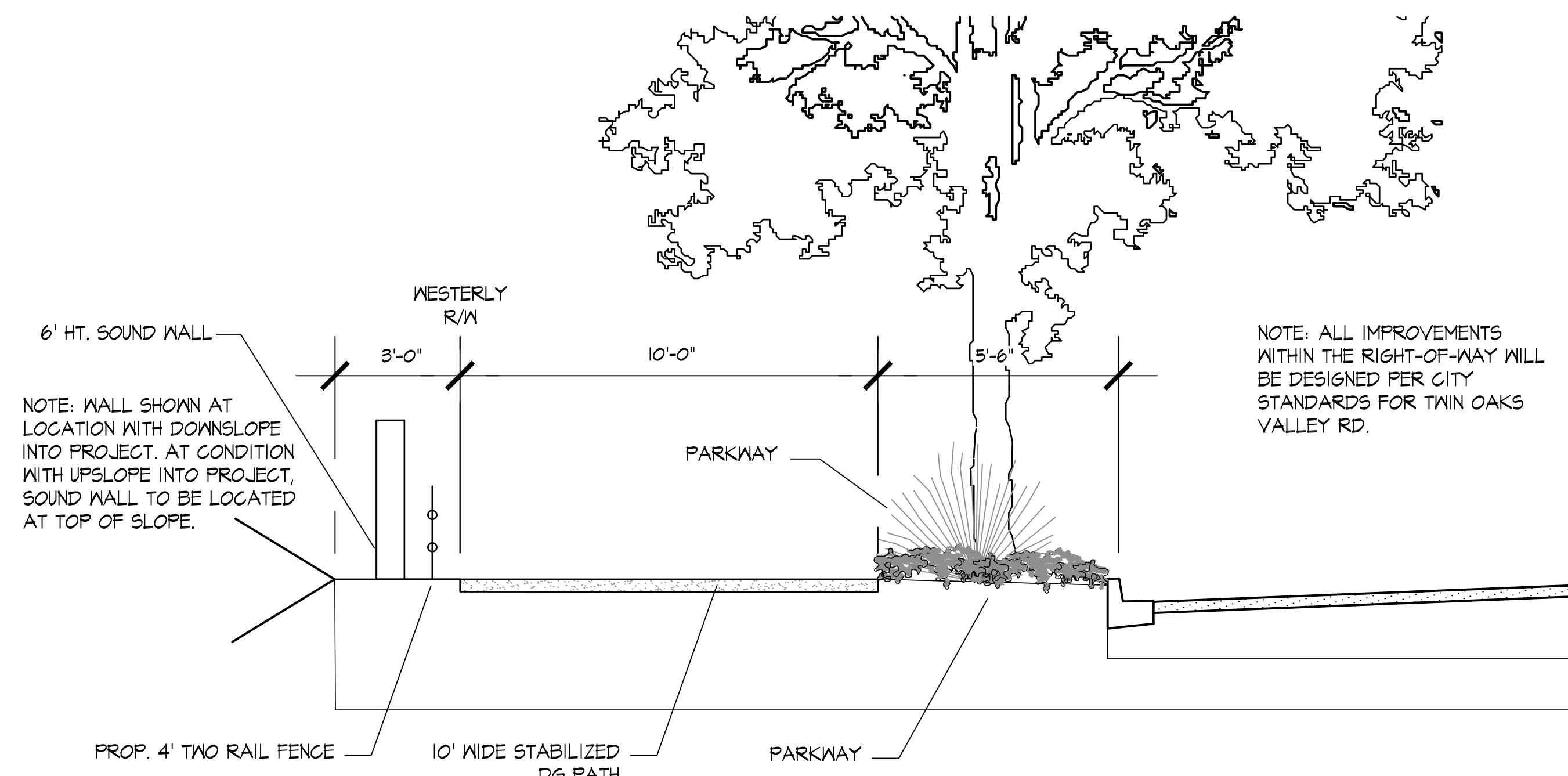
SHEET 6 OF 8 SHEETS

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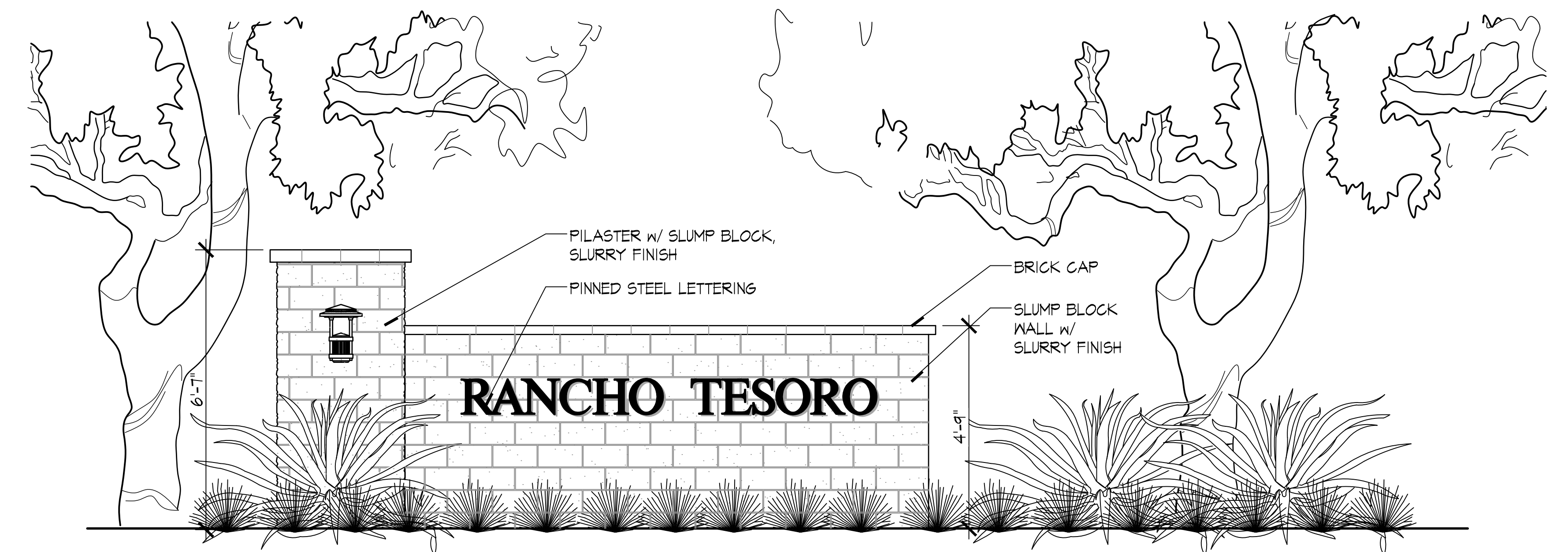
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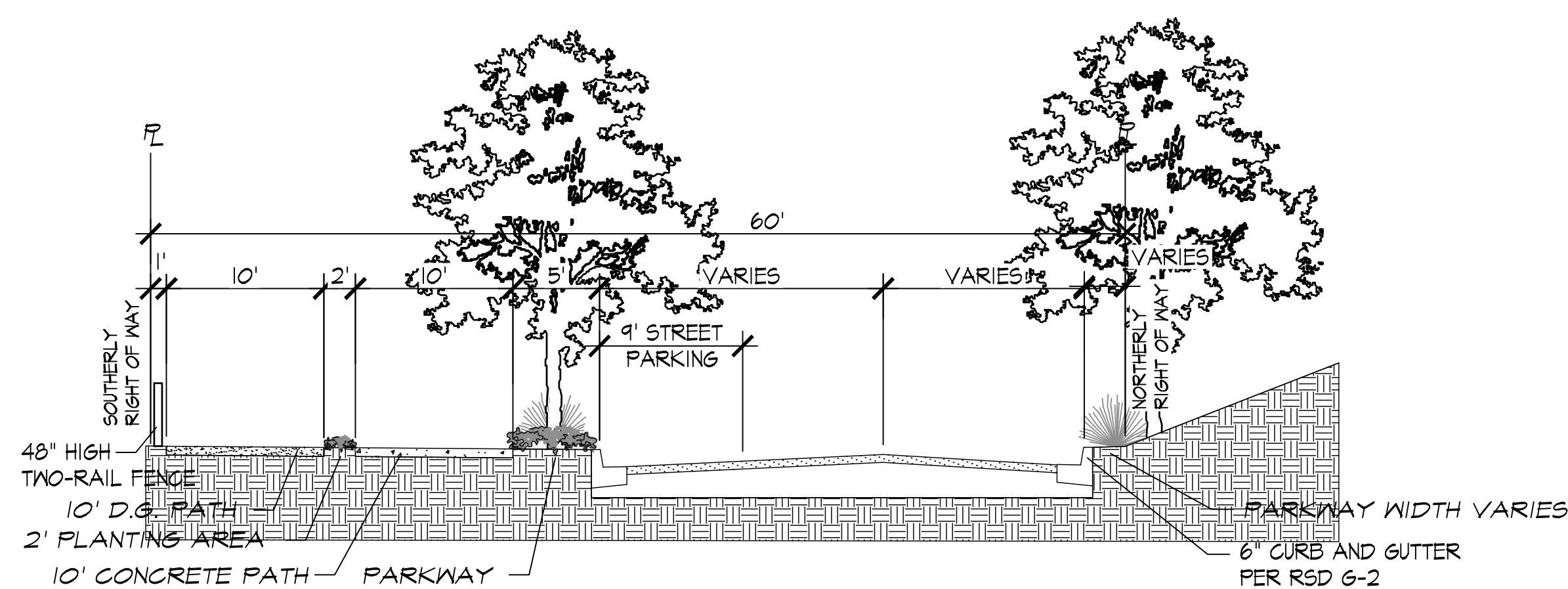
(E) COMMUNITY ENTRY MONUMENT



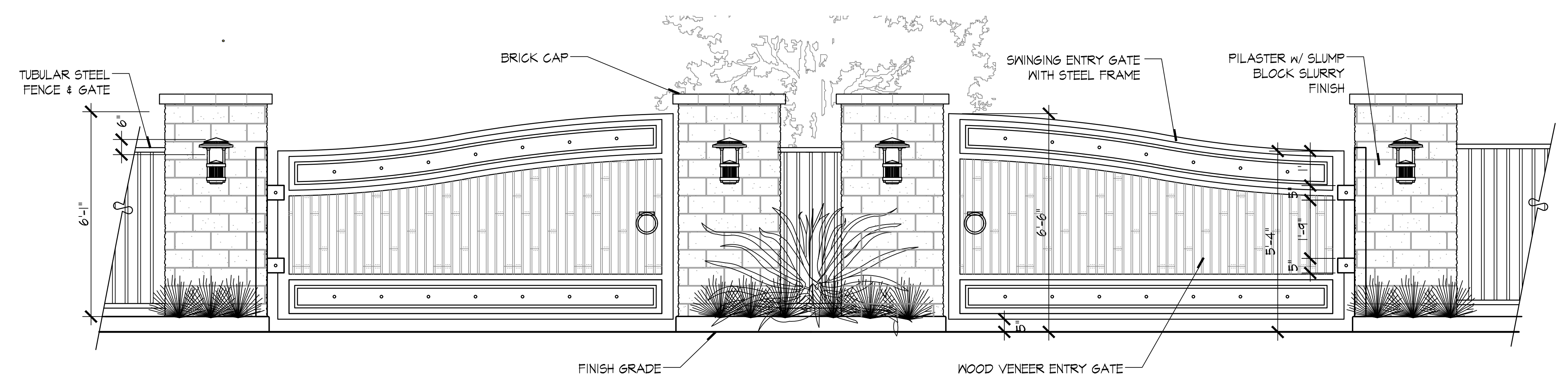
(F) SECTION AT TWIN OAKS VALLEY ROAD



(G) NEIGHBORHOOD ENTRY MONUMENT



(H) SECTION AT "STREET C"



(I) NEIGHBORHOOD ENTRY GATE ELEVATION

SHEET 7 OF 8 SHEETS

GMP JOB #15-062

RANCHO CORONADO SOUTH PARCEL | **SAN MARCOS, CA**

LANDSCAPE CONCEPT SECTIONS & ELEVATIONS

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