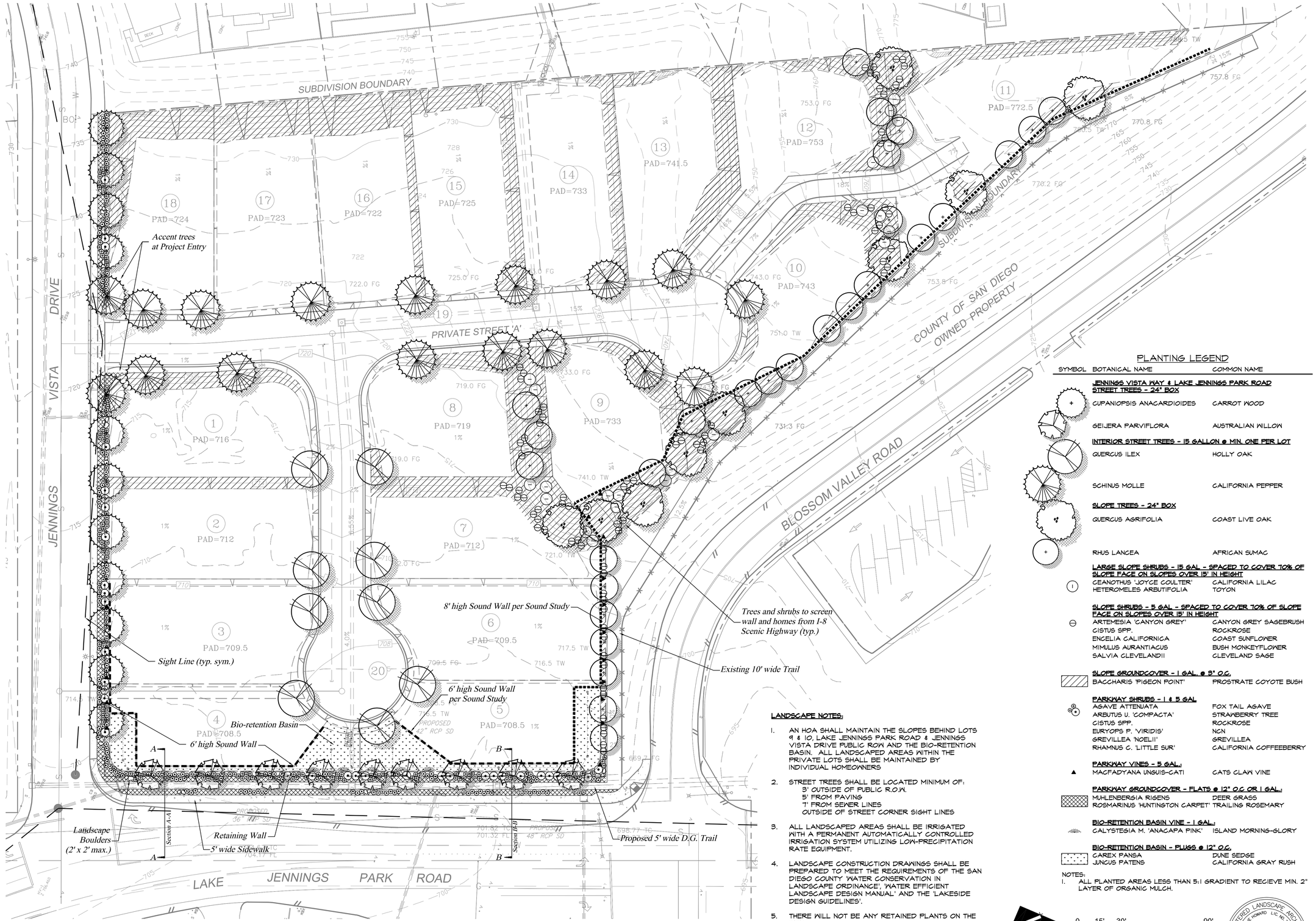


PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	JENNINGS VISTA WAY & LAKE JENNINGS PARK ROAD STREET TREES - 24" BOX	
	CUPANIOPSIS ANACARDIOIDES	CARROT WOOD
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	INTERIOR STREET TREES - 15 GALLON @ MIN. ONE PER LOT	
	QUERCUS ILEX	HOLLY OAK
	SCHINUS MOLLE	CALIFORNIA PEPPER
	SLOPE TREES - 24" BOX	
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	RHUS LANCEA	AFRICAN SUMAC
	LARGE SLOPE SHRUBS - 15 GAL - SPACED TO COVER 70% OF SLOPE FACE ON SLOPES OVER 15' IN HEIGHT	
(I)	CEANOTHUS 'JOYCE COULTER'	CALIFORNIA LILAC
	HETEROMELES ARBUTIFOLIA	TOYON
	SLOPE SHRUBS - 5 GAL - SPACED TO COVER 70% OF SLOPE FACE ON SLOPES OVER 15' IN HEIGHT	
⊖	ARTEMESIA 'CANYON GREY'	CANYON GREY SAGEBRUSH
	CISTUS SPP.	ROCKROSE
	ENGELIA CALIFORNICA	COAST SUNFLOWER
	MIMULUS AURANTIACUS	BUSH MONKEYFLOWER
	SALVIA CLEVELANDII	CLEVELAND SAGE
	SLOPE GROUNDCOVER - 1 GAL. @ 3' O.C.	
	BACCHARIS 'PIGEON POINT'	PROSTRATE COYOTE BUSH
	PARKWAY SHRUBS - 1 & 5 GAL	
	AGAVE ATTENUATA	FOX TAIL AGAVE
	ARBUTUS U. 'COMPACTA'	STRAWBERRY TREE
	CISTUS SPP.	ROCKROSE
	EURYOPS P. 'VIRIDIS'	NCN
	GREVILLEA 'NOELII'	GREVILLEA
	RHAMNUS C. 'LITTLE SUR'	CALIFORNIA COFFEEBERRY
	PARKWAY VINES - 5 GAL.:	
▲	MACFADYANA UNGUIS-CATI	CATS CLAW VINE
	PARKWAY GROUNDCOVER - FLATS @ 12" O.C OR 1 GAL.:	
	MUHLENBERGIA RIGENS	DEER GRASS
	ROSMARINUS 'HUNTINGTON CARPET'	TRAILING ROSEMARY
	BIO-RETENTION BASIN VINE - 1 GAL.:	
	CALYSTEGIA M. 'ANACAPA PINK'	ISLAND MORNING-GLORY
	BIO-RETENTION BASIN - PLUGS @ 12" O.C.	
	CAREX PANSA	DUNE SEDGE
	JUNCUS PATENS	CALIFORNIA GRAY RUSH

NOTES:
1. ALL PLANTED AREAS LESS THAN 5:1 GRADIENT TO RECIEVE MIN. 2" LAYER OF ORGANIC MULCH.

LANDSCAPE NOTES:

1. AN HOA SHALL MAINTAIN THE SLOPES BEHIND LOTS 9 & 10, LAKE JENNINGS PARK ROAD & JENNINGS VISTA DRIVE PUBLIC ROW AND THE BIO-RETENTION BASIN. ALL LANDSCAPED AREAS WITHIN THE PRIVATE LOTS SHALL BE MAINTAINED BY INDIVIDUAL HOMEOWNERS
2. STREET TREES SHALL BE LOCATED MINIMUM OF:
   3' OUTSIDE OF PUBLIC R.O.W.
   5' FROM PAVING
   7' FROM SEWER LINES
   OUTSIDE OF STREET CORNER SIGHT LINES
3. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A PERMANENT AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM UTILIZING LOW-PRECIPITATION RATE EQUIPMENT.
4. LANDSCAPE CONSTRUCTION DRAWINGS SHALL BE PREPARED TO MEET THE REQUIREMENTS OF THE SAN DIEGO COUNTY 'WATER CONSERVATION IN LANDSCAPE ORDINANCE', 'WATER EFFICIENT LANDSCAPE DESIGN MANUAL' AND THE 'LAKESIDE DESIGN GUIDELINES'.
5. THERE WILL NOT BE ANY RETAINED PLANTS ON THE SITE.

North

0 15' 30' 90'

Scale 1" = 30'

REGISTERED LANDSCAPE ARCHITECT — JAY S. HOWARD LIC. NO. 2681 — SIGNATURE — DATE 09/30/14 — EXP. DATE — STATE OF CALIFORNIA

HOWARD ASSOCIATES
landscape architecture
rla 2681
5333 Mission Center Rd. suite 390 san diego ca 92108 619 718 9660

SHEET TITLE
LANDSCAPE CONCEPT PLAN

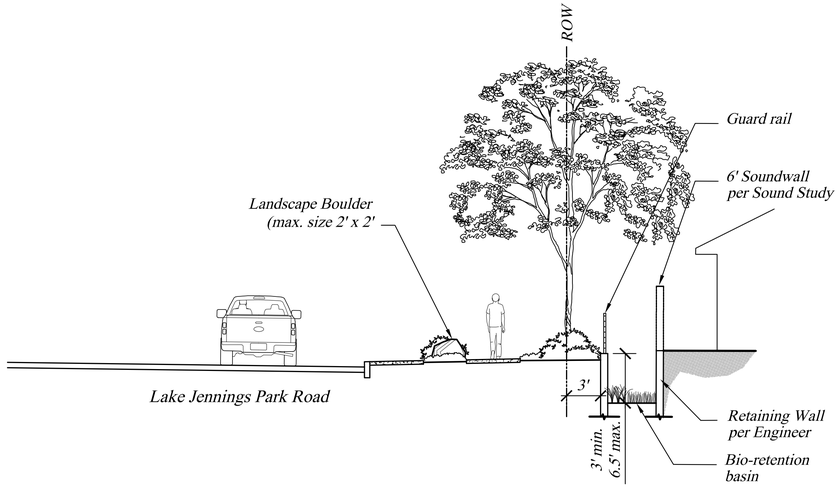
PROJECT NAME
LAKE JENNINGS PARK ROAD
COUNTY OF SAN DIEGO TRACT NO. 5578
County of San Diego, California

DATE: 9/30/2014
DRAWN BY: BG
JOB NUMBER: 14032.01
FILE:
REVISIONS:

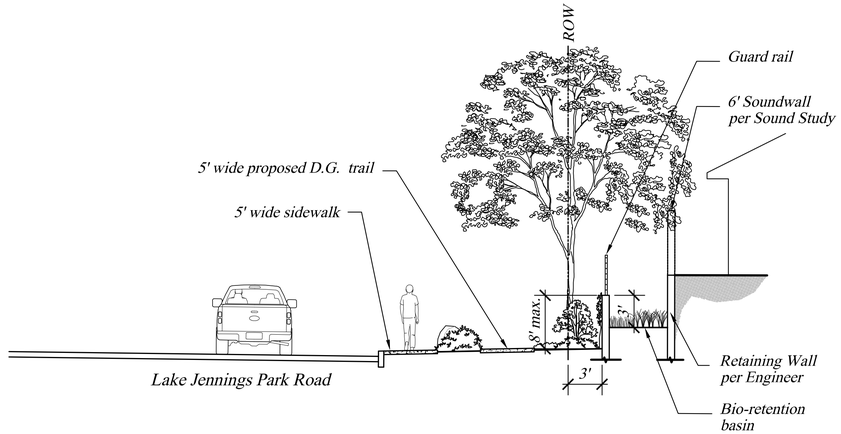
1

OF 2 SHEETS

SDC PDS RCVD 11-14-14
TM5578



Section A-A
NTS



Section B-B
NTS

Elevation
Lake Jennings Park Road ROW
NTS

REGISTERED LANDSCAPE ARCHITECT
JULIE HOWARD LIC. NO. 2681
SIGNATURE
DATE 09/01/13
EXP. DATE
STATE OF CALIFORNIA

HOWARD ASSOCIATES
landscape architecture
rla 2681
5333 Mission Center Rd. suite 390 san diego ca 92108 619 718 9660

SHEET TITLE
LANDSCAPE CONCEPT PLAN

PROJECT NAME
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COUNTY OF SAN DIEGO TRACT NO. 5578
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FILE:
REVISIONS:

2

OF 2 SHEETS