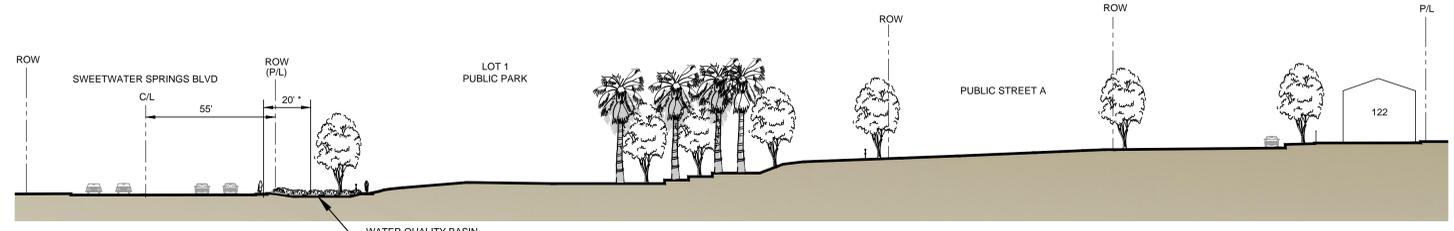
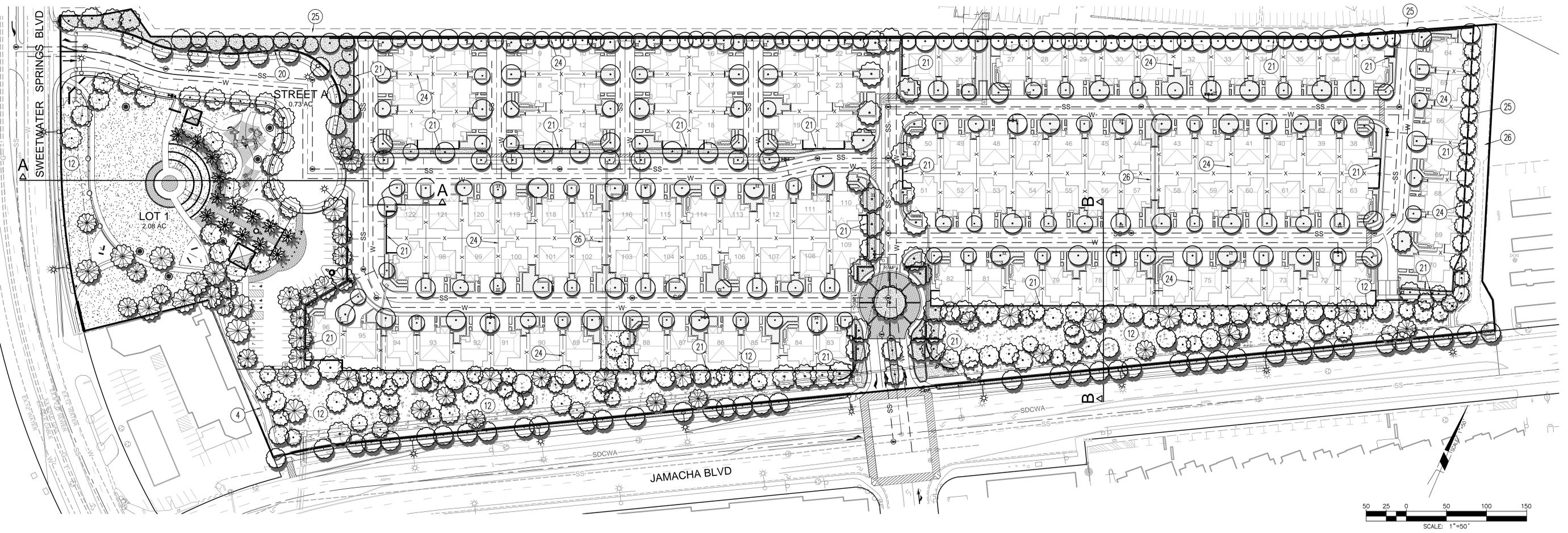
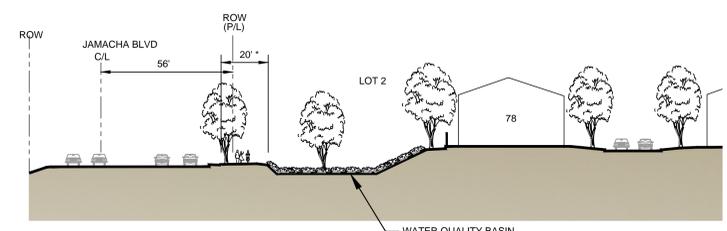


# COUNTY OF SAN DIEGO TRACT TM-5588 RPL-1 CONCEPTUAL LANDSCAPE PLAN



SECTION A-A  
SCALE: 1"=30'



SECTION B-B  
SCALE: 1"=30'

\* 20' STREET-FACING LANDSCAPE ZONE PER THE SPRING VALLEY DESIGN GUIDELINES.

### PLANT PALETTE

#### MAJOR PROJECT ENTRY AND NEIGHBORHOOD PARK

ACCENT TREES, SUCH AS:  
 ARCHONTOPHYENIX GUININGHAMIANA-KING PALM  
 JACARANDA MIMOSFOLIA - JACARANDA  
 LAGERSTROEMIA INDICA - CRAPE MYRTLE  
 QUERCUS ENGLEMANII - ENGLEMAN OAK  
 ARECASTRUM ROMANZOZFIANUM - QUEEN PALM  
 TIPUANA TIPU - TIPU  
 15 GALLON AND 24" BOX SIZES

SHADE TREES, SUCH AS:  
 KOELREUTERIA PANICULATA - GOLDENRAIN TREE  
 PLATANUS RACEMOSA - CALIFORNIA SYCAMORE  
 QUERCUS AGRIFOLIA - COAST LIVE OAK  
 SCHINUS MOLLE - CALIFORNIA PEPPER  
 ULMUS PARVIFOLIA - EVERGREEN ELM  
 15 GALLON AND 24" BOX SIZES

ACCENT SHRUBS, SUCH AS:  
 AGAVE SPECIES - AGAVE  
 BOUGAINVILLEA SP. - BOUGAINVILLEA  
 DASYLYRION LONGISSIMUM - MEXICAN GRASS TREE  
 ROSA CARPET ROSE - CARPET ROSE  
 ROSA 'ICEBERG ROSE' - ICEBERG ROSE  
 1 AND 5 GALLON CONTAINER SIZES

SHRUBS, SUCH AS:  
 ARBUTUS UNEDO 'COMPACTA' - DWARF STRAWBERRY TREE  
 CALLISTEMON CITRINUS 'LITTLE JOHN' - DWARF BOTTLEBRUSH  
 GREVILLEA NOELLII - GRVILLEA  
 LAURUS NOBILIS 'SARATOGA' - SWEET BAY  
 RHAPHIOLEPIS INDICA - INDIA HAWTHORN  
 1 AND 5 GALLON CONTAINER SIZES

GROUND COVER, SUCH AS:  
 LONICERA JAPONICA - JAPANESE HONEYSUCKLE  
 MYOPORUM PARVIFOLIUM - MYOPORUM  
 ROOTED CUTTINGS FROM FLATS AND 1 GALLON CONTAINER SIZES

TURF GRASS - DROUGHT TOLERANT VARIETIES

#### RESIDENTIAL NEIGHBORHOODS

SHADE TREES, SUCH AS:  
 LAURUS NOBILIS 'SARATOGA' - SWEET BAY  
 LIGUSTRUM LUCIDUM - GLOSSY PRIVET  
 MAGNOLIA GRANDIFLORA 'LITTLE GEM' - LITTLE GEM MAGNOLIA  
 OLEA EUROPAEA - OLIVE  
 PHOTINIA FRASERI - NCN  
 PYRUS CALLERYANA 'ARISTOCRAT' - EVERGREEN PEAR  
 SAPINDUS SABIFERUM - CHINESE TALLOW TREE  
 15 GALLON AND 24" BOX SIZES

SHRUBS, SUCH AS:  
 ARBUTUS UNEDO 'COMPACTA' - DWARF STRAWBERRY TREE  
 CALLISTEMON CITRINUS 'LITTLE JOHN' - DWARF BOTTLEBRUSH  
 CARISSA MACROCARPA - BOXWOOD BEAUTY - NATAL PLUM  
 GREVILLEA NOELLII - GRVILLEA  
 LAURUS NOBILIS 'SARATOGA' - SWEET BAY  
 MYRTUS COMMUNIS 'COMPACTA' - DWARF MYRTLE  
 PITTOSPORUM TOBIRA - TOBIRA  
 RHAPHIOLEPIS INDICA - INDIA HAWTHORN  
 TRACHELOSPERMUM JASMINOIDES - STAR JASMINE  
 1 AND 5 GALLON CONTAINER SIZES

GROUND COVER, SUCH AS:  
 LONICERA JAPONICA - JAPANESE HONEYSUCKLE  
 MYOPORUM PARVIFOLIUM - MYOPORUM  
 ROSMARIANUS OFFICINALIS - ROSEMARY  
 ROOTED CUTTINGS FROM FLATS AND 1 & 5 GALLON CONTAINER SIZES

#### JAMACHA BOULEVARD STREETSCAPE, AND ADJACENT STORM WATER BASINS

TREES, SUCH AS:  
 LOPHOSTEMON CONFERTUS - BRISBANE BOX  
 PLATANUS RACEMOSA - CALIFORNIA SYCAMORE  
 QUERCUS AGRIFOLIA - COAST LIVE OAK  
 QUERCUS CHRYSOLEPIS - CANYON LIVE OAK  
 15 GALLON AND 24" BOX SIZES

SHRUBS, SUCH AS:  
 HETEROMELES ARBUTIFOLIA - TOYON  
 LONICERA JAPONICA - JAPANESE HONEYSUCKLE  
 MUHLENBERGIA RIGENS - DEER GRASS  
 RHUS OVATA - SUGAR BUSH  
 1 AND 5 GALLON CONTAINER SIZES

GROUND COVER, SUCH AS:  
 BACCHARIS PILULARIS - DWARF COYOTE BRUSH  
 COTONEASTER SPECIES - COTONEASTER  
 ROOTED CUTTINGS FROM FLATS AND 1 GALLON CONTAINER SIZES

NATIVE HYDROSEED  
 DECOMPOSED GRANITE  
 CRUSHED ROCK  
 COBBLE

### GENERAL NOTES

1. ALL LANDSCAPE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH COUNTY OF SAN DIEGO LANDSCAPE STANDARDS, SPRING VALLEY COMMUNITY PLANNING AREA - COMMUNITY DESIGN GUIDELINES AND IN ACCORDANCE WITH AB 1881 - STATE WATER CONSERVATION REQUIREMENTS.
2. NATIVE AND DROUGHT TOLERANT PLANTS THAT MINIMIZE WATER USE AND MAINTENANCE WILL BE UTILIZED. ALL PLANT MATERIALS WILL BE APPROPRIATE FOR THE SAN DIEGO CLIMATE AND FIT IN WITH THE ADJACENT NEIGHBORHOOD.
3. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH STATE OF THE ART AUTOMATIC IRRIGATION SYSTEM. IRRIGATION WATER TO BE PROVIDED VIA EXISTING ON SITE WELL AND/OR EXISTING DOMESTIC WATER METER.
4. OWNER/HOA SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE AND RELATED IMPROVEMENTS DURING THE LIFE OF THE PERMIT. ALL DEAD, DYING, OR DISEASED PLANTS WILL BE REPLACED IN KIND. OPERATIONS AND MAINTENANCE OF THE PUBLIC PARK WILL BE THE RESPONSIBILITY OF THE COUNTY OF SAN DIEGO.
5. THE 20 FOOT STREET-FACING LANDSCAPE ZONE - THE MINIMUM TREE PLANT RATIO SHALL BE ONE TREE PER 300 SQUARE FEET OF AREA. THE TREE SHOULD BE MINIMUM 15 GAL. IN SIZE.
6. THE EASTERN SIDYARD LANDSCAPE ZONE - THE MINIMUM TREE PLANT RATIO SHALL BE ONE TREE PER 100 SQUARE FEET OF AREA. TREE SHOULD BE MINIMUM 15 GAL. IN SIZE.
7. ALL PROPOSED STREET TREES LOCATED WITHIN THE PUBLIC RIGHT-OF WAY SHALL REQUIRE ISSUANCE OF AN ENCROACHMENT PERMIT THROUGH THE DEPARTMENT OF PUBLIC WORKS.

### LANDSCAPE NOTES

- 4 TRAIL CONNECTION TO JAMACHA TRAIL
- 12 WATER QUALITY BASIN
- 20 RETAINING WALL PER SITE PLAN
- 21 SOUND / PRIVACY WALL PER SITE / LANDSCAPE PLAN
- 24 SIDE YARD FENCE
- 25 TRAIL EASEMENT
- 26 STORM DRAIN EASEMENT



## SWEETWATER PLACE COUNTY OF SAN DIEGO, CA CONCEPTUAL LANDSCAPE PLAN

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