

LANDSCAPE NOTES

- Each parking space within the Street Yard is within 30' of a canopy tree or within 15' of a palm tree, per SDMC 142.0407(c).
- Provide the minimum tree separation distances from utility to tree:
 - Traffic Signal (stop sign): 20'
 - Underground Utility Line (except sewer): 5'
 - Sewer Line: 10'
 - Above Ground Utility Structures: 10'
 - Driveway entries: 10'
 - Intersections: 25'
- No objects exceeding 36" in height, and no plant material exceeding 24" in height within the public right of way portion on the visibility areas, shall be placed in the visibility areas. See item #2 in the key note legend.
- Limit of work is the back of sidewalk along Carmel Valley Road and within the property boundary shown. All landscape from the back of walk to the curb is per separate permit.
- These landscape plans are conceptual and subject to change. The purpose of these drawings is to demonstrate general design intent.
- A minimum root zone of 40 sf. in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per LDC 142.0403(b)(5).
- 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 AND MAINTENANCE NOTES

- Irrigation will consist of a permanent, automatic, below grade irrigation system with 100% coverage.
- Maintenance will be the responsibility of the Home Owners Association.
- All landscape and irrigation shall conform to the standard of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.

REVEGETATION AND EROSION CONTROL

- All areas to be disturbed are 100' or further away from native or naturalized vegetation.
- All disturbed areas will be irrigated with a permanent, automatic below grade irrigation system.
- Revegetation of disturbed slopes will consist of plants from the Proposed Plant List on this sheet within 90 days of completion of the project.

BRUSH MANAGEMENT

- All areas within 100' of all buildings (See Boundary on Plan, Key Note 1), is permanently irrigated and does not require a Brush Management Plan.

KEY NOTE LEGEND

- Property line / Limit of work
- Visibility Area
- Sound Attenuation Wall
- Retaining wall
- 6' High Fire Access Gate
- Spa
- Pool Enclosure Fence
- Amenity Area
- Motorcycle Parking
- Not Used
- Residential Common Area
- Right of Way
- Pedestrian Access
- Enhanced public sidewalk paving - See sheet 54 for paving types.
- Underground water vault - See Civil Engineering drawings
- Fire department pull-out
- Bio-retention Basin - See Civil Engineering drawings

DESIGN STATEMENT:

The landscape will enhance the contemporary style of architecture that is planned for the site. The urban setting with buildings right up to the right of way will be complemented by a landscape appropriate to retail and commercial uses. The streetscape will be complementary to the architecture and will incorporate the existing / installed landscape of Village Way. The existing street trees along Carmel Valley road will be saved in place.

There are numerous pedestrian access points into the community from Carmel Valley Road and adjacent parcels which allows the residents to have easy access out into the surrounding neighborhoods, parks and open space.

A diverse mixture of plant materials will be used to provide a functional framework for the project. Large trees will complement the tall architecture and will bring scale to the community. California Fan Palms "Borrowed" from the Carmel Valley Road Median Plantings are carried through Village Way as "Signature" trees to create a recognizable vertical street tree in concert with shade trees along the walkways.

Paving will provide textured areas to denote nodes and accent areas. Similar to the existing condition. Pavers and natural stone will also be used to give a warm, pedestrian feel to the ground plane and will complement the various finishes of the architecture near the ground plane.

The community will also have a small community recreation area. This area will contain a spa and deck area and a group barbeque area with dining tables and chairs.

Overall, the landscape will be a unique venture to both the site and the surrounding community.

NOTE:

- All trees in R.O.W on Carmel Valley Road shall remain in place and protected during construction. Trees that are located in areas of conflict or damaged during construction shall be replaced in kind.



PROPOSED PLANT PALETTE

Symbol	Botanical Name / Common Name	Size	H / W	Form / Function
TREES				
	Lophostemon conferta / Brisbane Box	-	-	Existing 4 Lane Major street trees to remain in place.
	Platanus racemosa / California Sycamore	-	-	Ultimate Height to be 40'-45'
	Bambusa oldhamii / Giant Timber Bamboo	24" box	10-12' Ht	Ultimate Height to be 40'-45'
	Bambusa oldhamii / Giant Timber Bamboo	15 gal.	6' Ht	Ultimate Height to be 40'-45'
	Ulmus p. 'True Green' / Evergreen Elm	24" box	60' / 70'	Canopy/Shade
	Platanus acerifolia 'Bloodgood' / Sycamore	24" box	60' / 40'	Canopy/Shade
	Podocarpus gracillier / Fern Pine	24" box	30' / 15'	Canopy/Shade
	Lophostemon confertus / Tristantia	24" box	45' / 25'	Vertical Evergreen
	Platanus acerifolia 'Bloodgood' / Sycamore	60" box	60' / 40'	Canopy/Shade
	Pinus canariensis / Canary Island Pine	60" box	50' / 20'	Canopy/Shade
	Fraxinus u. 'Majestic Beauty' / Evergreen Ash	60" box	70' / 60'	Canopy/Shade
	Olea europaea / Olive	Field Dug	25' / 25'	Canopy/Shade
	Lagerstromia 'Natchez' / Crape Myrtle	36" box	25' / 12'	Small Accent Tree
	Pyrus kawakamii / Evergreen Pear	36" box	30' / 30'	Small Tree
	Lophostemon confertus / Tristantia	36" box	45' / 25'	Vertical Evergreen
	Cupressus sempervirens / Italian Cypress	36" box	25' / 5'	Vertical Evergreen
	Bambusa sp. / Bamboo	36" box	15' / 8'	Vertical Evergreen/Screen
	Strelitzia nicotai / Giant Bird of Paradise	24" box	30' / 30'	Vertical Evergreen/Screen
	Dodonaea viscosa / Hopbush	15 gal.	8' / 2'	Vertical Evergreen/Column
	Ligustrum texanum / Wax Leaf Privet	15 gal.	8' / 2'	Vertical Evergreen/Column
	Podocarpus macrophyllus / Yew Podocarpus	15 gal.	8' / 2'	Vertical Evergreen/Column
	Phoenix dactylifera / Date Palm	18" BT	30' / 15'	Palm Tree
	Washingtonia filifera / California Fan Palm	20" BT	32' / 12'	Existing Village Way Palm Tree
	Arbutus 'Marina' / NCN	24" box	25' / 25'	Small Accent Tree
	Chamerops humilis / Mediterranean Fan Palm	24" box	10' / 10'	Palm Tree
	Geijera parviflora / Australian Willow	24" box	25' / 20'	Small Tree
	Lagerstromia 'Natchez' / Crape Myrtle	24" box	25' / 12'	Small Accent Tree
	Magnolia g. 'DD Blanchard' / Southern Magnolia	24" box	45' / 25'	Street Tree / Shade Tree
	Metrosideros excelsa / New Zealand Christmas Tree	24" box	25' / 15'	Small Accent Tree
	Pinus canariensis / Canary Island Pine	24" box	30' / 25'	Canopy/Shade
	Pinus eldarica / Afghan Pine	24" box	30' / 25'	Canopy/Shade
	Pinus pinea / Stone Pine	24" box	30' / 25'	Canopy/Shade
	Rhus lancea / African Sumac	24" box	25' / 25'	Small Tree
SHRUBS / GROUNDCOVERS / VINES				
	Aeonium arboreum	5 gal	2' / 2'	Sculptural Accent
	Agapanthus sp./Lily of the Nile	5 gal.	3' / 3'	Clumping Mid-ground Planting
	Agave sp. / Agave	5 gal	5' / 5'	Sculptural Accent
	Aloe sp. / Aloe	5 gal	5' / 5'	Sculptural Accent
	Anigozanthos flavidus / Kangaroo Paw	5 gal	5' / 3'	Clumping Mid-ground Planting
	Aspidistra elatior / Cast Iron Plant	5 gal	3' / 3'	Clumping Mid-ground Planting
	Bambusa multiplex 'Alphonse Karr' / Bamboo	5 gal	35' / Varies	Hedge
	Bignonia capreolata / Cross Vine	1 gal		Vine
	Bougainvillea sp./Bougainvillea	5 gal.	4' / 4'	Flowering Accent
	Buxus sp. / Boxwood	5 gal	5' / 5'	Hedge
	Camellia sp./ Camellia	15 gal.	4' / 4'	Flowering Accent
	Calceolonia viminalis 'Little John'	5 gal.	3' / 4'	Mounding Shrub
	Carex sp. / Sedge	5 gal	1' / 1'	Ornamental Grass
	Carissa macrocarpa 'Boxwood Beauty' / Natal Plum	5 gal.	2' / 2'	Mounding Shrub
	Carissa m. 'Green Carpet' / Natal Plum	1 gal	24" o.c.	Low, Mounding Groundcover
	Cordyline australis / NCN	5 gal	20' / 6'	Sculptural Accent
	Echeveria sp. / Hen and Chicks	1 gal	Varies	Sculptural Accent
	Fatsia japonica/Japanese Aralia	15 gal.	5' / 3'	Evergreen Accent
	Ficus repens / Creeping Fig	1 gal		Vine
	Helictotrichon sempervirens/Blue Oat Grass	5 gal	3' / 3'	Sculptural Accent
	Juncus sp. / Rush	5 gal	2' / 2'	Ornamental Grass
	Juniperus sp./ Juniper	5 gal.	Varies	Evergreen Accent
	Lantana sp./Lantana	1 gal	24" o.c.	Low, Spreading Groundcover
	Leptospermum scoparium / New Zealand Tee Tree	5 gal	6' / 8'	Flowering Hedge
	Ligustrum j. 'Texanum' / Texas Privet	5 gal	8' / 6'	Hedge
	Liriope sp. / Lily Turf	1 gal	2' / 2'	Clumping Foreground Planting
	Lonicera j. 'Halliana' / Honeysuckle	1 gal	30" o.c.	Low, Mounding Groundcover
	Marathon II	SOD		Turf Grass
	Miscanthus sp./ Eulalia	5 gal	3' / 3'	Ornamental Grass
	Muhlenbergia sp./ Deer Grass	5 gal	3' / 3'	Ornamental Grass
	Nassella tenuissima / Mexican Feather Grass	5 gal	3' / 3'	Ornamental Grass
	Parthenocissus tricuspidata / Boston Ivy	1 gal		Vine
	Phormium sp. / New Zealand Flax	5 gal	6' / 6'	Clumping Background Planting
	Philodendron sp./Philodendron	5 gal.	4' / 5'	Evergreen Accent
	Pittosporum tobira / Mock Orange	5 gal	10' / 10'	Hedge
	Rhipirolepis sp. / Indian Hawthorne	5 gal	5' / 6'	Mounding Shrub
	Rosmarinus o. 'Prostratus' / Prostrate Rosemary	1 gal	24" o.c.	Low, Spreading Groundcover
	Senecio mandriliscae / Blue Chalk Sticks	1 gal	24" o.c.	Low, Spreading Groundcover
	Strelitzia reginae / Bird of Paradise	5 gal	5' / 5'	Clumping Background Planting
	Tibouchina urvilleana / Princess Flower	5 gal	6' / 8'	Flowering Accent
	Trachelospermum jasminoides / Star Jasmine	1 gal	18" o.c.	Low, Spreading Groundcover

* PLANT LIST IS CONCEPTUAL AND SUBJECT TO CHANGE

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PROJECT NAME:

CORALLINA AT PACIFIC
HIGHLANDS RANCH

SHEET TITLE:

LANDSCAPE DEVELOPMENT PLAN
PLANTING PLAN AND NOTES

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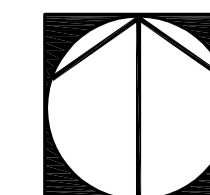
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NAME:

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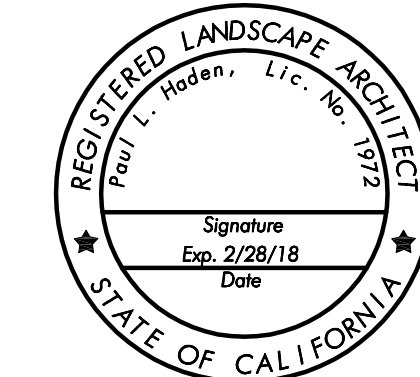
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PAUL L. HADEN
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R.L.A. 1972

DATE



KEY NOTE LEGEND

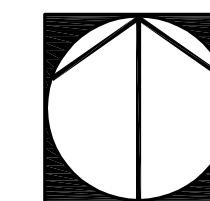
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- 14 Enhanced sidewalk paving
- 15 Underground water vault - See Civil Engineering drawings
- 16 Fire department pull-out
- 17 Bio-retention Basin - See Civil Engineering drawings

PAVING LEGEND

- Paving 'A' - Public Sidewalk Paving - Commercial Adjacent: Non-porous paving
-Colored Concrete with Special Aggregate and Cut Joints
-Multiple Colored Concrete Areas / patterns with enhanced finish and cut joints
-Natural Colored Concrete with enhanced finish and scored joints
- Paving 'B' - Public Sidewalk Paving and Private Enhanced Paving Street Crossing: Non Porous Paving
-Natural Cut Stone
-Manufactured Cast Stone
-Concrete Unit Pavers
- Paving 'D' - Vehicular Enhanced Paving - Non-Porous Paving
-Concrete Unit Pavers
-Colored Concrete with special aggregate with Hard Scored Joints
- Paving 'E' - Private Walkways - Non-Porous Paving
-Natural Colored Concrete with Hand Scored Joints
- Paving 'F' - Private Pedestrian Crossings - Non-Porous Paving
-Concrete Unit Pavers
-Colored Concrete Paving with Cut Joints



0 15' 30' 60'
Scale: 1" = 30'



LANDSCAPE CALCULATIONS

STREET YARD

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 0 sq.ft. x 25%= 0 sq.ft.	0 sq.ft.	0 sq.ft.
Planting Points Required	Planting Points Provided	Excess Points Provided
Total Area 0 sq.ft. x .05= 0 points	0 points	0 points
Planting Points Achieved with Trees 0 points		
Hardscape Provided in Street Yard 0 sf	Percentage of Planting Area 0	

REMAINING YARD

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 16,653 sq.ft. x 30%= 4,996 sq.ft.	11,797 sq.ft.	7,286 sq.ft.
Planting Points Required	Planting Points Provided	Excess Points Provided
Total Area 16,653 sq.ft. x .05= 832 points	2,820 points	3,240 points
Planting Points Achieved with Trees 1,370 points		

VEHICULAR USE AREA >6,000 SF

Planting Area Required	Planting Area Provided	Excess Area Provided
VUA Inside Street Yard 0 sq.ft. x .05= 0 sq.ft.	0 sq.ft.	0 sq.ft.
VUA Outside Street Yard 70,643 sq.ft. x .03= 2,119 sq.ft.	2,967 sq.ft.	856 sq.ft.

Required Plant Points	Planting Points Provided	Points Provided w/ Tree
VUA Inside Street Yard 0 sq.ft. x .05= 0 points	0 points	0 points
VUA Outside Street Yard 70,643 sq.ft. x .03= 2,119 points	392 points	2,400 points

Note: Street Yard calculations are exempt for Pacific Highlands Ranch Town Center Urban District.

LANDSCAPE WATER BUDGET CALCULATION

PROJECT NAME:	PACIFIC HIGHLANDS - LOT 1 (Affordable Housing)
PROJECT LOCATION:	DEL MAR MESA, CALIFORNIA
REFERENCE EVAPOTRANSPIRATION RATE (ETo):	47.0 INCHES / YEAR
TOTAL LOT AREA (Entire Premises):	172,198.5 SQUARE FEET
TOTAL BUILDING FOOTPRINTS:	112,165.2 SQUARE FEET
TOTAL PARKING AND PAVING:	23,047.4 SQUARE FEET
LANDSCAPED AREA (Open Space):	6,930.0 SQUARE FEET
TOTAL OF WATER FEATURES (Pool, Spas, Fountains):	0.0 SQUARE FEET
TOTAL OF ALL LANDSCAPED AREAS (LA):	6,930.0 SQUARE FEET
TOTAL OF SPECIAL LANDSCAPE AREAS (SLA):	0.0 SQUARE FEET
WATER BUDGET = (ETo) x (0.62) x [(0.7 x LA) + (0.3 x SLA)]	141,358 GALLONS / YEAR
Where:	ETo = Evapotranspiration (inches per year) (From Table 6 or ETo Map)
0.62	= Conversion Factor (to gallons)
0.7	= Evaporation Adjustment Factor
LA	= Landscape Area (square feet)
0.3	= Additional Evaporation Adjustment Factor for Special Landscape Areas
SLA	= Special Landscape Areas (square feet)

LANDSCAPE WATER BUDGET CALCULATION

PROJECT NAME:	PACIFIC HIGHLANDS - LOT 3 (Townhouse Community)
PROJECT LOCATION:	DEL MAR MESA, CALIFORNIA
REFERENCE EVAPOTRANSPIRATION RATE (ETo):	47.0 INCHES / YEAR
TOTAL LOT AREA (Entire Premises):	41,658.3 SQUARE FEET
TOTAL BUILDING FOOTPRINTS:	7,593.2 SQUARE FEET
TOTAL PARKING AND PAVING:	21,219.2 SQUARE FEET
LANDSCAPED AREA (Open Space):	24,089.0 SQUARE FEET
TOTAL OF WATER FEATURES (Pool, Spas, Fountains):	262.0 SQUARE FEET
TOTAL OF ALL LANDSCAPED AREAS (LA):	24,351.0 SQUARE FEET
TOTAL OF SPECIAL LANDSCAPE AREAS (SLA):	0.0 SQUARE FEET
WATER BUDGET = (ETo) x (0.62) x [(0.7 x LA) + (0.3 x SLA)]	496,712 GALLONS / YEAR
Where:	ETo = Evapotranspiration (inches per year) (From Table 6 or ETo Map)
0.62	= Conversion Factor (to gallons)
0.7	= Evaporation Adjustment Factor
LA	= Landscape Area (square feet)
0.3	= Additional Evaporation Adjustment Factor for Special Landscape Areas
SLA	= Special Landscape Areas (square feet)

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PROJECT NAME:

CORALLINA AT PACIFIC
HIGHLANDS RANCH

SHEET TITLE:

LANDSCAPE DEVELOPMENT PLAN
LANDSCAPE CALCULATIONS

REVISION 14:

REVISION 13:

REVISION 11:

REVISION 10:

REVISION 9:

REVISION 8:

REVISION 7:

REVISION 6: 04/05/17

REVISION 5: 11/30/16

REVISION 4: 06/09/16

REVISION 3: 01/22/16

REVISION 2: 06/25/15

REVISION 1: 12/12/14

ORIGINAL DATE: 09/06/13

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NAME:

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PAUL L. HADEN
REG. EXPIRES 2-28-2018

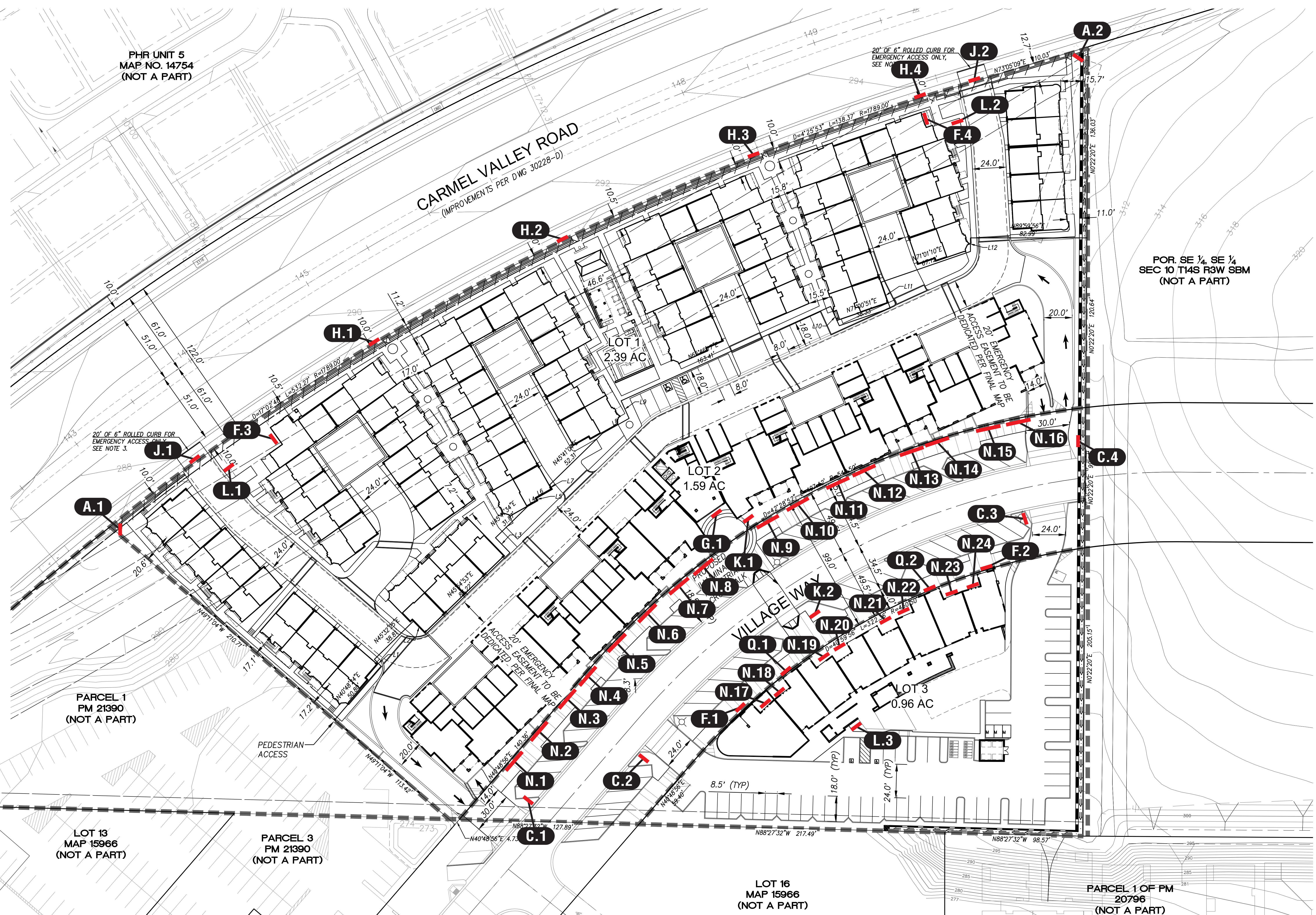
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SIGN TYPE LEGEND

- A** MAIN PROJECT ID - 8'-0"H X 16'-0"W (150 SQ.FT. MAX)
MONUMENT WALL SIGN W/ APPLIED LETTERS
LOCATED AT PROJECT PROPERTY LINE, ILLUMINATED
- B** (NOT USED)
- C** DIRECTIONAL - 12'-0"H X 3'-6"W
FREESTANDING COLUMN W/ PANEL, ILLUMINATED
- D** (NOT USED)
- F** BUILDING ID - 1'-9"H X 11'-0"W
BUILDING MOUNTED LETTERS, ILLUMINATED
- G** RESIDENTIAL ENTRY ID - 2'-6"H X 15'-0"W
BUILDING MOUNTED LETTERS, ILLUMINATED
- H** RESIDENTIAL PEDESTRIAN ENTRY - 1'-0"H X 6'-6"W
WALL MOUNTED LETTERS, ILLUMINATED
- J** RESIDENTIAL GATE ID - 2'-0"H X 12'-0"W
LETTERS MOUNTED TO ACCESS GATE
- K** PROJECT DIRECTORY - 7'-0"H X 4'-6"W
FREESTANDING DIRECTORY, ILLUMINATED
- L** FIRE ACCESS DIRECTORY - 6'-0"H X 3'-6"W
FREESTANDING DIRECTORY
- N** TENANT WALL/CANOPY ID - SIZE VARIES
WALL MOUNTED LETTERS/CABINET, ILLUMINATED
- O** (NOT SHOWN) TENANT UNDER CANOPY SIGN
HANGING PANEL AT TENANT FRONTAGE
- P** (NOT SHOWN) TENANT PROJECTING SIGN
WALL MOUNTED PANEL AT TENANT FRONTAGE
- Q** TENANT BUILDING DIRECTORY - 4'-0"H X 3'-6"W
WALL MOUNTED DIRECTORY, ILLUMINATED
- R** (NOT SHOWN) TENANT WALL PLAQUE
WALL MOUNTED PANEL AT TENANT FRONTAGE
- S** (NOT SHOWN) TENANT WINDOW ID - SIZE VARIES
WINDOW APPLIED GRAPHICS

NOTE: SEE COMPREHENSIVE SIGN PLAN PREPARED
BY GRAPHIC SOLUTIONS, DATED 01/19/16, FOR EXHIBITS
OF ALL SIGN TYPES AND ADDITIONAL INFORMATION.



SCHEMATIC SIGN LOCATIONS



OWNERS SIGNATURE

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832 CAMINO DEL MAR #3
DEL MAR, CA 92104

DATE

latitude 33
PLANNING & ENGINEERING
9968 Hilbert Street, 2nd Floor, San Diego, CA 92131
Tel 858.751.0633



JIM KILGORE
REG. EXPIRES 6-30-2017



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PROJECT NAME:
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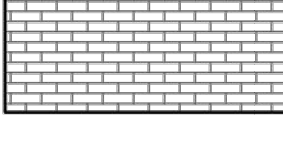
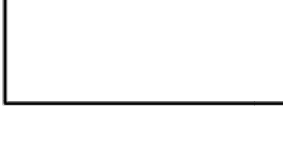
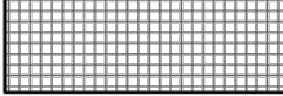
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SCHEMATIC SIGN
LOCATIONS

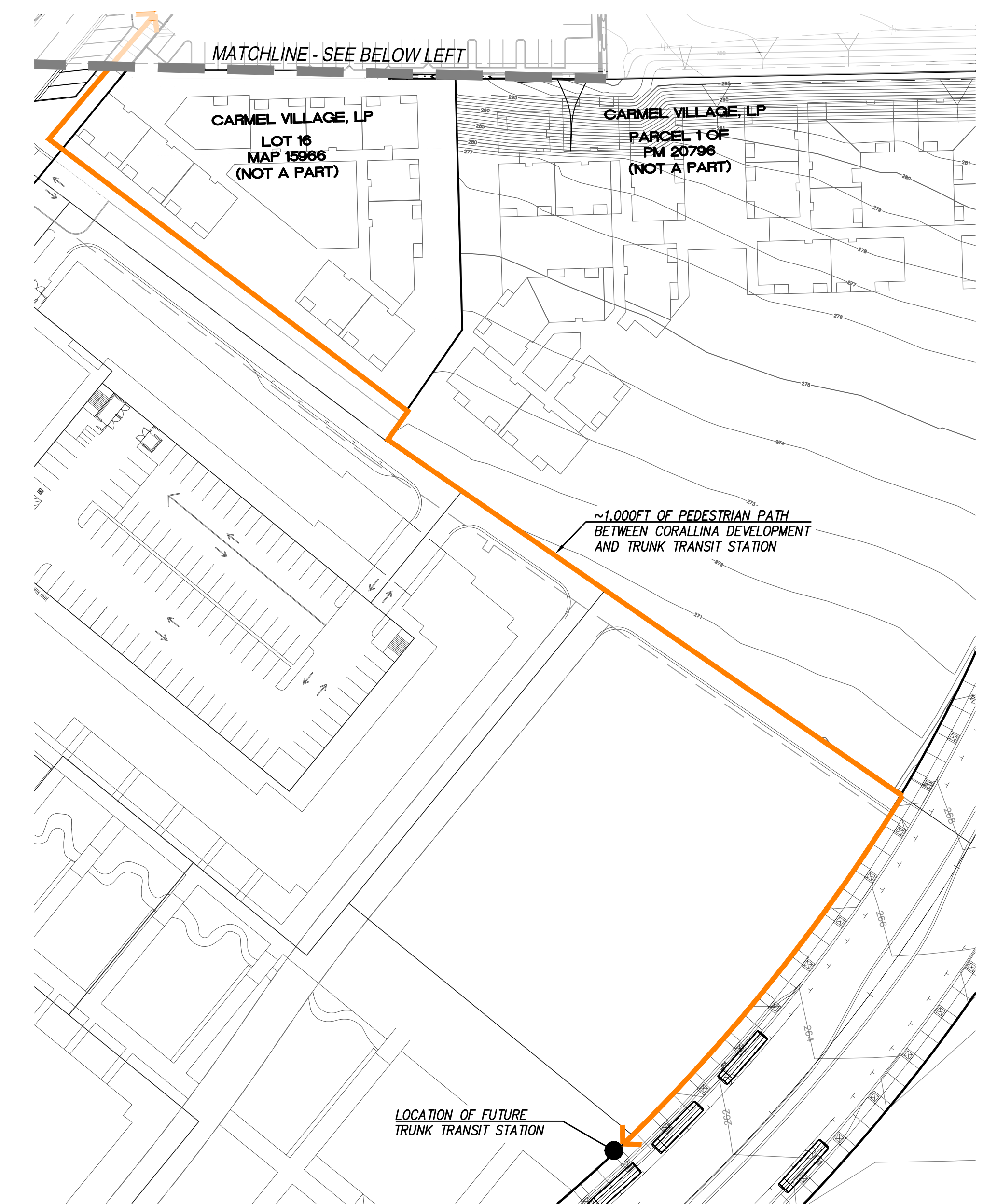
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ORIGINAL DATE:	09/06/13
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NAME:	
DEP #	

KEY NOTE LEGEND

- ① Property line / Limit of work
- ② Visibility Area
- ③ Sound Attenuation Wall
- ④ Retaining wall
- ⑤ 6' High Fire Access Gate
- ⑥ Spa
- ⑦ Pool Enclosure Fence
- ⑧ Amenity Area
- ⑨ Motorcycle Parking
- ⑩
- ⑪ Residential Common Area
- ⑫ Right of Way
- ⑬ Pedestrian Access
- ⑭ Enhanced sidewalk paving
- ⑮ Underground water vault - See Civil Engineering drawings
- ⑯ Fire department pull-out

PAVING LEGEND

-  Paving 'A' - Public Sidewalk Paving - Commercial Adjacent: Non-porous paving
-Colored Concrete with Special Aggregate and Cut Joints
-Multiple Colored Concrete Areas / patterns with enhanced finish and cut joints
-Natural Colored Concrete with enhanced finish and scored joints
-  Paving 'B' - Public Sidewalk Paving and Private Enhanced Paving Street Crossing: Non Porous Paving
-Natural Cut Stone
-Manufactured Cast Stone
-Concrete Unit Pavers
-  Paving 'D' - Vehicular Enhanced Paving - Non-Porous Paving
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-  Paving 'P' - Private Pedestrian Crossings - Non-Porous Paving
-Concrete Unit Pavers
-Colored Concrete Paving with Cut Joints



DISTANCE BETWEEN TRUNK TRANSIT STATION
AND CORALLINA DEVELOPMENT DETAIL
SCALE: 1"=60'

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PROJECT NAME:
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HIGHLANDS RANCH

SHEET TITLE:
PEDESTRIAN CIRCULATION PLAN

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SHEET 55 OF 55

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0 15 30 60
Scale: 1" = 30'

