

LANDSCAPE CONCEPT FOR METRO PROPERTY GROUP, LLC DOLPHIN GREEN CAR WASH

GENERAL NOTES:
THIS CONCEPTUAL LANDSCAPE PLAN DIAGRAMMATICALLY SHOWS PLACEMENT OF PROPOSED PROJECT LANDSCAPING. FINAL LANDSCAPE PLANS SHALL ACCURATELY IDENTIFY AND SHOW PLACEMENT OF TREES, SHRUBS AND GROUND COVERS AND REQUIRED ROOTBARRIERS FOR TREES. THE LANDSCAPE ARCHITECT IS AWARE OF THE CITY OF OCEANSIDE POLICY WHICH PROHIBITS TREES AND STRUCTURES IN UTILITY EASEMENTS AND HAS CONCEPTUALLY DESIGNED THE PROJECT LANDSCAPE AND RESPECTIVE HARDSCAPE IN ACCORDANCE WITH THIS REQUIREMENT. ALL PERTINENT UTILITY EASEMENTS ARE DELINEATED ON THE PRELIMINARY CIVIL ENGINEERING SITE PLAN INFORMATION. THE FINAL LANDSCAPE PLAN SHALL SHOW ALL EASEMENTS THAT MAY AFFECT FINAL PLACEMENT OF PROJECT TREES AND SHRUBS, BASED ON THE EASEMENT AND UTILITY INFORMATION RECEIVED FROM THE PROJECT ENGINEER. ALL REQUIRED LANDSCAPE AREAS, INCLUDING THE RIGHT OF WAY ON VIA LAS ROSAS AND EL CAMINO REAL, SHALL BE MAINTAINED BY THE PROPERTY OWNER, UNLESS NOTED OTHERWISE. LANDSCAPE AREAS SHALL BE MAINTAINED PER THE CITY OF OCEANSIDE REQUIREMENTS.

IRRIGATION NOTES:
AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AS REQUIRED TO PROVIDE COVERAGE FOR PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME IRRIGATION EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, TIMERS AND OTHER NECESSARY EQUIPMENT FOR PROPER COVERAGE. CONTROLLER SHALL BE 'SMART' CONTROLLER. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL AND ANY DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER GUIDELINES. CLASS 315 PRESSURE OR SCHEDULE 40 MAINLINE SHALL BE BURIED TO A MINIMUM DEPTH OF 18". PVC LATERAL LINES SHALL BE BURIED 12" MINIMUM BELOW FINISH GRADE. ALL MAINLINE SHALL BE INSTALLED PER MANUFACTURER GUIDELINES, SPECIFICATIONS, AND ADHERE TO CODES AND GUIDELINES. ALL IRRIGATION PIPING SHALL BE SLEEVED UNDER HARDSCAPE. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.

PLANTING NOTES:
THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, ENVIRONMENTAL SENSITIVITY, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOIL REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUBS BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS UNLESS TOPIARY FORMS ARE A DESIGN ELEMENT OR REQUESTED BY OWNER. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.

TREES PLANTED WITHIN 10 FEET OF A PUBLIC SIDEWALK, HARDSCAPE OR CURB SHALL BE INSTALLED WITH AN APPROVED ROOT BARRIER (24" IN DEPTH AND A MINIMUM OF 10 LINEAR FEET CENTERED ON THE TREE TRUNK) AND SHALL COMPLY WITH THE CITY OF OCEANSIDE STREET TREE STANDARD DETAIL 211A.

SYNTHETIC TURF - PRODUCT MANUFACTURER SHALL OFFER A WARRANTY OF 8 YEARS. THE PROJECT WILL BE CONDITIONED TO THE SYNTHETIC TURF REPLACED AT OWNER'S EXPENSE IF FADING, DISCOLORATION, AND PROBLEMS OCCUR WITH MATERIALS AND WORKMANSHIP.

CRIB WALL NOTES:
THE EXISTING CRIB WALL PARALLEL TO VIA LAS ROSAS SHALL COMPLY WITH THE CITY OF OCEANSIDE CRIB WALL SPECIFICATIONS POLICY DATED DECEMBER 14, 1989 WITH EXCEPTION THAT ALL CELLS SHALL BE INSTALLED WITH NATIVE/NATURALIZED-TYPE PLANTS. ALL RODENT PESTS WILL NEED TO BE CONTROLLED PRIOR TO INSTALLING NEW PLANTS. ALL VOIDS WITHIN THE CRIB WALL SHALL BE FILLED IN, COMPACTED AND AMENDED PER THE SOIL ENGINEER'S RECOMMENDATION AND PER THE AGRICULTURAL SOILS REPORT AND RECOMMENDATIONS.

EXISTING LANDSCAPE PROTECTION:
ANY AREAS ON SITE AND ADJACENT TO THE SITE WHICH ARE DISTURBED BY CONSTRUCTION ACTIVITIES SHALL HAVE THE EXISTING IRRIGATION AND PLANTING RESTORED TO EXISTING CONDITIONS.

TREE PRESERVATION NOTES:
NO TREES SUBJECT TO MITIGATION AND NO TREES TO REMAIN PROTECTED IN PLACE.

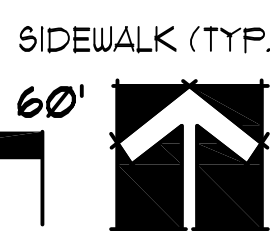
PROJECT STORM WATER MANAGEMENT PLAN (SWMP)
DESIGN OF SITE LANDSCAPING SHALL COMPLY WITH AN APPROVED STORM WATER MANAGEMENT PLAN PREPARED FOR THE PROJECT. THE LANDSCAPE AND IRRIGATION SYSTEM SHALL UTILIZE BEST PRACTICES FOR STORM WATER MANAGEMENT. REFER TO CIVIL PLANS FOR DRAINAGE SWALES AND BMPs LOCATIONS.

PROJECT SITE WALLS
ALL MASONRY BLOCK AND CONCRETE RETAINING WALLS SHALL RECEIVE STUCCO PLASTER OR PAINTED FINISH TO MATCH OR COMPLEMENT THE ARCHITECTURAL BUILDING DESIGN. GRAVITY BLOCK OR 'CRIB' TYPE RETAINING WALLS SHALL BE PLANTED WITH APPROPRIATE LANDSCAPE PLANTINGS AND SHALL CONFORM TO THE CITY OF OCEANSIDE STANDARDS FOR PLANTABLE RETAINING WALLS. REFER TO CIVIL PLANS FOR ALL PROJECT WALLS, GRAVITY BLOCK AND RETAINING WALLS, AND PLANTABLE WALLS FOR SPECIFIC HEIGHT, LAYOUT AND DESIGN.

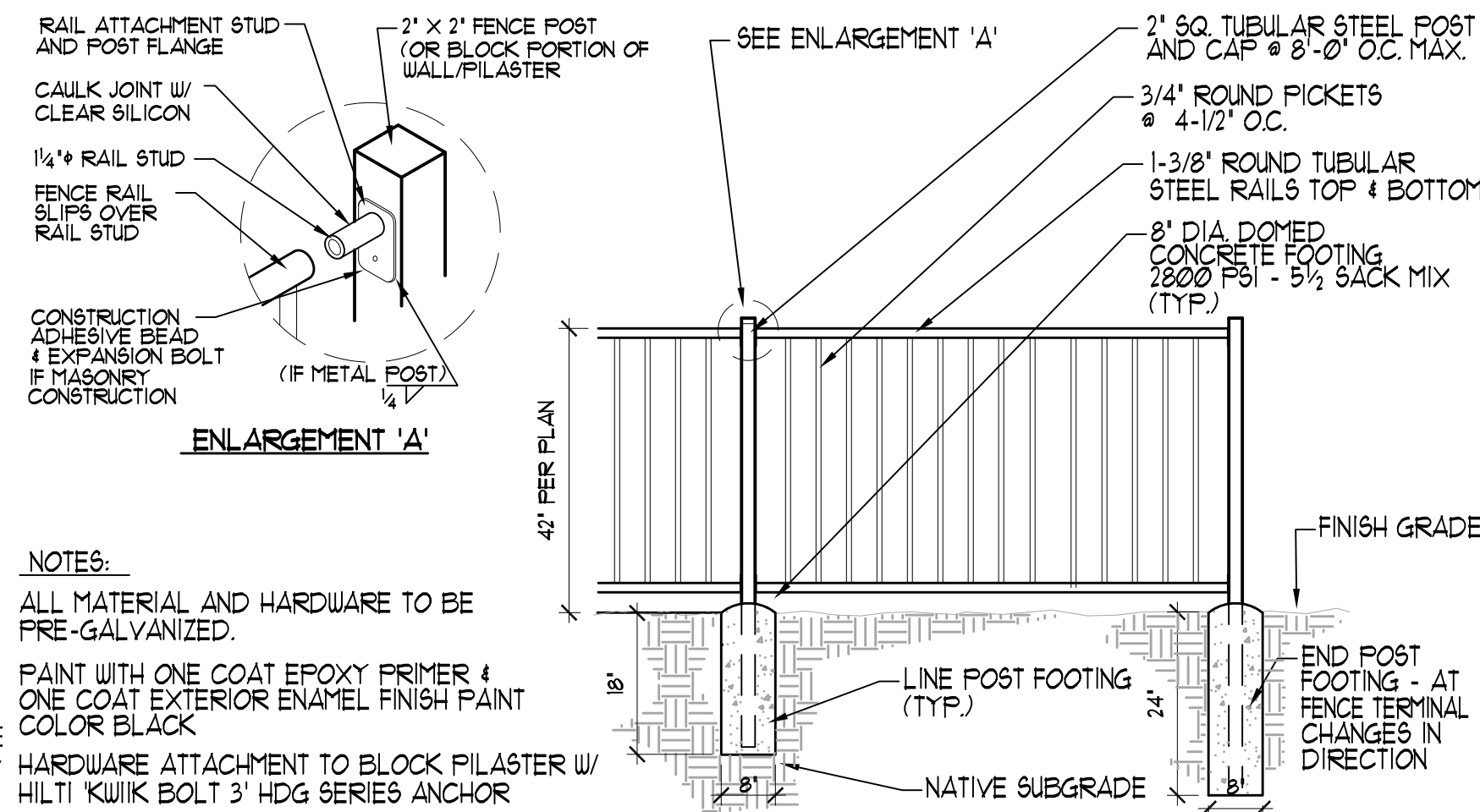
CLEARANCE AND SPACING
ALL SHRUBS AT MATURITY SHALL BE SPACED:
3 FEET FROM FIRE HYDRANTS (AROUND ALL SIDES)
3 FEET FROM FIRE DEPARTMENT CONNECTIONS (FDC)
3 FEET FROM POST INDICATING VALVES
3 FEET FROM DOUBLE CHECK DETECTORS

ALL TREES SHALL BE SPACED NO CLOSER THAN:
5 FEET FROM FIRE HYDRANTS (AROUND ALL SIDES)
5 FEET FROM FIRE DEPARTMENT CONNECTIONS (FDC)
5 FEET FROM POST INDICATING VALVES
5 FEET FROM DOUBLE CHECK DETECTORS

PROJECT SIGN (SEPARATE PERMIT MAY BE REQUIRED)



SCALE: 1"=20'-0"



ORNAMENTAL IRON FENCE-SCHEMATIC DETAIL

(REFER TO CIVIL PLANS FOR EXACT LOCATION OF FENCE)

SCALE: 1/2"=1'-0"

EASEMENTS:

THE PROJECT LANDSCAPE ARCHITECT IS AWARE OF THE CITY OF OCEANSIDE POLICY WHICH PROHIBITS TREES AND PERMANENT STRUCTURES IN UTILITY EASEMENTS AND HAS DESIGNED THE PROJECT LANDSCAPE IN ACCORDANCE WITH THIS REQUIREMENT, BASED ON THE EASEMENT INFORMATION RECEIVED FROM THE PROJECT ENGINEER OF WORK. THE PROJECT LANDSCAPE ARCHITECT HAS VERIFIED THAT THESE PLANS MEET THE REQUIREMENTS OF SAID POLICY.

PRIOR TO CITY APPROVAL OF THE LANDSCAPE CONSTRUCTION DOCUMENTS, THE APPLICANT SHALL SUBMIT TO THE CITY, A WRITTEN LETTER OF APPROVAL FROM SAN DIEGO GAS & ELECTRIC NOTING REVIEW AND APPROVAL OF THE PLANTING DESIGN AND APPROPRIATE TREE SPECIES TO BE INSTALLED WITHIN THE EXISTING SDG&E UTILITY EASEMENT.

FIRE CODE

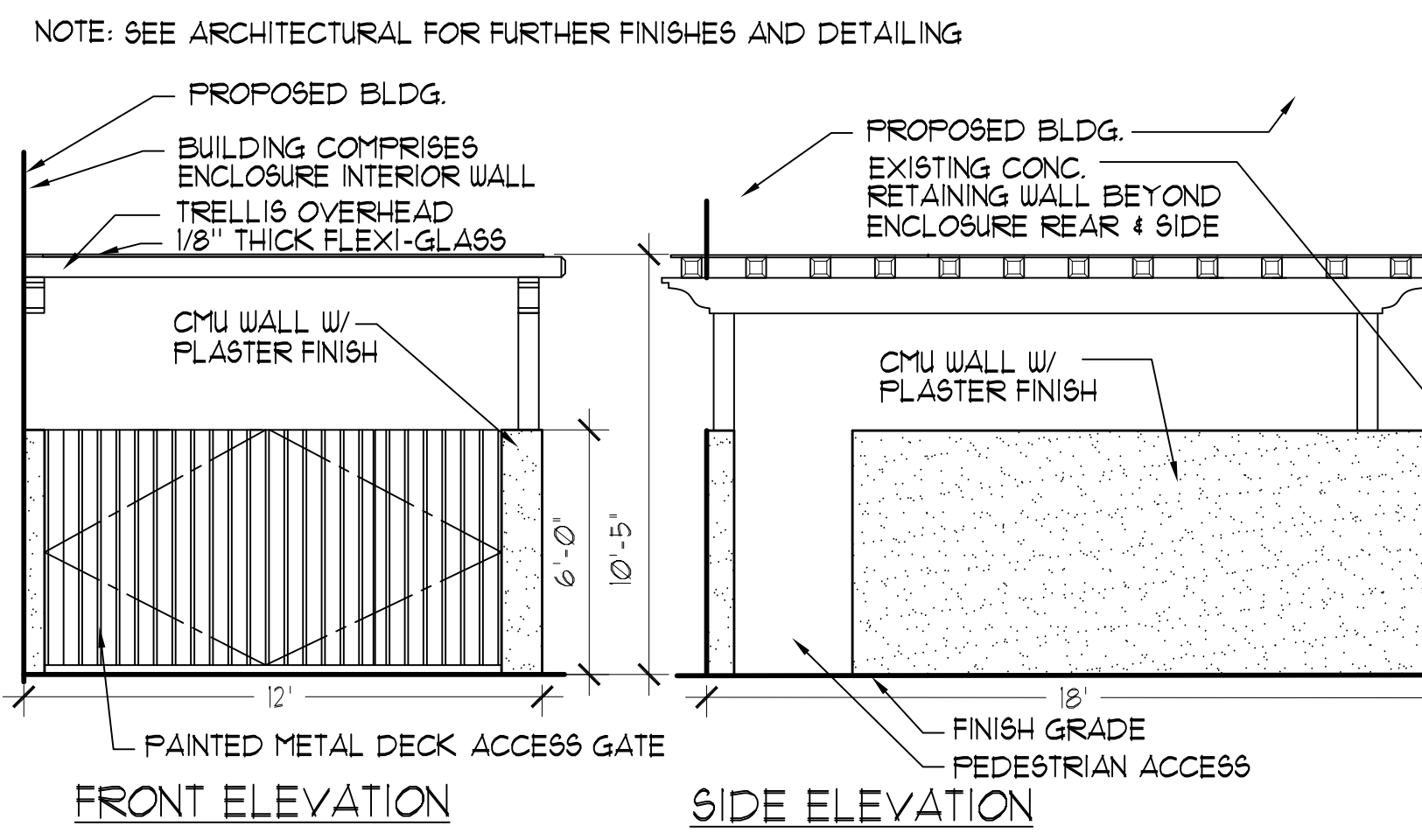
THE LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPARTMENT REGULATIONS, CODES AND STANDARDS AT THE TIME OF PROJECT APPROVAL.

ALL TREES AT MATURITY SHALL MEET A HORIZONTAL CLEARANCE ALONG ALL ROADWAYS FROM CURB TO CURB. HORIZONTAL ROADWAY CLEARANCE FOR A ONE-STORY BUILDING IS 28-FEET WIDE AND BUILDING 35-FEET OR TALLER A 35-FOOT WIDE CLEARANCE ALONG ROADWAYS IS REQUIRED AND SHALL BE MAINTAINED AS SUCH.

ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14-FEET FROM TOP OF THE ROADWAY TO THE LOWEST BRANCHES.

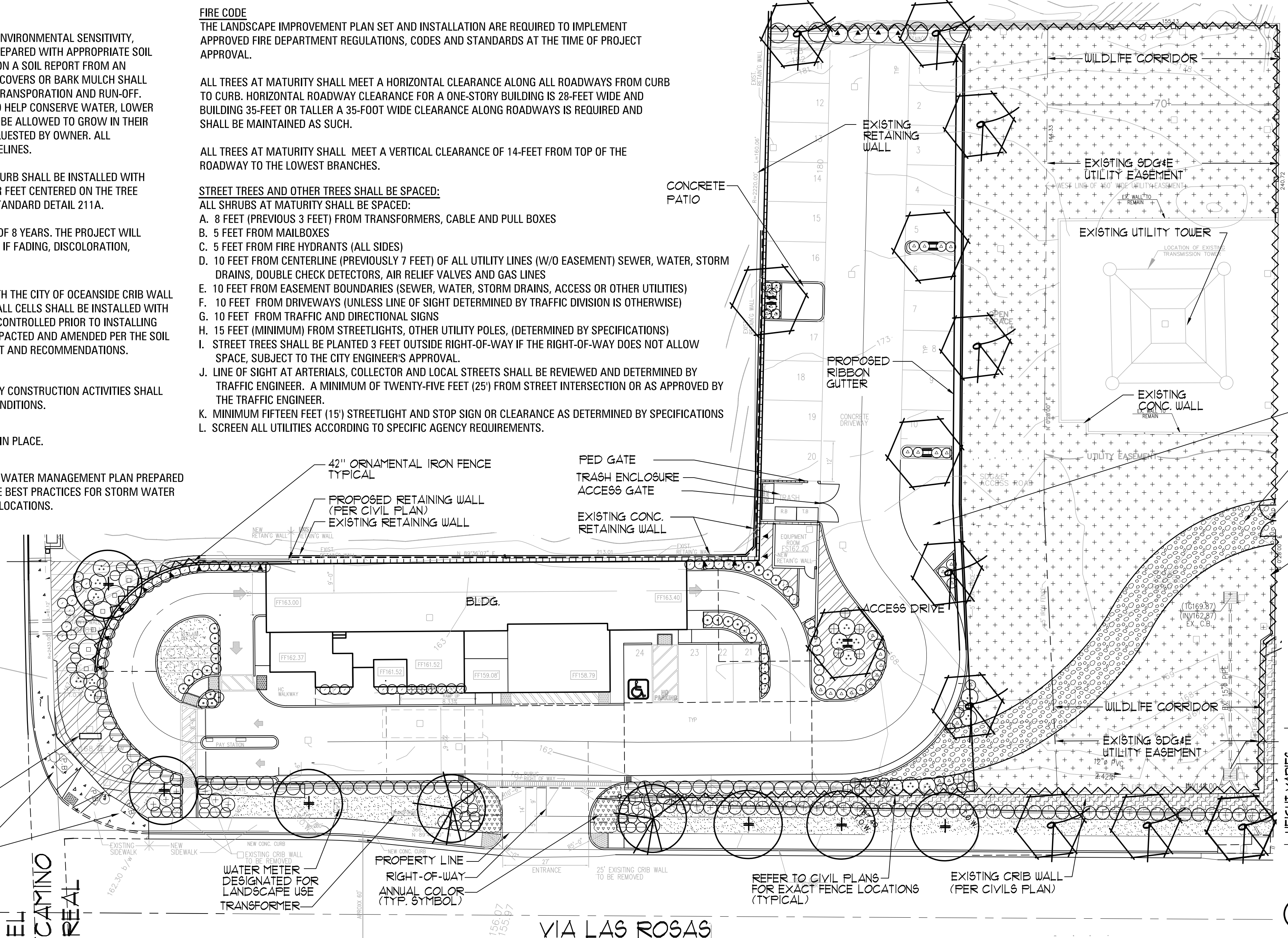
STREET TREES AND OTHER TREES SHALL BE SPACED:

- ALL SHRUBS AT MATURITY SHALL BE SPACED:
- 8 FEET (PREVIOUS 3 FEET) FROM TRANSFORMERS, CABLE AND PULL BOXES
 - 5 FEET FROM MAILBOXES
 - 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
 - 10 FEET FROM CENTERLINE (PREVIOUSLY 7 FEET) OF ALL UTILITY LINES (W/O EASEMENT) SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS LINES
 - 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
 - 10 FEET FROM DRIVEWAYS (UNLESS LINE OF SIGHT DETERMINED BY TRAFFIC DIVISION IS OTHERWISE)
 - 10 FEET FROM TRAFFIC AND DIRECTIONAL SIGNS
 - 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES, (DETERMINED BY SPECIFICATIONS)
 - STREET TREES SHALL BE PLANTED 3 FEET OUTSIDE RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL.
 - LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF TWENTY-FIVE FEET (25') FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
 - MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLEARANCE AS DETERMINED BY SPECIFICATIONS
 - SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.



TRASH ENCLOSURE - SCHEMATIC DETAIL

SCALE: NO SCALE (FOR REFERENCE ONLY-REFER TO ARCHITECTURAL PLANS)



CONCEPTUAL PLANT LEGEND

TREES			
SYM	BOTANICAL NAME / VARIETY	COMMON NAME	SIZE / SPACING
+	TRISTANIA CONFERTA	BRISBANE BOX	24' BOX/ 30' O.C. STREET TREE
□	GEUERA PARVIFLORA	AUSTRALIAN WILLOW	24' BOX/AS SHOWN
○	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	15 GAL/AS SHOWN
△	RHUS LANCEA	AFRICAN SUMAC	24' BOX/AS SHOWN

SHRUBS & SUCCULENTS			
SYM	BOTANICAL NAME / VARIETY	COMMON NAME	SIZE / SPACING
⊙	AGAVE ATTENUATA 'VARIEGATA'	VARIEGATED FOX TAIL AGAVE	5 GAL / 13' O.C.
⊕	ALOE STRIATA	CORAL ALOE	5 GAL / 13' O.C.
⊖	HESPERALOE PARVIFLORA YELLOW	YELLOW YUCCA	1 GAL / 13' O.C.
○	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	RED YUCCA	1 GAL / 13' O.C.
⊙	CALLISTEMON VIMINALIS 'LITTLE JOE'	DWARF BOTTLE BRUSH	1 GAL / 13' O.C.
⊖	CORDYLIN FESTIVAL GRASS	FESTIVAL GRASS	1 GAL / 13' O.C.
▲	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL / 16' O.C.
+	PHORMIUM YELLOW WAVE	PHORMIUM HYBRID	5 GAL / 14' O.C.
□	BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA	5 GAL / 16' O.C.
○	RHAPHIS CALIFORNICA 'MOUND SAN BRITO'	COFFEE BERRY	5 GAL / 14' O.C.

GROUNDCOVERS & CRIB WALL PLANTINGS			
SYM	BOTANICAL NAME / VARIETY	COMMON NAME	SIZE / SPACING
⊙	ANNUAL COLOR (PER OWNER APPROVAL)		
▨	SENECIO MANDRALISCAE	SENECIO	FLATS / 12' O.C.
⊙	SYNTHETIC TURF	SYNTHETIC TURF SHALL BE SPORTEX FIELD TURF OR EQUAL TURF SURFACE SHALL BE INSTALLED OVER COMPACTED BASE ROCK AND SHALL HAVE POSITIVE DRAINAGE FLOW	
▨	CRIB/GRAVITY WALL PLANTING	SEE DETAIL 'A' BELOW	
▲	FIGUS FUMILA	CREEPING FIG	1 GAL / 16' O.C.

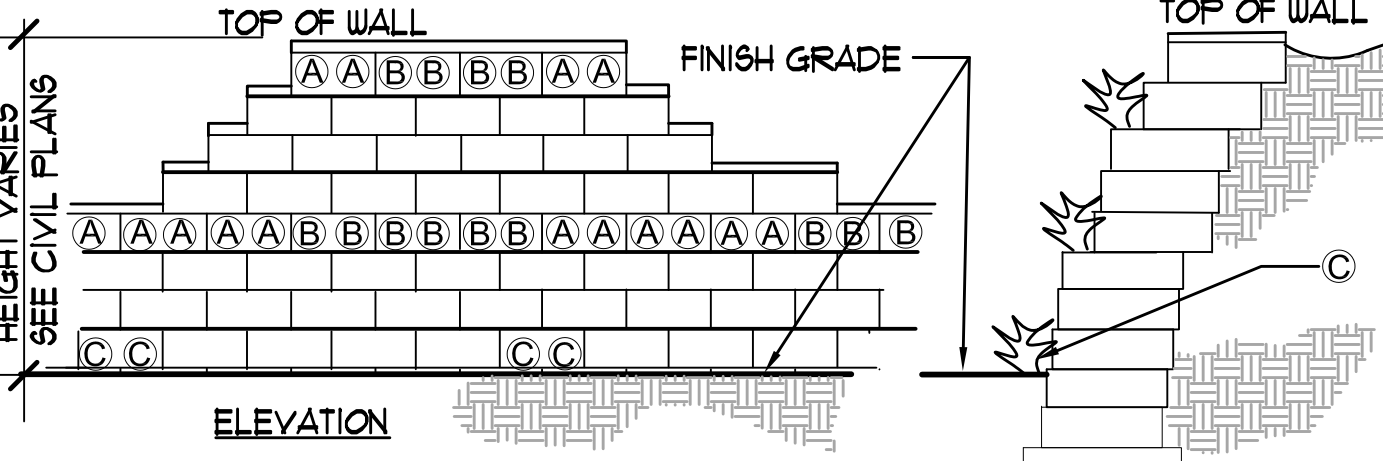
COASTAL SAGE SCRUB PLANTING			
SYM	DESCRIPTION	SPECIFICATION	
+	NATIVE HYDROSEED BLEND MIX - SUCH AS: ENCELIA CALIFORNICA - CALIFORNIA ENCELIA LOTUS SCOPARIUS - DEERWEED NASSELLA LEPTIDA - FOOTHILL NEEDLEGRASS LASTHENIA CALIFORNICA - COMMON GOLDFIELDS MELICA IMPERFECTA-COAST RANGE MELIC		HYDROSEED MIX

FENCE LEGEND		
SYM	DESCRIPTION	SPECIFICATION
⊖	42" ORNAMENTAL IRON FENCE	SAFETY/PROPERTY FENCE
⊖	42" ORNAMENTAL IRON GATE	VEHICLE ACCESS GATE

CONCRETE SURFACE AREA FOR EASE OF VEHICLE TURNING (PER CIVIL PLAN)
SDG&E ACCESS DRIVE (PER CIVIL PLAN)
ORN IRON GATE PER CITY STDS WITH DOUBLE KEY LOCK FOR SDG&E MAINTENANCE ACCESS
42" ORN. IRON FENCE TYPICAL SYMBOL

IMPORTANT NOTE:
REFER TO CIVIL PLANS FOR HEIGHT, ELEVATION, SITE LOCATION AND CONSTRUCTION DETAILS.

PLANTING KEY:
A VITIS GIRDIANA - DESERT WILD GRAPE (4" POTS, OR LINERS)
B IVA HAYESIANA - SAN DIEGO MARSH ELDER (4" POTS, OR LINERS)
C VITIS GIRDIANA - DESERT WILD GRAPE, 1 GAL. @ 6' O.C.
NOTE: TWO PLANTS PER CELL



PLANTABLE WALL SCHEMATIC DETAIL

NOT TO SCALE

THE LIGHTFOOT PLANNING GROUP
 PLANNING SITE DESIGN LANDSCAPE ARCHITECTURE
 5000 PASTEUR COURT SUITE 110 CARLSBAD, CA 92008 (760) 692-1924
 LIGHTFOOT@LIGHTFOOTPG.COM

Metro Property Group, LLC
Dolphin Green Car Wash
 Oceanside, CA
 Scale: 1"=20'-0"
 Date: 2/16/11
 Drawn By: ET
 Revisions: EE
 CITY COMMENTS 3-20-15
 5/17/15
Landscape Concept
 Job # 13.07.11
 1
 1
Dolphin Green Car Wash