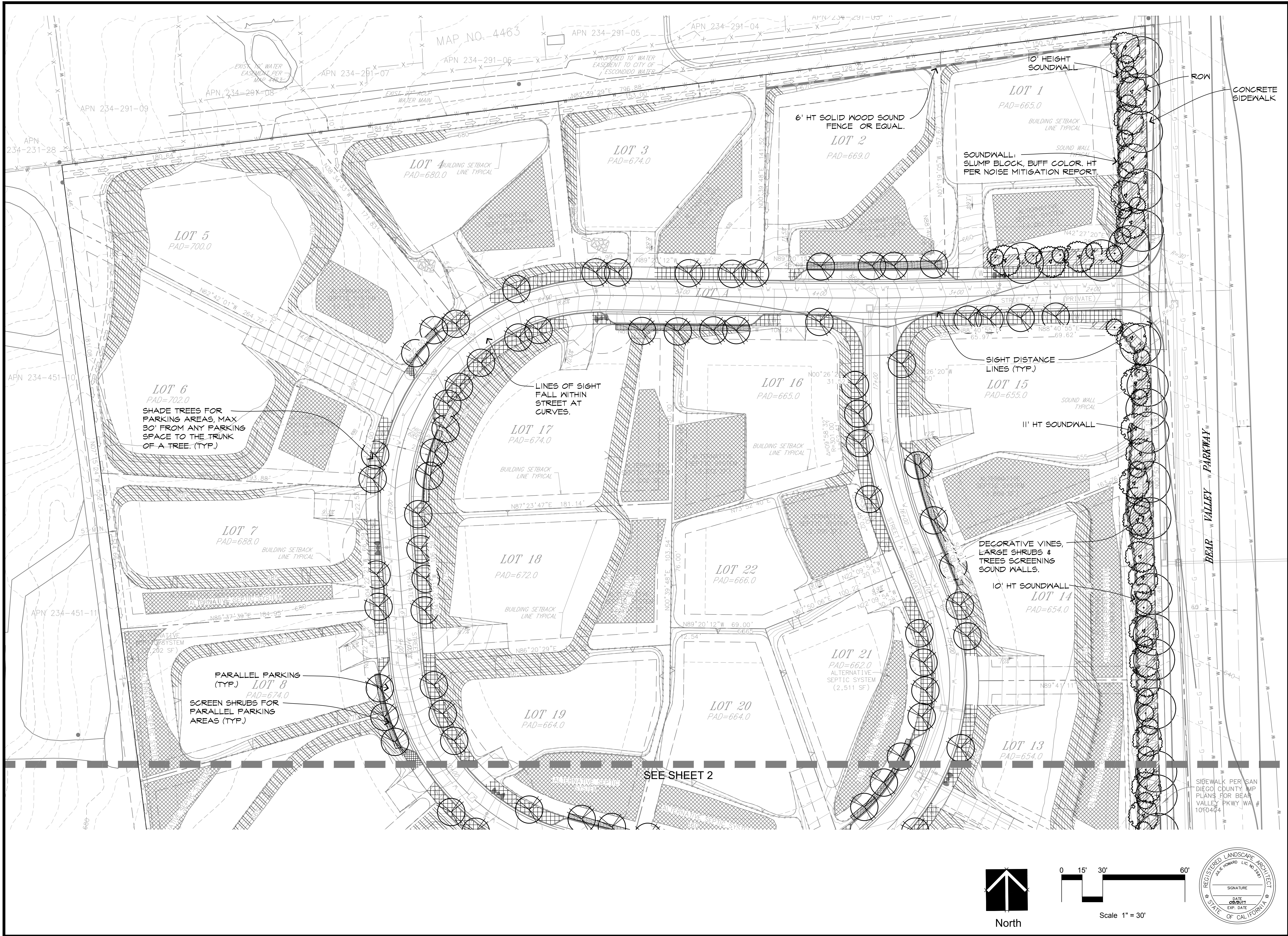
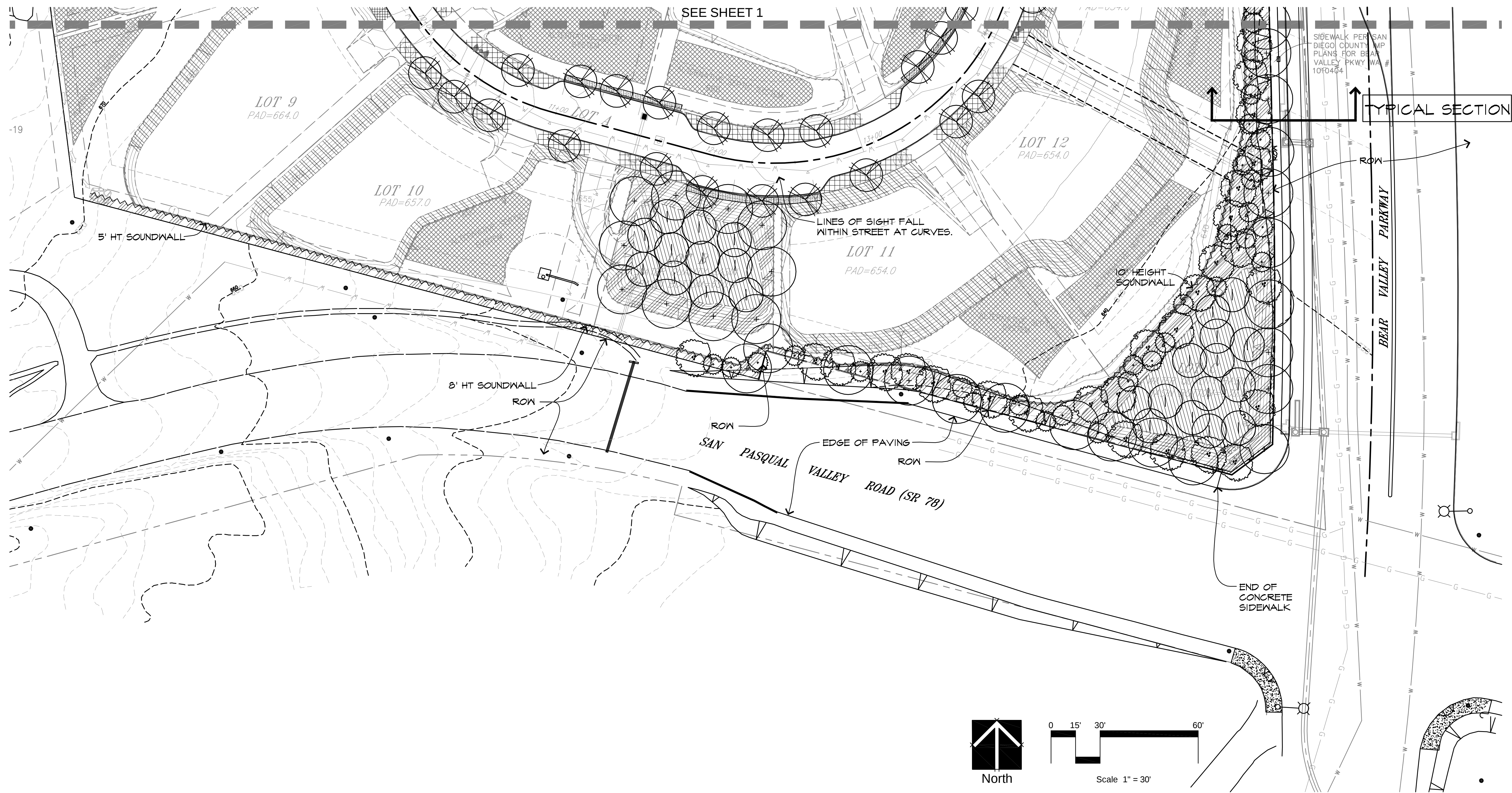
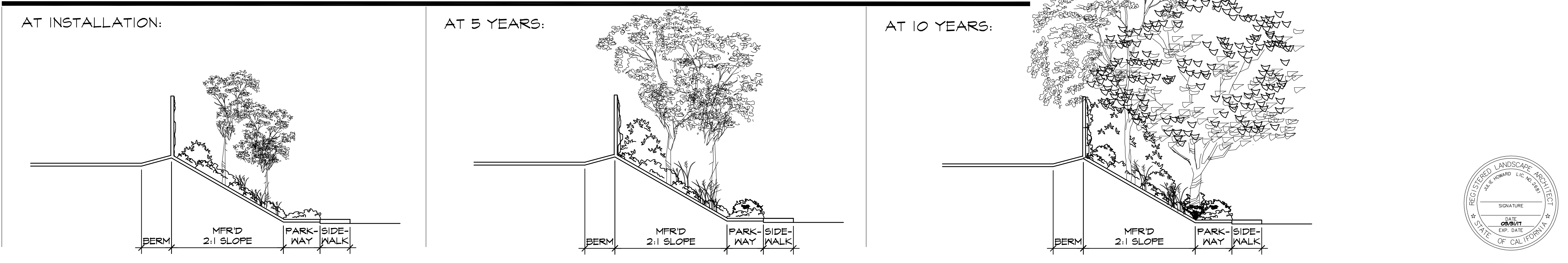






TYPICAL SECTION STREET FRONTAGE ILLUSTRATING SOUND WALL SCREENING.



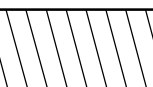
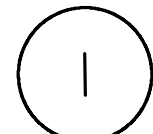
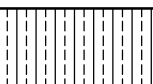
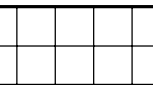
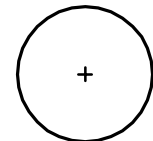
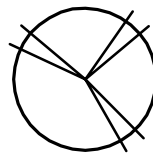
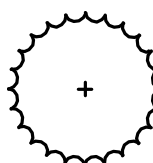
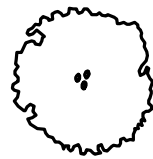
NOTES:

1. STREET FRONTAGES ALONG BEAR VALLEY PARKWAY AND SAN PASQUAL ROAD SHALL BE PLANTED IN ACCORDANCE WITH COUNTY OF SAN DIEGO SCENIC HIGHWAY SYSTEM SCENIC CORRIDORS GUIDELINES. PLANTING SHALL INCLUDE NATIVE COAST LIVE OAK STREET TREES WITH BLACK WALNUT SECONDARY TREES, AND A VARIETY OF NATIVE SHRUBS AND GROUNDCOVERS. TREES SHALL BE SPACED IN INFORMAL MASSES TO PRESERVE THE COMMUNITY'S RURAL CHARACTER.
2. ALL PLANTED AREAS TO BE MAINTAINED BY THE HOA.
3. ALL PLANTED AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM UTILIZING A SMART CONTROLLER WITH RAIN SENSING FEATURES.
4. ALL IRRIGATION SYSTEMS SHALL UTILIZE DRIP TUBING OR LOW-PRECIPITATION RATE ROTATOR-TYPE HEADS WITH A MAXIMUM PRECIPITATION RATE OF 0.7 INCHES/ HOUR.
5. NO PLANT MATERIAL DEEMED 'INVASIVE' SHALL BE PLANTED.
6. NO AREAS OF THE PROJECT ARE ADJACENT TO NATIVE VEGETATIVE/FUEL MODIFICATION ZONES. ALL SPECIFIED PLANT MATERIAL SHALL MEET LOW FUEL STANDARDS.
7. THE PROJECT'S ESTIMATED WATER USE SHALL NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE.
8. PLANTING WITHIN CORNER SIGHT DISTANCE LINE AREAS SHALL BE AS FOLLOWS:

A. ALL TREES SHALL ALLOW AN UNOBSTRUCTED VIEW UP TO 6 FT. HEIGHT.

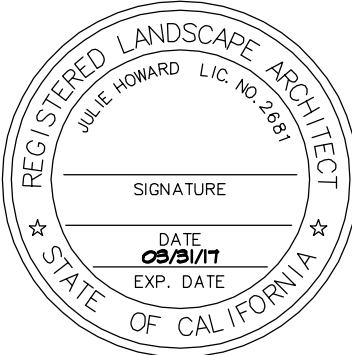
B. ALL SHRUBS SHALL HAVE A MAXIMUM MATURE HEIGHT OF LESS THAT 30" AND BE MAINTAINED BELOW THE 30" HEIGHT.

C. ANY TREES OR SHRUBS BLOCKING SIGHT DISTANCE LINES SHALL BE REMOVED.



PLANT LEGEND:

BOTANICAL NAME	COMMON NAME	WUCOLS
TREES - SEE BELOW FOR SIZE		
MASSING TREES FOR SLOPES ALONG BEAR VALLEY PARKWAY AND SAN PASQUAL VALLEY ROAD		
15 GAL. MIN. SIZE		
QUERCUS AGRIFOLIA	COAST LIVE OAK	L
JUGLANS CALIFORNICA	BLACK WALNUT	L
FLOWERING ACCENT TREES FOR SLOPES ALONG BEAR VALLEY PARKWAY AND SAN PASQUAL VALLEY ROAD		
15 GAL. MIN. SIZE		
CERCIS OCCIDENTALIS	WESTER REDBUD	L
PARKINSONIA X. 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	L
INTERIOR STREET AND PARALLEL PARKING TREES		
24" BOX MIN. SIZE		
RHUS LANCEA	AFRICAN SUMAC	L
QUERCUS ILEX	HOLLY OAK	L
QUERCUS SUBER	CORK OAK	L
STREET TREES FOR BEAR VALLEY PARKWAY AND SAN PASQUAL VALLEY ROAD		
24" BOX @ 30' O. C PLANTED OUTSIDE R.O.W.		
QUERCUS AGRIFOLIA	COAST LIVE OAK	L
SHRUBS AND GROUNDCOVERS - 1 GAL. / 5 GAL.		
MASSING/SCREENING SHRUBS FOR SLOPES ALONG BEAR VALLEY PARKWAY AND SAN PASQUAL VALLEY ROAD		
ARCTOSTAPHYLOS 'DR. HURD'	DR. HURD MANZANITA	L
ARTEMESIA 'POWIS CASTLE'	WORMWOOD	L
BACCHARIS PILULARIS	COYOTE BRUSH	L
CEANOTHUS SPP.	CALIFORNIA LILAC	L
CISTUS SALVIFOLIUS 'PROSTRATA'	SAGELEAF ROCKROSE	L
ENCELIA CALIFORNICA	COAST SUNFLOWER	L
FREMONTODENDRON 'CALIFORNIA GLORY'	FLANNEL BUSH	L
HETEROMELES ARBUTIFOLIA	TOYON	L
PRUNUS ILICIFOLIA	HOLLY LEAF CHEERY	L
RHUS OVATA	SUGAR BUSH	L
INTERIOR SLOPES - GROUNDCOVERS - FLATS		
BACCHARIS PILULARIS	COYOTE BRUSH	L
INTERIOR PARKWAYS - GROUNDCOVERS AND SUBSHRUBS - FLATS / 1 GAL.		
ALOE STRIATA	CORAL ALOE	L
BACCHARIS 'CENTENNIAL'	NCN	L
CALANDRINIA GRANDIFLORA	ROCK PURSLANE	L
PENSTEMON SPECTABILIS	SHOWY PENSTEMON	L
SENECIO SERPENS	CHALK STICKS	L
PARKING AREA - SCREENING SHRUBS - 1 GAL. / 5 GAL.		
CISTUS PURPUREUS	ORCHID ROCKROSE	L
ENCELIA CALIFRONICA	COAST SUNFLOWER	L
GALVEZIA 'FIRECRACKER'	BUSH SNAPDRAGON	L
VINES - SCREENING VINES FOR SOUND WALLS - 5 GAL. @ 10' O.C.		
MACFADYENA UNGUIS-CATI	CATS CLAW VINE	L
WATER QUALITY BASIN TREES AND SHRUBS - 1 GAL. / 5 GAL.		
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M
CAREX SPP.	CALIFORNIA FIELD SEDGE	M
JUNCUS PATENS	CALIFORNIA GRAY RUSH	L
ALTERNATIVE SEPTIC AREAS - HYDROSEED		
AGROSTIS PALLENS	SAN DIEGO BENT GRASS	L
FESTUCA IDAHOENSIS	IDAHO FESCUE	L
FESTUCA RUBRA MOLATE	RED FESCUE MOLATE	L
POA SECUNDA	PINE BLUEGRASS	L
VULPIA MICROSTACHYS	SMALL FESCUE	L



SHEET TITLE

LANDSCAPE CONCEPT PLAN

PROJECT NAME

Trinity Meadows Subdivision
County of San Diego Tr. No. 5593 RPL 1
County of San Diego, CA

DATE: 07/27/2015

DRAWN BY: LL/B6

JOB NUMBER: 15001.01

FILE:

REVISIONS: