



NTS

NORTH

FICUS GREEN GEM COLUMN
FOR SCREENING (TYP.)

COASTAL PROGRAM- MELLO II SEGMENT NOTES:

ALL GRADED AREAS SHALL BE LANDSCAPED PRIOR TO OCTOBER 1ST OF EACH YEAR WITH EITHER TEMPORARY OR PERMANENT LANDSCAPING MATERIALS, TO REDUCE EROSION POTENTIAL. SUCH LANDSCAPING SHALL BE MAINTAINED AND REPLANTED IF NOT WELL-ESTABLISHED BY DECEMBER 1ST FOLLOWING THE INITIAL PLANTING. ALL LANDSCAPE AREAS SHALL BE 100% LANDSCAPED WITH GROUNDCOVER, SHRUB, TREES TO SLOW RUNOFF AND MAXIMIZE ON SITE INFILTRATION OF RUNOFF. DETACHED RESIDENTIAL HOME SHALL BE IRRIGATED WITH A WATER EFFICIENT IRRIGATION SYSTEM CONSISTING OF DRIP, BUBBLER, LOW FLOW MPROTATORS, AND OR MICRO IRRIGATION TO MINIMIZE OR IF MINIMATE Drip Flow any ENVIRONMENTAL IY OF SENSITIVE AREA, COASTAL BLUFF OR ROCKY INTERTIDAL AREA WITHIN 200 FEET OF SITE.

CORNER LINE OF SIGHT

---PROCESSED RESIDUAL

DRIVEWAY LINE OF SIGHT

A SUB-METER SHALL BE INSTALLED
ON EACH LOT. PER CIVIL PLANS

CORNER LINE OF SIGHT

PROPOSED UNDERGROUND
CULTEC SYSTEM PER CIVIL (TYP.)

CORNER LINE OF SIGHT

SYM	BOTANICAL NAME	COMMON NAME	SIZE	WU-COLS
GROUND COVERS				
	LANTANA C. 'PATRIOT RAINBOW'	PATRIOT RAINBOW LANTANA	1 GAL.	LOW
	ROSMARINUS O. 'HUNTINGTON CARPET'	ROSEMARY HUNTINGTON CARPET	1 GAL.	V. LOW
	THYMUS PREACOX	MOTHER-OF-THYME	1 GAL.	LOW
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL.	LOW
TURF SUBSTITUTE				
	PHYLA NODIFLORA	KURAPIA	PL. AT/SP/ON	LOW
STREET TREES				
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW
	ERUBOTRYA FLEXA	BRONZE LOQUAT	24" BOX	MOD.

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF CARLSBAD'S LANDSCAPE MANUAL AND WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE MANUAL AND AGREE TO COMPLY WITH ALL REQUIREMENTS WHEN SUBMITTING CONSTRUCTION DOCUMENTS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

Sam Clarke
SIGNATURE

03-06-20

DATE _____



--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

LANDSCAPE GENERAL NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF CARLSBAD LANDSCAPE REGULATIONS AND STANDARDS.
2. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY 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.
3. MULCH: ALL REQUIRED PLANTING AREA SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GRASS COVER. ALL EXPOSED SOILS AREAL WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THE MINIMUM DEPTH.
4. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 G.P. FT. OF TENSION ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA THE MIN. DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.
5. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC RIGHT-OF-WAY, INCLUDING WALKS, CURBS OR STREET. PAYMENT OF WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT WRAPPED AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE BIO-BARRIER OR EQUAL.
6. OWNER IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE, INCLUDING THE PUBLIC RIGHT-OF-WAY, IN A HEALTHY, DISEASE FREE CONDITION.
7. ALL LANDSCAPE AREAS SHALL BE FINISH GRADE TO REMOVE ROCKS AND ENSURE SURFACE DRAINAGE IS 2% AND AWAY FROM BUILDINGS.
8. IRRIGATION: AN EFFICIENT, AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED FOR PROTECTION, DEVELOPMENT, GROWTH AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE IRRIGATION SYSTEM SHALL BE SUBJECT TO THE CITY OF CARLSBAD LANDSCAPE REGULATIONS. THE IRRIGATION SYSTEM SHALL BE A COMBINATION OF POP-UP SPRINKLER AND DRIP LINE.

CITY NOTES

1. SLOPE 6:1 STEEPER REQUIRING EROSION CONTROL MEASURES AS SPECIFIED HEREIN SHALL BE TREATED WITH ONE OR MORE OF THE FOLLOWING PLANTING STANDARDS:
 - A) STANDARD #1 - COVER CROPS: PLANTING OF A PERMANENT COVER CROP AND/OR A TEMPORARY COVER CROP SHALL BE SEED MIX TYPICALLY MADE UP OF QUICK GERMINATING AND FAST COVERING GRASSES, CLOVER AND/OR WILD FLOWERS. SUBMIT THE SPECIFIC SEED MIX FOR APPROVAL PRIOR TO ANY PLANTING. THE COVER CROP SHALL BE APPLIED AT A RATE AND MANNER SUFFICIENT TO PROVIDE 80% COVERAGE WITHIN THIRTY DAY. TYPE OF REINFORCED STRAW MATTING SHALL BE AS APPROVED BY THE CITY AND STAKED TO THE SLOPE AS RECOMMENDED BY THE MANUFACTURER. THE REINFORCED STRAW MATTING SHALL BE UNROLLED WHEN PLANTING OPERATIONS DURING AUGUST 15 AND APRIL 15. THE COVER CROP AND/OR REINFORCED STRAW MAT SHALL BE USED THE MINIMUM OF 10 YEARS.
 - B) STANDARD #2 - GRASS CROPS: ONE HUNDRED (100%) PERCENT OF THE AREA SHALL BE PLANTED WITH A GROUND COVER KNOWN TO HAVE EXCELLENT SOIL BINDING CHARACTERISTICS (PLANTED FROM A MINIMUM SIZE OF 1/4" DIBBLE MATERIAL AND PLANTED TO PERMANENT COVERAGE WITHIN ONE YEAR).
 - C) STANDARD #3 - LOW SHRUBS: LOW SPREADING WOODY SHRUBS (PLANTED FROM A MINIMUM OF 2-3/4" INCH LINERS) SHALL BE PLANTED TO PERMANENT COVERAGE WITHIN ONE YEAR.
 - D) STANDARD #4 - TREES AND/OR LARGE SHRUBS: TREES AND/OR LARGE SHRUBS SHALL BE PLANTED (A MINIMUM OF 1" GALLON CONTAINERS) AT A MINIMUM RATE OF ONE (1) TREE (TWO HUNDRED 60" SQUARE FEET).
2. SLOPES - STEEPER AND:
 - A) 3' OR LESS IN VERTICAL HEIGHT AND ARE ADJACENT TO PUBLIC WALKS OR STREETS REQUIRE A MINIMUM STANDARD #1.
 - B) 3' TO 6' IN VERTICAL HEIGHT REQUIRE STANDARD #1 (EROSION CONTROL MATTING SHALL BE REQUIRED FOR A COVER CROP).
 - C) IN EXCESS OF 6' IN VERTICAL HEIGHT REQUIRE STANDARDS #1 (EROSION CONTROL MATTING SHALL BE INSTALLED IN LIEU OF A COVER CROP), #2, #3, AND #4.
3. AREAS GRADED FLATTER THAN 1:1 SHALL BE REINFORCED WITH A COVER CROP (COVER CROP WITH TEMPORARY IRRIGATION WHEN THEY HAVE ONE OR MORE OF THE FOLLOWING CONDITIONS:
 - A) SHEET GRADED PADS NOT TO BE ALLOWED FOR IMPROVEMENTS WITHIN 6 MONTHS OF COMPLETION OF ROUGH GRADING.
 - B) A POTENTIAL EROSION PROBLEM AS DETERMINED BY THE CITY.
 - C) IDENTIFIED BY THE CITY AS A PROBLEM FOR THE PUBLIC OR HAVE SPECIAL CONDITIONS THAT WARRANT IMMEDIATE TREATMENT.

MAINTENANCE NOTE:
LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND 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.

Minimum Tree Separation Distance	
Improvement	Minimum Distance to Street Tree
Traffic signal, Stop Signs	20 feet
Underground Utility Lines (except sewers)	5 feet
Sewer Lines	10 feet
Above Ground Utility Structures (Transformers, Hydrants, Utility poles, etc)	10 feet
Driveways	10 feet
Intersections (intersecting curb lines of two urns)	25 feet