

# IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

# CONCEPTUAL LANDSCAPE PLANS

## WILDOMAR RIDGE - TR# 36952

### GENERAL NOTES:

1. BASE INFORMATION INCLUDING THE LOCATION OF PROPERTY LINES, EASEMENTS, BUILDING, ROADS AND CURBS HAVE BEEN TAKEN FROM THE ARCHITECTS DRAWINGS. REFER TO THE ARCHITECTS AND CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.
2. REFER TO THE CIVIL ENGINEERS DRAWINGS FOR UTILITY INFORMATION INCLUDING STORM DRAIN, SEWER, WATER, ELECTRICAL, GAS, TELEPHONE AND CABLE TV.
3. REFER TO THE CITY AND / OR COUNTY STANDARD PLANS AND SPECIFICATIONS AS APPLICABLE.
4. CONTRACTOR TO VERIFY SITE INFORMATION INCLUDING PROPERTY LINES, TOP AND BOTTOMS OF SLOPES, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
5. EXCAVATION IN THE VICINITY OF UTILITIES AND EXISTING MATERIALS SHALL BE UNDERTAKEN WITH GREAT CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
7. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND / OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
8. ALL ELECTRICAL JUNCTION BOXES FOR LIGHTS SHALL BE IN PLANTING AREAS. STAKE LOCATION PRIOR TO INSTALLATION.
9. SEE CIVIL ENGINEER'S DRAWINGS FOR CURBS AND A/C PAVING.
10. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

### WATER CONSERVATION STATEMENT

PLEASE NOTE THE FOLLOWING PRINCIPLES OF DESIGN UTILIZED ON THIS PROJECT DIRECTED SPECIFICALLY AS CONSERVING WATER AND IMPROVING THE EFFICIENCY OF THE IRRIGATION SYSTEM:

- UTILIZATION OF HIGH-EFFICIENCY POINT SOURCE DRIP.
- IRRIGATION ZONES SEPARATED BY PLANT MATERIAL TYPES.
- IRRIGATION ZONES SEPARATED BY EXPOSURE AND ORIENTATION.
- UTILIZATION OF CONTROLLER WITH WATER BUDGETING FEATURE.

AN IRRIGATION AUDIT, IN COMPLIANCE WITH THE STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, SHALL BE PERFORMED BY A CERTIFIED IRRIGATION AUDITOR PRIOR TO TURNOVER OF PROJECT FROM INSTALLATION CONTRACTOR TO HOA EMPLOYED STAFF AND EVERY 5 YEARS THEREAFTER. IRRIGATION SYSTEM SHALL BE TESTED AND MAINTAINED ON A MONTHLY BASIS BY THE OWNERS EMPLOYED MAINTENANCE STAFF. THE REGULAR MAINTENANCE SCHEDULE COUPLED WITH THE AUDITS SHOULD HELP TO MAINTAIN THE IRRIGATION EFFICIENCY AS INTENDED IN THE DESIGN.

### SHEET INDEX:

#### LANDSCAPE ARCHITECT DRAWINGS

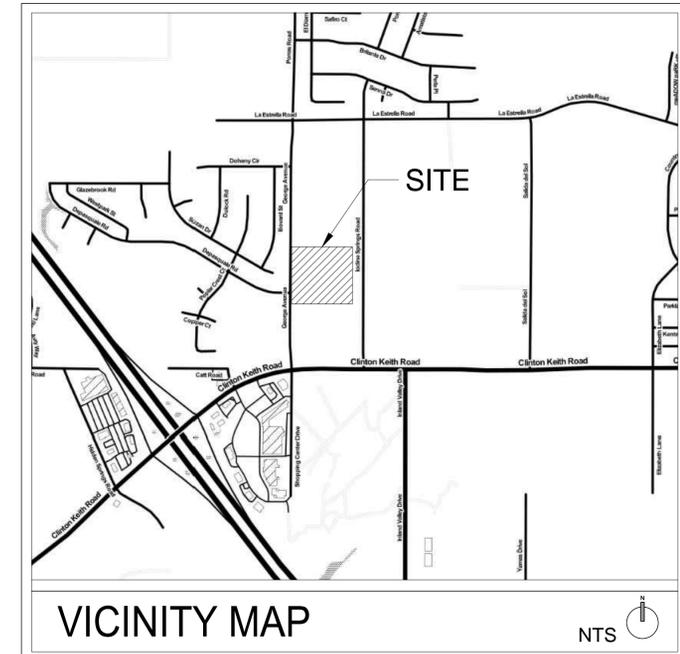
L - 0	TITLE SHEET
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### City of Wildomar Off Site Subdivision Landscape Inspection Schedule

Contractor is responsible for notifying ALFREDO GARCIA -PLANNING DEPT (951-677-7751), in advance for the following irrigation and planting inspections, according to the time indicated.

1. Pre-job Conference: Requires 7 calendar days' notice to schedule the pre-job conference. Prior to the pre-job meeting, the Soil Fertility Report shall be sent via email (levine@cityofwildomar.org) and (chapman@cityofwildomar.org).
2. if it is not provided on the approved landscape plans. Landscape Contractor shall provide the Soil Fertility Report, from a certified laboratory including recommendations for organic pre-plant soil amendments, organic pre-plant fertilizer, and organic specifications for long-term maintenance. The recommendations shall follow the fertilizer manufacturer's specifications described in the approved landscape plans. The soil analysis must be representative of site soils, and it shall include the following: soil texture, percentage of organic matter, soil infiltration rate (measured or derived from soil texture/infiltration rate tables), pH, total soluble salts, macro-nutrients, micro-nutrients, recommendations for organic fertilizers and amendments.
3. Irrigation Pressure Mainline Observation and Test: Requires 48 hours' notice to schedule inspection. Observation is required prior to backfilling trenches and in accordance with the specification in the approved landscape plans.
4. Irrigation System Layouts: Requires 48 hours' notice to schedule inspection.
5. Irrigation Coverage Tests: Requires 48 hours' notice to schedule inspection. Inspection must occur prior to top mulch.
6. Plant Material Inspections: Requires 48 hours' notice to schedule inspection.
7. Plant Pit Inspections: Requires 48 hours' notice to schedule inspection.
8. Plant Backfill and Fertilizer Inspections: Requires 48 hours' notice to schedule inspection.
9. Final Inspection of Installation and Commencement of the 90-Day Maintenance Period: Requires 48 hours' notice to schedule inspection. Inspection must take place prior to commencement of the 90-Day Landscape Maintenance Period. Before the final inspection takes place, As-Built Drawings must be submitted to the Landscape Architect and City of Wildomar as follows:
  - a) All project As-Built Drawings must be submitted and approved by the Landscape Architect prior to acceptance and prior to the start of the site inspection period.
  - b) As-Built Drawings are to be submitted in PDF format from the most current version of AutoCad, digital files on a compact disc, as mylar plots for the record set, as three sets of print copies for site inspections and for records, and as two sets of half size prints.
  - c) As-Built Drawings shall include all of the information identified in the irrigation specifications as well as the measured area of coverage of each control valve in the landscape area. This information shall be used for controller scheduling and water use budgets. Accurate information must be provided.
  - d) Two reduced size (11" x 17") copies of the As-Built Drawings and Controller Charts of the same size shall be submitted to the Landscape Architect prior to the start of the final inspection. Both the reduced As-Built drawings and the Controller Charts shall be laminated using a clear plastic material of a minimum thickness of 10mm. Controller charts shall be color coded, using a minimum of five colors per valve station and shall be based on the As-Built drawings.
10. Prior to the Final Acceptance of the 90-Day Maintenance Period: Requires 48 hours' notice to schedule inspection.

These inspections are for installation conformance to City Standards. In no way does the inspection relieve the Landscape Contractor of any liabilities that may be incurred. Final site maintenance approval will not be granted until the landscape project meets all of the plans standard specifications. A letter will be sent to the landscape contractor after each scheduled site inspection, explaining the site maintenance review.



CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY-  
 ON-SITE : HOMEOWNERS ASSOCIATION (HOA) \_\_\_\_\_  
 OFF-SITE: CITY OF WILDOMAR \_\_\_\_\_

**CITY OF WILDOMAR  
PLAN REVIEW**

These plans have been reviewed and are found to be in substantial compliance with the applicable codes adopted by ordinances. Approval is recommended for landscape construction pending approval by all applicable City departments and agencies. No changes, modifications, nor alterations shall be permitted without prior authorization from the planning department.

The permittee shall ensure that all plans, specifications and construction conducted hereunder shall comply in all respects to the applicable codes, ordinances, and these approved plans. By commencing construction hereunder, the contractor agrees to release and indemnify the City of Wildomar and its consultants from and against any code violations, errors, omissions, and deviations in the completed work.

The issuance or granting of a permit based on approval of these plans shall not allow nor approve any violation of the applicable codes or ordinances. No permit presumed to give authority to violate or cancel the provisions of such codes or ordinance shall be valid.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ALL REVISIONS OF APPROVED PLANS ARE REQUIRED TO BE RESUBMITTED TO THE CITY OF WILDOMAR.

**WILDOMAR  
RIDGE**  
 TTM # 36952  
 GEORGE  
 AVENUE &  
 DEPASQUALLE  
 ROAD

### OWNER

MARI MINA, LLC  
 4030 BIRCH STREET, SUITE #100  
 NEWPORT BEACH, CA 92660

### LANDSCAPE ARCHITECT

IAN DAVIDSON  
 LANDSCAPE ARCHITECTURE  
 3685 MAIN STREET #350  
 RIVERSIDE, CA 92501  
 PHONE NUMBER: 951-683-1283  
 FAX NUMBER: 951-683-4352  
 EMAIL: idavidson@idlainc.com



**Ian Davidson  
Landscape  
Architecture**

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 idavidson@idlainc.com

Stamp:



Revision:

Project #: 10416  
 Date: 4/27/2016  
 Issued For: ###  
 Drawn By: IDLA

TITLE SHEET

L-0

Sheet \_\_\_ of \_\_\_





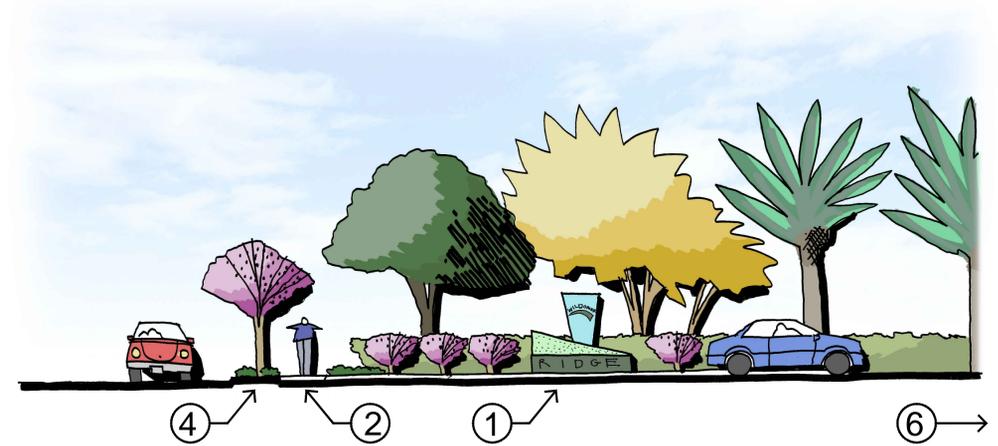
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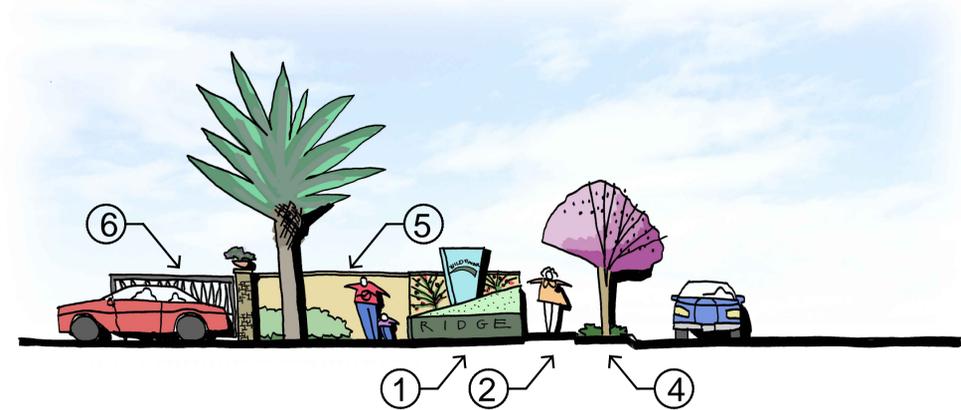
TRACT ENTRIES



**MAJOR ENTRY (GEORGE AVENUE) PLAN**  
20 SCALE



**MAJOR ENTRY (GEORGE AVENUE) SECTION**  
NTS

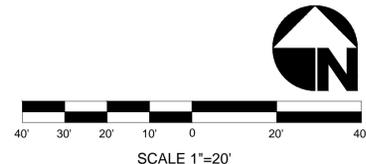


**MINOR ENTRY (IODINE SPRINGS ROAD) SECTION**  
NTS

PLANTING PALETTE			
BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS & PLANT FACTOR
 PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MODERATE 0.5
 PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	MODERATE 0.5
 QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW 0.2
 OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" BOX	LOW 0.2
 PINUS ELДАРICA	AFGHAN PINE	24" BOX	LOW 0.2
 LAGERSTROEMIA INDICA	CRAPE MYRTLE (TREE)	24 BOX	MODERATE 0.5
 CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	MODERATE 0.5
 LAGERSTROEMIA INDICA	CRAPE MYRTLE (SHRUB FORM)	24" BOX	MODERATE 0.5
 PODOCARPUS MACROPHYLLUS	YEWE PINE	15 GAL	MODERATE 0.5
PHOENIX DACTYLIFERA	DATE PALM	16 BTF	LOW 0.2

**LEGEND**

- ① Entry Monument (WITH LIGHTING)
- ② Concrete Sidewalk
- ③ Landscaped Median
- ④ Landscaped Parkway
- ⑤ Site Wall
- ⑥ Entry Gate (WITH PLASTER & DECORATIVE BLOCK OR STUCCO FINISH AND CAP)
- ⑦ PEDESTRIAN ENTRY GATE (DECORATIVE DESIGN)
- ⑧ DECORATIVE ENTRY PAVEMENT (PAVERS, STAMPED CONCRETE, COLOR CONCRETE)



**CITY OF WILDOMAR  
PLAN REVIEW**

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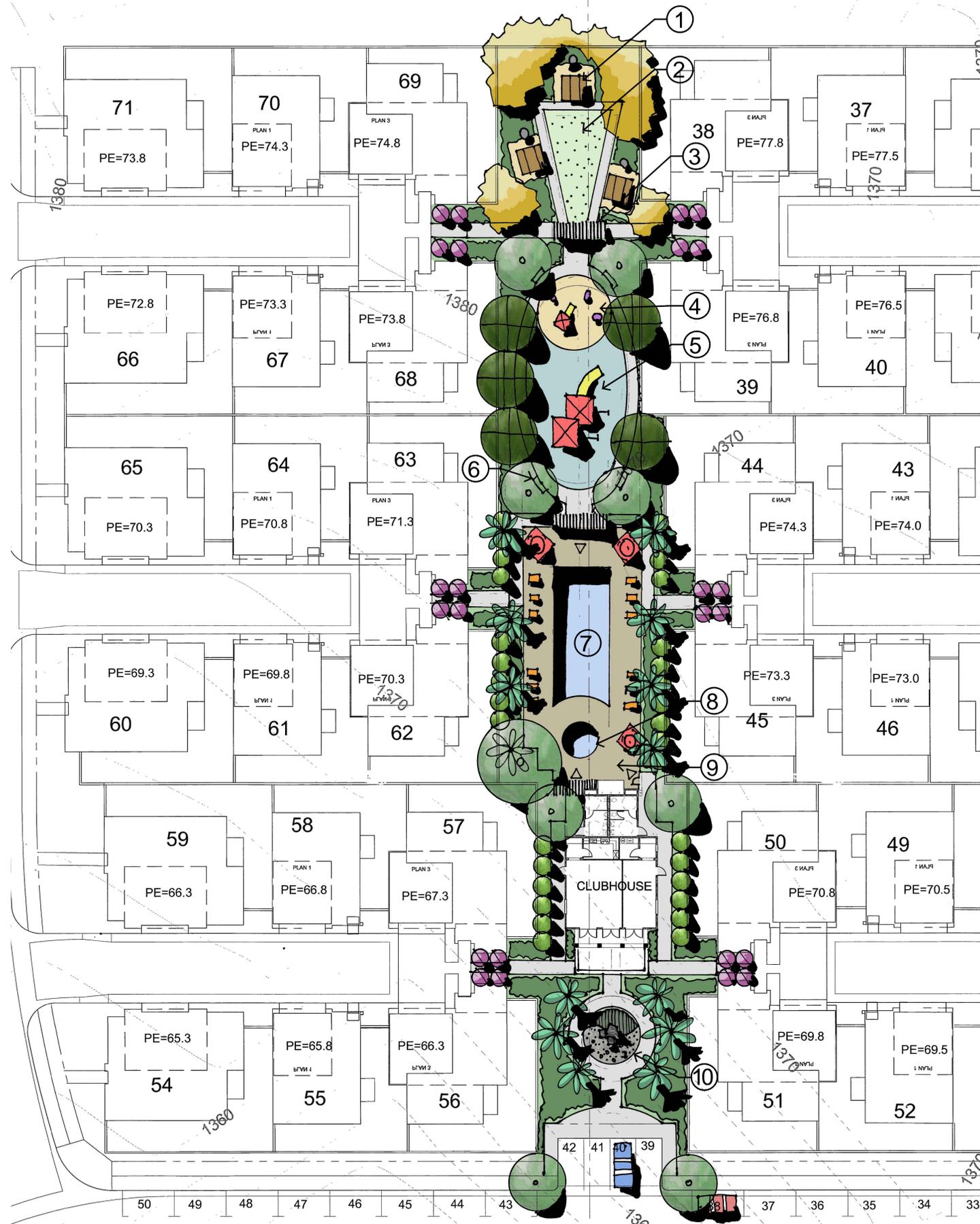
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BY: \_\_\_\_\_ DATE: \_\_\_\_\_

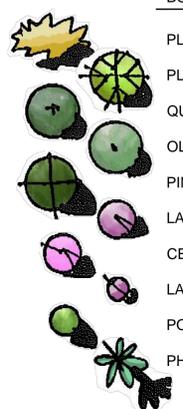
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**RECREATION COMPLEX PLAN**  
20 SCALE

PLANTING PALETTE			
BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS & PLANT FACTOR
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MODERATE 0.5
PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	MODERATE 0.5
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW 0.2
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" BOX	LOW 0.2
PINUS ELДАРICA	AFGHAN PINE	24" BOX	LOW 0.2
LAGERSTROEMIA INDICA	CRAPE MYRTLE (TREE)	24" BOX	MODERATE 0.5
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	MODERATE 0.5
LAGERSTROEMIA INDICA	CRAPE MYRTLE (SHRUB FORM)	15 GAL	MODERATE 0.5
PODOCARPUS MACROPHYLLUS	YEW PINE	24" BOX	MODERATE 0.5
PHOENIX DACTYLIFERA	DATE PALM	16 BTF	LOW 0.2



LEGEND	
①	PICNIC ZONE (PICNIC TABLES, BBOQS)
②	TURF GRASS
③	ARBOR
④	PLAY (2-5) (TOT LOT WITH RUBBER SURFACE)
⑤	PLAY (5-12) (TOT LOT WITH RUBBER SURFACE)
⑥	BENCH
⑦	20' x 45' POOL
⑧	12' (DIA.) SPA
⑨	DECKING (DECORATIVE COLOR CONCRETE)
⑩	SUN COURT (WITH ACCENT GARDEN)

**WILDOMAR RIDGE**  
TTM # 36952  
GEORGE AVENUE & DEPASQUALLE ROAD

**IDLA**  
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RECREATION COMPLEX

**CITY OF WILDOMAR  
PLAN REVIEW**

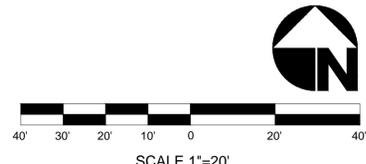
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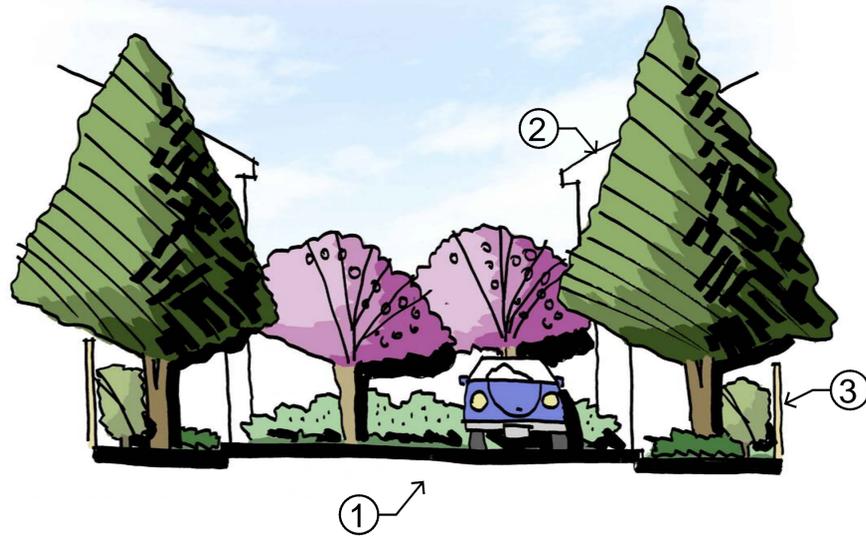
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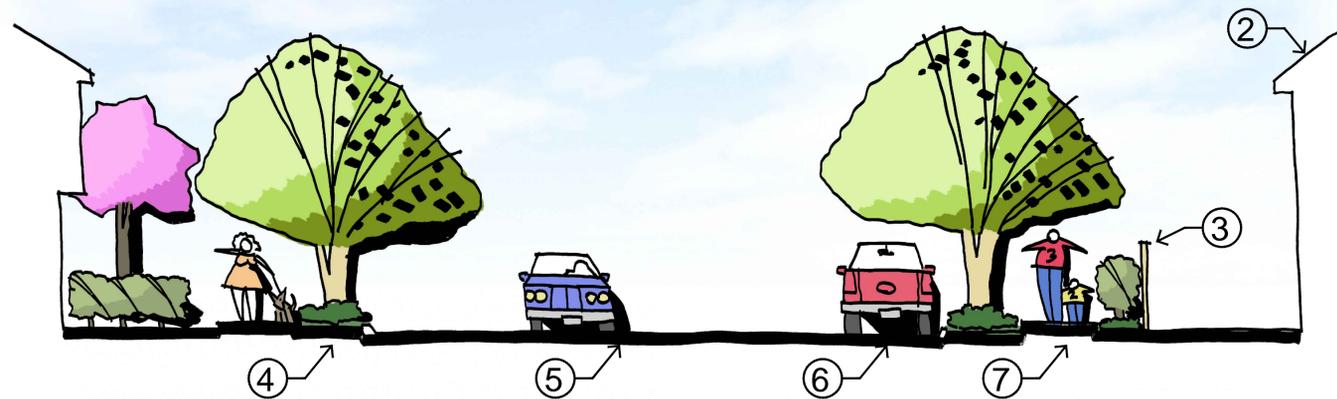
INTERIOR STREETS



**ALLEY SECTION**  
NTS

**LEGEND**

①	ALLEY
②	RESIDENCE
③	PRIVATE YARD WALL/FENCE
④	LANDSCAPED PARKWAY
⑤	INTERIOR STREET
⑥	ON-STREET PARKING
⑦	CONCRETE SIDEWALK



**TYPICAL INTERIOR STREET SECTION**  
NTS

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