

665-040-012
RS 32/95
VACANT
EX. GP & ZONING: I-L665-040-013
RS 32/95
VACANT
EX. GP & ZONING: I-L665-040-014
RS 32/95
VACANT
EX. GP & ZONING: I-L665-040-015
PARCEL 36
RS 25/84
VACANT
EX. GP & ZONING: I-L665-040-016
PARCEL 35
RS 25/84
VACANT
EX. GP & ZONING: I-L60' ESMT. FOR ELECTRICAL PURPOSES IN
FAVOR OF CAL ELEC PER BOOK 2185
PAGE 211 REC. 11/29/1957, O.R.10' SCE ESMT. FOR ELEC. PURPOSES PER INST. NO.
2006-0054753
REC. 1/24/2006, O.R.10' SCE ESMT. FOR ELEC. PURPOSES
PER INST. NO. 2006-0054755
REC. 1/24/2006, O.R.10' SCE ESMT. FOR ELEC. PURPOSES PER INST. NO.
2006-0054756 REC 1/24/2006, O.R.30' ESMT. FOR
ROAD PURPOSES
PER R.S. 21/55

PALOMAR LANE

N 89°23'22" E 628.86'

PROP. 5FT SIDEWALK

PROP. PRIMARY ACCESS

PROP. SECONDARY ACCESS

PROP. WROUGHT IRON OR
TUBULAR STEEL FENCE665-050-003
PARCEL 3 / RS 32/43
235.3'665-050-004
PARCEL 4 / RS 32/43665-050-001
PARCEL 1 / RS 32/43
VACANT
EX. GP & ZONING: I-LPROPOSED BUILDING NO. 1
14,518 SFPROP. LOADING
GARAGE665-050-002
PARCEL 2 / RS 32/43
VACANT
EX. GP & ZONING: I-LPROP. LOADING ZONE FOR
LARGE DELIVERY VEHICLES

PROP. GENERATOR

5' P.U.E. IN FAVOR OF CALIFORNIA
WATER AND TELEPHONE COMPANY
PER DOC. NO. 98862
REC. 11/18/1960, O.R.30' RIGHT OF WAY PER BOOK 211
PAGE 68 REC. 12/29/1934 AS SHOWN
IN ROAD ABSTRACT 6904665-050-021
PARCEL 43
RS 21/55
VACANT

EX. GP & ZONING: I-L

PROP. TRASH
ENCLOSURE (TYP.)PROP. UNDERGROUND
1K GAL. PROPANE TANKS (2)

PROP. 10FT BUILDING SETBACK

ALL DRIVE AISLES WILL HAVE
RECIPROCAL ACCESS &
UTILITY EASEMENT7.5' ESMT FOR WATER PURPOSES IN FAVOR OF
RANCHO RAMON WATER COMPANY
PER BK 1955 PG 265, REC. 8/8/1956, O.R.7.5' ESMT. FOR WATER PURPOSES IN FAVOR OF
RANCHO RAMON WATER COMPANY PER
BOOK 1955 PAGE 257, REC. 7/30/1956, O.R.PROP. UNDERGROUND RETENTION
(PERFORATED CMP PIPE)(TYP.)665-050-027
VACANT
EX. GP & ZONING: I-LPROP. UNDERGROUND
1K GAL. PROPANE TANKS (2)665-050-022
VACANT
EX. GP & ZONING: I-LPROP. UNDERGROUND
1K GAL. PROPANE TANKS (2)

PLANTING LEGEND

FOR 665-050-001, -002, -003, -004 & -006 PARCEL "A"

TREES	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME	WATER NEEDS	PLANT FACTOR
9	24"-BOX MULTI TRUNK	CERCIDIUM FLORIDUM	BLUE PALO VERDE	LOW	0.2
11	24"/36" MULTI TRUNK	QUERCUS VIRGINIANA OR PROSOPIS HYBRID AZT	SOUTH LIVE OAK OR AZT MESQUITE	MODERATE	0.5
25	7'-8' HT. SKINNED TRUNK	WASHINGTONIA HYBRID	HYBRID PALM	MODERATE	0.5
SHRUBS					
17	15-GAL	AGAVE WEBERI	BLUE AGAVE	LOW	0.2
20	5/15-GAL MIX	AGAVE AUGUSTIFILIA	AGAVE	LOW	0.2
57	5/15-GAL MIX	DASYLIRION WHEELERI	DESERT SPOON	LOW	0.2
19	5-GAL	DALEA GREGGII	TRAILING INDIGO BUSH	LOW	0.2
12	5-GAL	ENCELIA FARINOSA	BRITTLEBUSH	LOW	0.2
80	5-GAL	HESPERALOE PARVIFOLIA	RED YUCCA	LOW	0.2
13	5-GAL	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	MODERATE	0.5
42	5-GAL	LEUCOPHYLLUM 'GRAY CLOUD'	GRAY CLOUD TEXAS RANGER	LOW	0.2
95	5-GAL	EUPHORBIA TIRUCALLI	STICKS ON FIRE	LOW	0.2
31	5-GAL	MYRTUS COMMUNIS	'COMPACTA'	MODERATE	0.5
44	5-GAL	LEUCOPHYLLUM 'LYNN'S LEGACY'	LYNN'S LEGACY	LOW	0.2
53	5-GAL	ROSMARINUS O. 'PROSTRATUS'	DWARF ROSMARY	MODERATE	0.5
13	5-GAL	LANTANA 'NEW GOLD'	YELLOW LANTANA	MODERATE	0.5
PY	7-5-GAL ESP.	PYRACANTHUS COCCINEA	SCARLET FIRETHORN	MODERATE	0.5
2'-6"-4" DIA.	HICKORY CREEK BOULDERS				
4'-6" DIA.	HICKORY CREEK FRACTURED GRANITE BY SOUTHWEST BOULDERS				
2" DPTH 3/4"	HICKORY CREEK CRUSHED ROCK IN ALL PLATERS BY SOUTHWEST BOULDERS AND STONE				

PLANTING NOTES

1. PLANT QUANTITIES INDICATED IN THE PLANT LIST ARE FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY PLANT QUANTITIES PER PLAN. TO BID, CONTRACTOR TO PROVIDE AND INSTALL ALL PLANTS INDICATED PER PLAN.

2. THE PROJECT WILL RECEIVE A DRIP IRRIGATION SYSTEM. EACH PLANT WILL RECEIVE AN EMITTER AND EACH TREE TO RECEIVE TWO BUBBLERS.

3. PROVIDE A SOIL MANAGEMENT PLAN ONCE MASS GRADING IS COMPLETED.

Minimum Recommended Yearly Maintenance Schedule

Month	Adjust irrigation schedule	Inspect tree staking	Flush drip valves	Add mulch or DG	Prune trees & shrubs	Fertilize as needed
January	✓	✓	✓	✓	✓	✓
February	✓	✓	✓	✓	✓	✓
March	✓	✓	✓	✓	✓	✓
April	✓	✓	✓	✓	✓	✓
May	✓	✓	✓	✓	✓	✓
June	✓	✓	✓	✓	✓	✓
July	✓	✓	✓	✓	✓	✓
August	✓	✓	✓	✓	✓	✓
September	✓	✓	✓	✓	✓	✓
October	✓	✓	✓	✓	✓	✓
November	✓	✓	✓	✓	✓	✓
December	✓	✓	✓	✓	✓	✓

RECOMMENDED MINIMUM LANDSCAPE MAINTENANCE SCHEDULE

WEEKLY TASKS

- Check all irrigation equipment and adjust / align as required.
- Inspect all landscape areas for pests / pathogens.
- Weed all shrub / groundcover areas as needed.
- Remove landscape debris.
- Repair planting wells and / or grade around plants to eliminate runoff.
- Perform corrective pruning to eliminate hazards and damage to plant.
- Repair irrigation equipment with originally specified materials.

02-22-17
