LANDSCAPE CONCEPT PLAN

STREETSCAPE
ROADWAY CROSS SECTION

DRY STREAM BED

TYPICAL CROSS SECTION A

TYPICAL WALLS AND FENCES

3 WIRE FENCE/OPEN SPACE

SPLIT RAIL FENCE

6' WOOD & WIRE FENCE

BIOLOGICAL RESERVE FENCING

RAIL FENCE

6' HIGH WROUGHT IRON FENCE

6' HIGH WOOD FENCE

ADJACENT TO NEIGHBOR

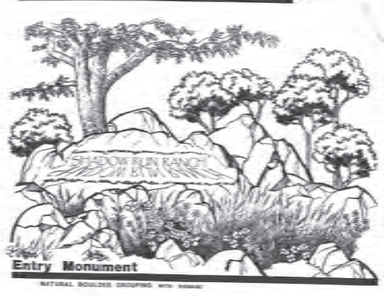
OAK TREE

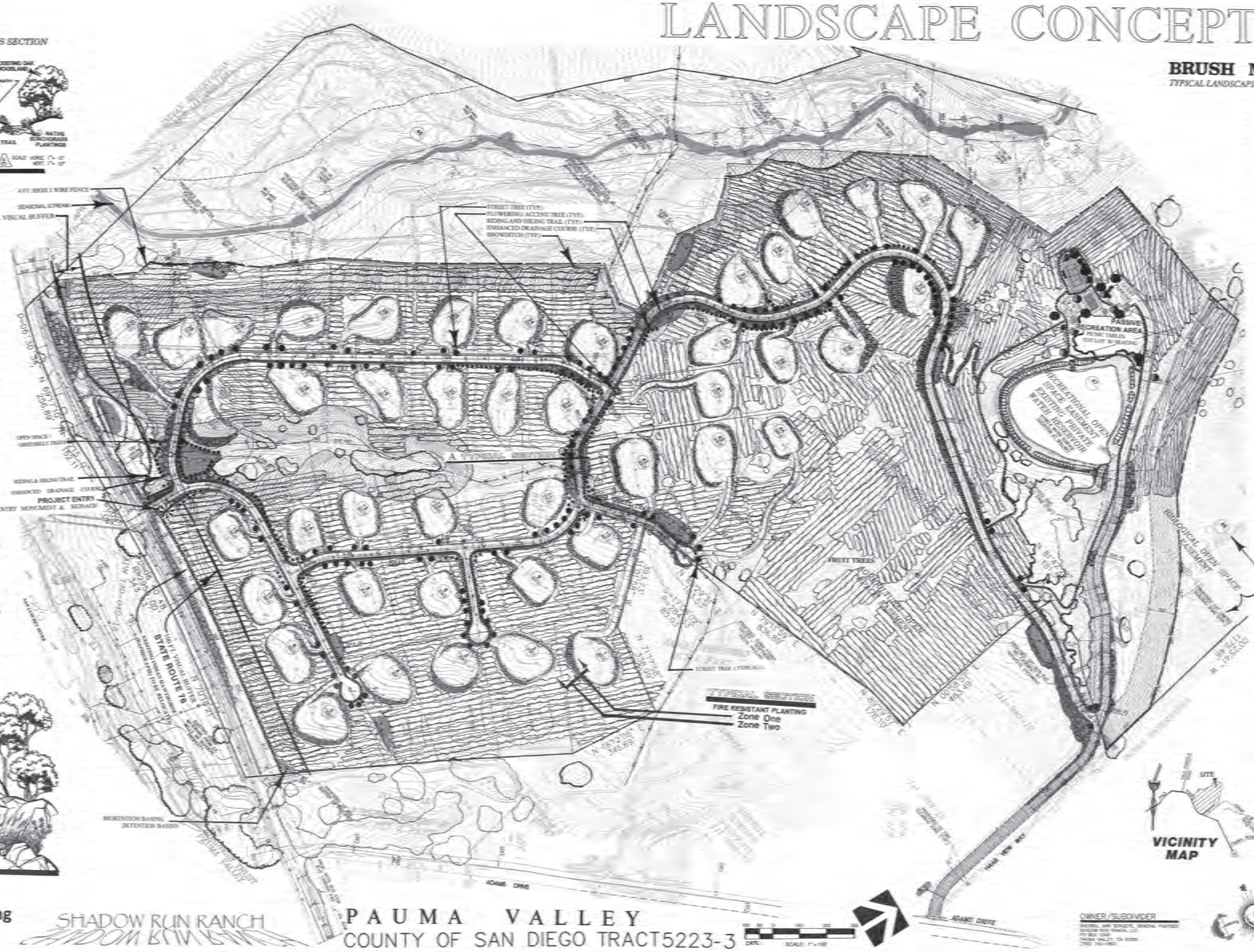
OAK TREES

ROCK OUTCROPPING

BOULDER GROUPING

ENTRY MONUMENT AND SIGNAGE





BRUSH MANAGEMENT PLAN
TYPICAL LANDSCAPING ON MANUFACTURED SLOPES

100' FIRE BUFFER: 100 FT. FUEL MODIFICATION ZONE

Zone One (50 FT. PRIMARY) — Zone Two (50 FT. SECONDARY)

PAD

TYPICAL SECTION B

CONCEPTUAL FIRE PROTECTION PLAN

FUEL TREATMENT LEGEND

BUILDABLE PAD ZONE 1

INTERIOR PARCEL AREAS ZONE 1 GROVE

HOA/HOMEOWNER MAINTAINED ZONE 1

ZONE 2 NON-IRRIGATED

ZONE 3 THINNING

TYPICAL LANDSCAPE LEGEND

Treatment of Boulders

DECLARATION OF RESPONSIBLE CHARGE

STATEMENT OF COMPLIANCE

OWNER/SUBDIVIDER

ENGINEER

REVISED DATE: DECEMBER 17TH, 2013

Plant Materials List

STREET TREE

FLOWERING/ACCENT TREE

OPEN SPACE/GREENBELT TREES

AGRARIAN LANDSCAPE PLANTINGS

FLOWERING/ACCENT SHRUBS

TYPICAL SLOPE PLANTING CONCEPT

NATIVE BUNCHGRASS & WILDFLOWER SEED MIX

General Notes

1. ALL LANDSCAPE AREAS SHALL BE LANDSCAPED IN ACCORDANCE WITH SAN DIEGO COUNTY CODE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), SAN DIEGO REGIONAL STANDARD DRAWINGS AND THE STANDARDS AND CRITERIA OF THE LANDSCAPE TECHNICAL MANUAL AND THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL.
2. ALL PLANTING AREAS WILL BE IRRIGATED WITH AN ELECTRONICALLY CONTROL OPERATED REMOTE SPRAY IRRIGATION SYSTEM. THE SYSTEM WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE STATE OF CALIFORNIA WATER CONSERVATION ORDINANCE TITLE 24.
3. MAINTENANCE:
   ALL PUBLIC LANDSCAPE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH ALL COUNTY ORDINANCES BY A HOMEOWNER'S ASSOCIATION. ALL AREAS SHALL BE MAINTAINED IN A WEED FREE CONDITION. LITTER SHALL BE REMOVED AND PLANTS SHALL BE REGULARLY TRIMMED, IRRIGATED AND FERTILIZED. ALL BRUSH MANAGEMENT AREAS SHALL BE MAINTAINED PER THE CALIFORNIA PUBLIC RESOURCE CODE SECTION 4291.
4. ALL SOILS WILL BE FERTILIZED, AMENDED AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY.
5. ALL PLANTING AND BUILDING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
6. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE.
7. HARDSCAPE AREAS WILL ALL BE INSTALLED ADJACENT TO ALL HARDSCAPE WITHIN SIX FEET OF ANY TREE.
8. NATIVE TREES IN TEMPORARY IRRIGATED NATIVE AREAS WILL BE SERVED BY A SEPARATE SUBLEAD IRRIGATION SYSTEM.
9. A RAIN SENSOR DEVICE SHALL BE INSTALLED ON THE CENTRALLY CONTROLLED AUTOMATIC IRRIGATION SYSTEM. IT IS THE RESPONSIBILITY OF THE IRRIGATION DESIGNER TO VERIFY THE NEED FOR RECLAIMED WATER PRODUCTS.
10. ALL PLANTING BEDS AND SLOPES LESS THAN 3:1 SHALL RECEIVE 2" OF ORGANIC MULCH.
11. ANY SLOPE ABOVE A 25% SLOPE SHALL BLEND WITH THE SURROUNDING AREA AND BE LANDSCAPED TO LOOK NATURAL. IF COMPACTED SLOPES THAT ARE MORE THAN FIVE FEET IN HEIGHT, MORE THAN 250 SQUARE FEET IN TOTAL AREA, AND STEEPER THAN 3:1 (RUN TO RISE) THAT HAVE BEEN DISTURBED AT ANY TIME BY CLEARING, GRADING, OR LANDSCAPING, SHALL BE PROTECTED FROM EROSION PRIOR TO THE FIRST RAINY SEASON FOLLOWING COMPLETION OF THE SLOPE, AND CONTINUOUSLY THEREAFTER. PLACEMENT 2" OF ORGANIC MULCH FOR ALL PLANTING BEDS AND SLOPES LESS THAN 3:1.
12. ALL PLANTING AREAS INDICATED ON PLANS WILL BE PROVIDED A PERMANENT IRRIGATION SYSTEM.
13. ALL CONTROL SHALL BE GROWN UNDER NURSERY CONDITIONS AND PLANTED AT LITTER SIZES, WITH TEMPORARY IRRIGATION.
14. NATIVE AND NATURALIZING LANDSCAPE AREAS SHALL BE IRRIGATED TEMPORARILY TO GROWING SEASONS UNTIL ESTABLISHED.
15. EXISTING VEGETATION ALONG CREEK TO REMAIN, BE PRESERVED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
16. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED FOR THE LANDSCAPE PLANT ESTABLISHMENT OF ALL GRADED AND/OR DISTURBED AREAS OF CAL TRANS RIGHT OF WAY.

Chisholm Land Planning
LANDSCAPE ARCHITECTURE

SHADOW RUN RANCH

PAUMA VALLEY
COUNTY OF SAN DIEGO TRACT5223-3