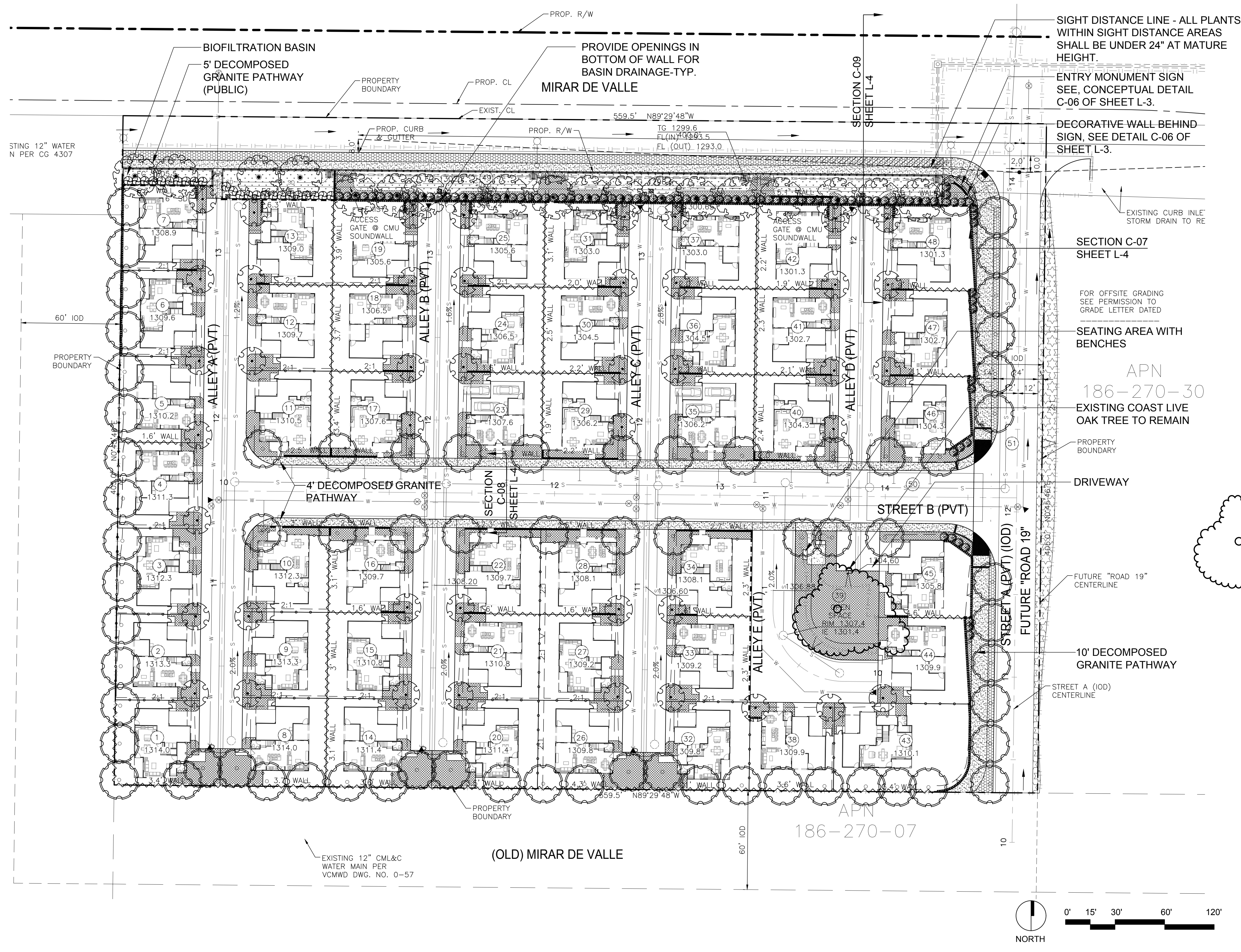




DESIGN STATEMENT

THE LANDSCAPE IS ENVISIONED TO PROVIDE SEASONAL INTEREST THROUGH VARIOUS FLOWERS/COLORS/TEXTURES, TO ATTRACT BIRDS AND BUTTERFLIES UTILIZING MANY NATIVE SPECIES, TO CONSERVE WATER BY UTILIZING ALMOST EXCLUSIVELY LOW WATER USE PLANTS (BIOFILTRATION BASIN BEING THE EXCEPTION), AND TO BE LOW MAINTENANCE.

LEGEND

PLANTING

- H.O.A. MAINTAINED RIGHT OF WAY LANDSCAPE AREA
3,906 SF (SEE SHEET L-2 FOR PLANT PALETTE)
- H.O.A. MAINTAINED LANDSCAPE AREA
23,959 SF (SEE SHEET L-2 FOR PLANT PALETTE)
- H.O.A. MAINTAINED BIOFILTRATION BASIN
5,532 SF (SEE SHEET L-2 FOR PLANT PALETTE)
- OFF-SITE, TEMPORARILY IRRIGATED EROSION CONTROL HYDROSEED (DEVELOPER MAINTAINED UNTIL ESTABLISHED) 3,085 SF (SEE SHEET L-2 FOR PLANT PALETTE)

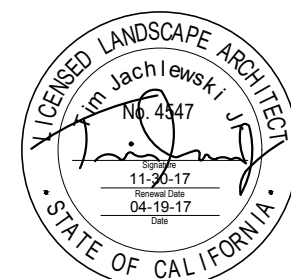
- BROAD CANOPY TREES
QTY 70 (SEE SHEET L-2 FOR PLANT PALETTE)
- TREES AT BIOFILTRATION BASIN
QTY 19 (SEE SHEET L-2 FOR PLANT PALETTE)
- UPRIGHT ALLEY TREES
QTY 44 (SEE SHEET L-2 FOR PLANT PALETTE)
- EXISTING COAST LIVE OAK TREE TO BE REMAIN
QTY 1 (SEE NOTES ON SHEET L-3)

FENCES AND WALLS

- PRIVACY FENCE
(SEE SHEET L-3 FOR CONCEPTUAL ELEVATIONS)
- PRIVACY FENCE ABOVE RETAINING WALL
(SEE SHEET L-3 FOR CONCEPTUAL ELEVATIONS)
- METAL RAILING AT BIOFILTRATION WALL
(SEE SHEET L-3 FOR CONCEPTUAL ELEVATIONS)
- CMU PRIVACY WALL
(SEE SHEET L-3 FOR CONCEPTUAL ELEVATIONS)
- CMU PRIVACY WALL ABOVE RETAINING WALL
(SEE SHEET L-3 FOR CONCEPTUAL ELEVATIONS)
- RETAINING WALLS PER GRADING PLANS



2859 Womble Rd., Suite 100-403 San Diego,
CA 92106 619-795-7003
www.insitelandarch.com



SHADY OAK PRELIMINARY LANDSCAPE PLAN

COUNTY OF SAN DIEGO TRACT NO. 5614
VALLEY CENTER, CA

DATE: 04-19-17

NO.	BY	DATE	REVISIONS:

L-1	
SHEET 1	OF 4

CONCEPTUAL PLANT PALETTE

SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS	WATER USE (WUCOLS-Z4)	MATURE HEIGHT	MATURE WIDTH
BROAD CANOPY TREES SUCH AS BUT NOT LIMITED TO:							
CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX*	PER PLAN		LOW	35'	30'
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	PER PLAN		LOW	25'-30'	25'-30'
RHUS LANCEA	AFRICAN SUMAC	24" BOX*	PER PLAN		LOW	20'-30'	20'-35'
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX*	PER PLAN		LOW	20'-70'	20'-70'
QUERCUS ILEX	HOLLY OAK	24" BOX*	PER PLAN		LOW	30'-60'	30'-60'
TREES AT BIOFILTRATION BASIN SUCH AS BUT NOT LIMITED TO:							
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX	PER PLAN	MULTI-TRUNK	MED	30'-80'	20'-50'
QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	PER PLAN	MULTI-TRUNK	LOW	20'-70'	20'-70'
UPRIGHT ALLEY TREES SUCH AS BUT NOT LIMITED TO:							
ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	PER PLAN		LOW	30'	20'
ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	PER PLAN	SINGLE TRUNK	LOW	8'-35'	8'-35'
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	SINGLE TRUNK	LOW	10'-18'	10'-18'
LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24" BOX	PER PLAN	SINGLE TRUNK	LOW	20'-30'	15'-25'
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	PER PLAN	MULTI-TRUNK	LOW	25'-30'	25'-30'

H.O.A. MAINTAINED RIGHT OF WAY LANDSCAPE AREA

SHRUBS SUCH AS BUT NOT LIMITED TO:							
AGAVE SPP.	AGAVE	15 GAL.	5' O.C. (OR AS ACCENT)		LOW	3'-4'	3'-4'
ALOE 'BLUE ELF'	BLUE ELF ALOE	5 GAL.	30" O.C.		LOW	18"	2'
ARISTIDA PURPUREA	PURPLE THREE AWN	1 GAL.	2' O.C.		LOW	2'	2'
CALYLOPHUS HARTWEGII	SUNDROPS	1 GAL.	2' O.C.		LOW	1'	2'
CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL.	3' O.C.		LOW	3'	3'
CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.	3' O.C.		LOW	4'	4'
HEPERALOE PARVIFLORA	RED YUCCA	5 GAL.	4' O.C.		LOW	3'-4'	3'-4'
LANTANA 'GOLD RUSH'	GOLD RUSH LANTANA	1 GAL.	3' O.C.		LOW	2'-3'	3'-4'
LEYMUS C. 'CANYON PRINCE'	BLUE LYME GRASS	1 GAL.	30" O.C.		LOW	2'-3'	2'-3'

GROUNDCOVERS SUCH AS BUT NOT LIMITED TO:

BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL.	3' O.C.		LOW	8"-24"	9'
DYMONDIA MARGARETAE	DYMONDIA	FLATS	6" O.C.		LOW	2"-3"	20"
PORTULACARIA AFRA 'PROSTRATE FORM'	PROSTRATE ELEPHANT'S FOOD	1 GAL.	2' O.C.		LOW	6"	3'-6"
ROSMARINUS OFF. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	30" O.C.		LOW	1.5'	3'-5'
SENECIO MANDRALISCAE	BLUE PICKLE	FLATS	12" O.C.		LOW	1'	2'

VINES SUCH AS BUT NOT LIMITED TO:

FICUS PUMILA*	CREEPING FIG*	5 GAL.			MED		
MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 GAL.			LOW		
PARTHENOCISSUS TRICUSPIDATA*	BOSTON IVY*	5 GAL.			MED		
VITIS CALIFORNIA 'ROGER'S RED'	CALIFORNIA WILD GRAPE	5 GAL.			LOW		

* = SHALL NOT BE LOCATED IN AREAS ADJACENT TO THE BIOFILTRATION BASIN OR AREAS THAT DRAIN IN TO THE BASIN

H.O.A. MAINTAINED LANDSCAPE AREA

SHRUBS SUCH AS BUT NOT LIMITED TO:							
AGAVE SPP.	AGAVE	15 GAL.	4' O.C.		V LOW	4'	4'
ALOE 'BLUE ELF'	BLUE ELF ALOE	5 GAL.	30" O.C.		LOW	18"	2'
ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GAL.	4' O.C.		LOW	4'-5'	4'-6"
ASCLEPIAS FASCICULARIS	NARROW LEAF MILKWEED	1 GAL.	2' O.C.		LOW	1.5'-3'	1'-2'
ARISTIDA PURPUREA	PURPLE THREE AWN	1 GAL.	2' O.C.		LOW	2'	2'
BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE	1 GAL.	18" O.C.		LOW	1'	1.5'
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL.	5' O.C.		LOW	5'	5'-6"
CALYLOPHUS HARTWEGII	SUNDROPS	1 GAL.	2' O.C.		LOW	1'	2'
CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL.	3' O.C.		LOW	3'	3'
CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL.	6' O.C.		LOW	6'-7'	6'-8"
CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.	4' O.C.		LOW	4'	4'
CISTUS SKANBERGII	PINK ROCKROSE	5 GAL.	8' O.C.		LOW	3'	8'
DASYLIRION LONGISSIMA	MEXICAN GRASS TREE	15 GAL.	5' O.C.		LOW	5'	5'
DASYLIRION WHEELERI	DESERT SPOON	15 GAL.	4' O.C.		LOW	4'	5'
ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	15 GAL.	30" O.C.		LOW	4'	2.5'
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	1 GAL.	3' O.C.		LOW	3'	4'
EPILOBIUM CALIFORNICA 'CATALINA'	CALIFORNIA FUCHSIA	1 GAL.	4' O.C.		LOW	3'	4'-5'
EREMOPHILA HYGROPHANA 'BLUE BELLS'	BLUE BELLS EMU BUSH	5 GAL.	3' O.C.		LOW	2'-3'	3'
GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND BUSH SNAPDRAGON	1 GAL.	3' O.C.		LOW	2'-3'	3'
HEPERALOE PARVIFLORA	RED YUCCA	5 GAL.	4' O.C.		LOW	3'-4'	3'-4'
HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY	5 GAL.	10' O.C.		LOW	6'-10'	6'-10'

SCREEN
SHRUB-TYP.
(IN ROW
AND
SLOPES)

ILEX VOMITORIA 'STOKES DWARF'	STOKES DWARF YAUPON	5 GAL.	4' O.C.		LOW	3'-4'	3'-4'
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	6' O.C.		LOW	6'-8"	6'-8"
LEYMUS CONDENSATUS 'CANYON PRINCE'	BLUE LYME GRASS	1 GAL.	3' O.C.		LOW	2'-3'	2'-3'
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	4' O.C.		LOW	4'-6"	4'-6"
RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL.	4' O.C.		LOW	3'-10'	3'-10'
SALVIA GREGGII 'FURMANS RED'	AUTUMN SAGE	1 GAL.	4' O.C.		LOW	1'-4'	1'-4'
SALVIA CLEVELANDII 'POZO BLUE'	CLEVELAND SAGE	5 GAL.	4' O.C.		LOW	3'-5'	5'-8"
SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1 GAL.	3' O.C.		LOW	2'	3'
VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	1 GAL.	3' O.C.		LOW	1'	3'
WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY	5 GAL.	5' O.C.		LOW	3'-6"	5'-10'

GROUNDCOVERS SUCH AS BUT NOT LIMITED TO:

BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL.	3' O.C.		LOW	8"-24"	9'
DYMONDIA MARGARETAE	DYMONDIA	FLATS	6" O.C.		LOW	2"-3"	20"
ECHEVERIA ELEGANS	HEN AND CHICKS	FLATS	8" O.C.		LOW	8"	12"
PORTULACARIA AFRA 'PROSTRATE FORM'	DWARF ELEPHANT FOOD	1 GAL.	2' O.C.		LOW	6"	4'-6"
SEDUM SPURIUM 'DRAGON'S BLOOD'	DRAGON'S BLOOD SEDUM	FLATS	12"		LOW	6"	2'

VINES SUCH AS BUT NOT LIMITED TO:

FICUS PUMILA*	CREEPING FIG*	5 GAL.			MED		
MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 GAL.			LOW		
PARTHENOCISSUS TRICUSPIDATA*	BOSTON IVY*	5 GAL.			MED		
VITIS CALIFORNIA 'ROGER'S RED'	CALIFORNIA WILD GRAPE	5 GAL.			LOW		

* = SHALL NOT BE LOCATED IN AREAS ADJACENT TO THE BIOFILTRATION BASIN OR AREAS THAT DRAIN IN TO THE BASIN

H.O.A. MAINTAINED BIOFILTRATION SHRUBS AND GRASSES SUCH AS BUT NOT LIMITED TO:

CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	PLUGS	12" O.C.		MED	12"	18"
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	2' O.C.		LOW	2'	2'
LEYMUS C. 'CANYON PRINCE'	BLUE LYME GRASS	1 GAL.	3' O.C.		LOW	2'-3'	2'-3'
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	4' O.C.		MED	4'	4'
RIBES SPECIOSUM	FUCHSIA FLOWERING GOOSEBERRY	5 GAL.	5' O.C.		MED	4'-8"	6'-10'

OFF-SITE, TEMPORARILY IRRIGATED EROSION CONTROL HYDROSEED (DEVELOPER MAINTAINED UNTIL ESTABLISHED)

SPECIES	LBS/ACRE	MIN % PURE LIVE SEED
ACMISPON GLABER	6.00	85
ENCELIA CALIFORNICA	4.00	25
ENCELIA FARINOSA	2.00	25
ERIOPHYLLUM CONFERTIFLORUM	3.00	25
ERIODICTYON TRICHCALYX	2.00	30
ESCHSCHOLZIA CALIFORNICA	2.00	85
FESTUCA MICROSTACHYS	8.00	85
HEPEROYUCCA WHIPPLEI	2.00	60
LASTHENIA CALIFORNICA	1.00	50
LUPINUS HIRSUTISSIMUS	2.00	80
PHACELIA CILIATA	2.00	80
STIPA PULCHRA	4.00	75
TRIFOLIUM WILLDENOVII	2.00	85

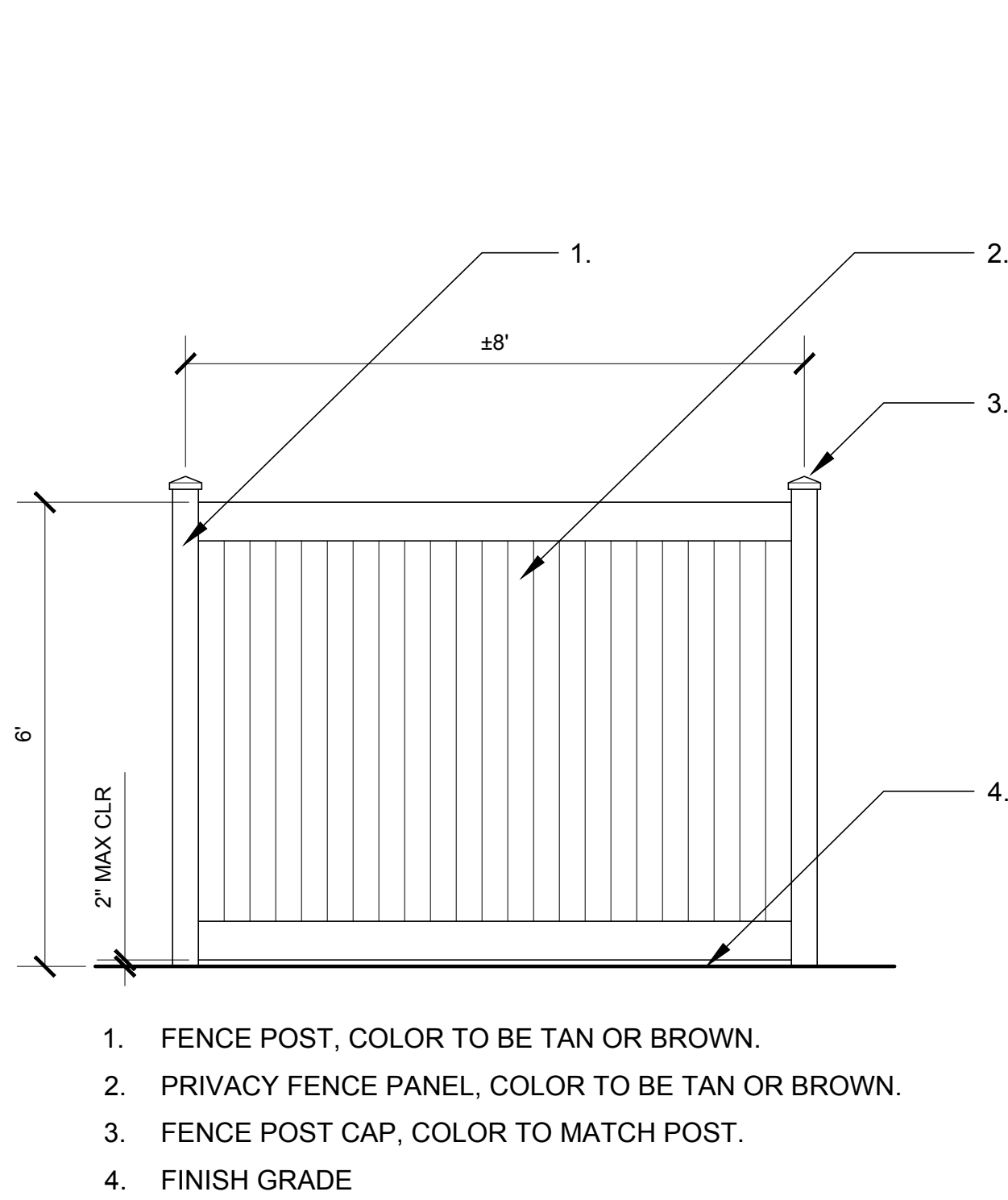
PRODUCT APPLICATION RATE

CONWED 1000 WOOD FIBER	2000 LBS/ACRE
ECOLOGY CONTROLS M-BINDER/TACK	200 LBS/ACRE
BIOSOL FORTE 7-2-1 ORGANIC FERTILIZER	800 LBS/ACRE
AM-120 MYCORRHIZAL INOCULUM	60 LBS/ACRE
TRI-C SOLUBLE HUMATE	1 LBS/ACRE

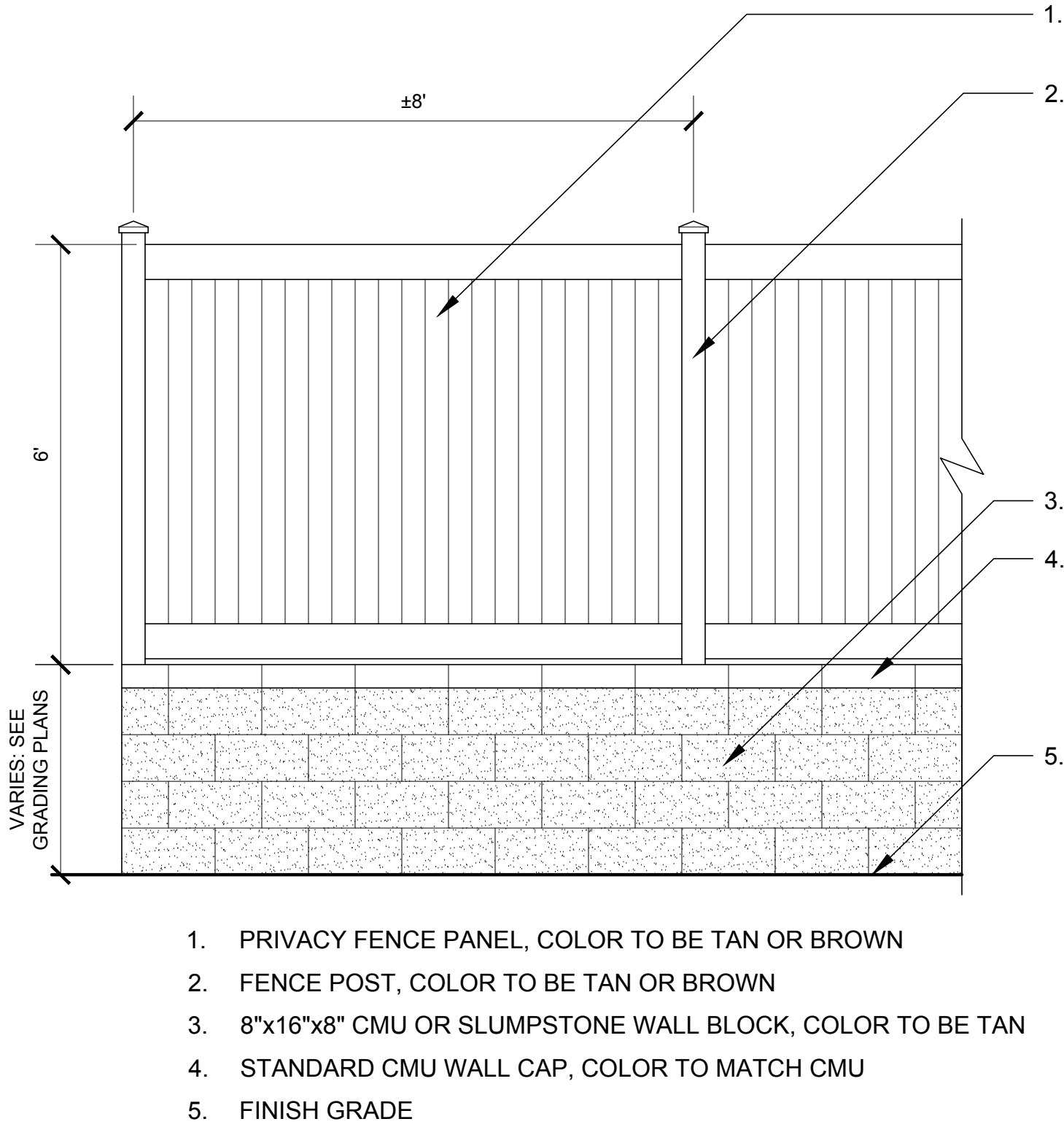
NOTES:

- ALL GRADED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED WITHIN 90 DAYS OF GRADING SHALL BE TEMPORARILY REVEGETATED WITH NON-IRRIGATED HYDROSEED MIX, APPLIED WITHIN 90 DAYS OF THE COMPLETION OF GRADING ACTIVITIES.
- INTERIM BINDER NOTE: GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/ TACKIFIER AS NEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 1.
- POTABLE WATER WILL BE USED FOR ALL LANDSCAPE WATERING.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF COMPOSTED MULCH, COBBLE OR DECORATIVE STONE.
- ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES WITHIN 6' OF HARDSCAPE.
- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
- ALL PLANTING APPROVED BY THE COUNTY SHALL REMAIN FOR THE LIFE OF THE PERMIT AND SHALL NOT BE ALLOWED TO BE REMOVED BY AN HOA.
- PROPOSED LANDSCAPING WILL BE COMPLIANT WITH THE IRRIGATION REQUIREMENTS OF THE COUNTY'S WATER CONSERVATION IN LANDSCAPING ORDINANCE AND THAT AUTOMATICALLY CONTROLLED WEATHER BASED SYSTEMS WILL BE PROVIDED FOR ALL HOA MAINTAINED LANDSCAPED AREAS AND ANY DEVELOPER INSTALLED LANDSCAPING WITHIN PRIVATE LOTS. PLANTING SHALL BE PRIMARILY LOW WATER USE SPECIES AND IRRIGATION SHALL BE DESIGNED EFFICIENT.

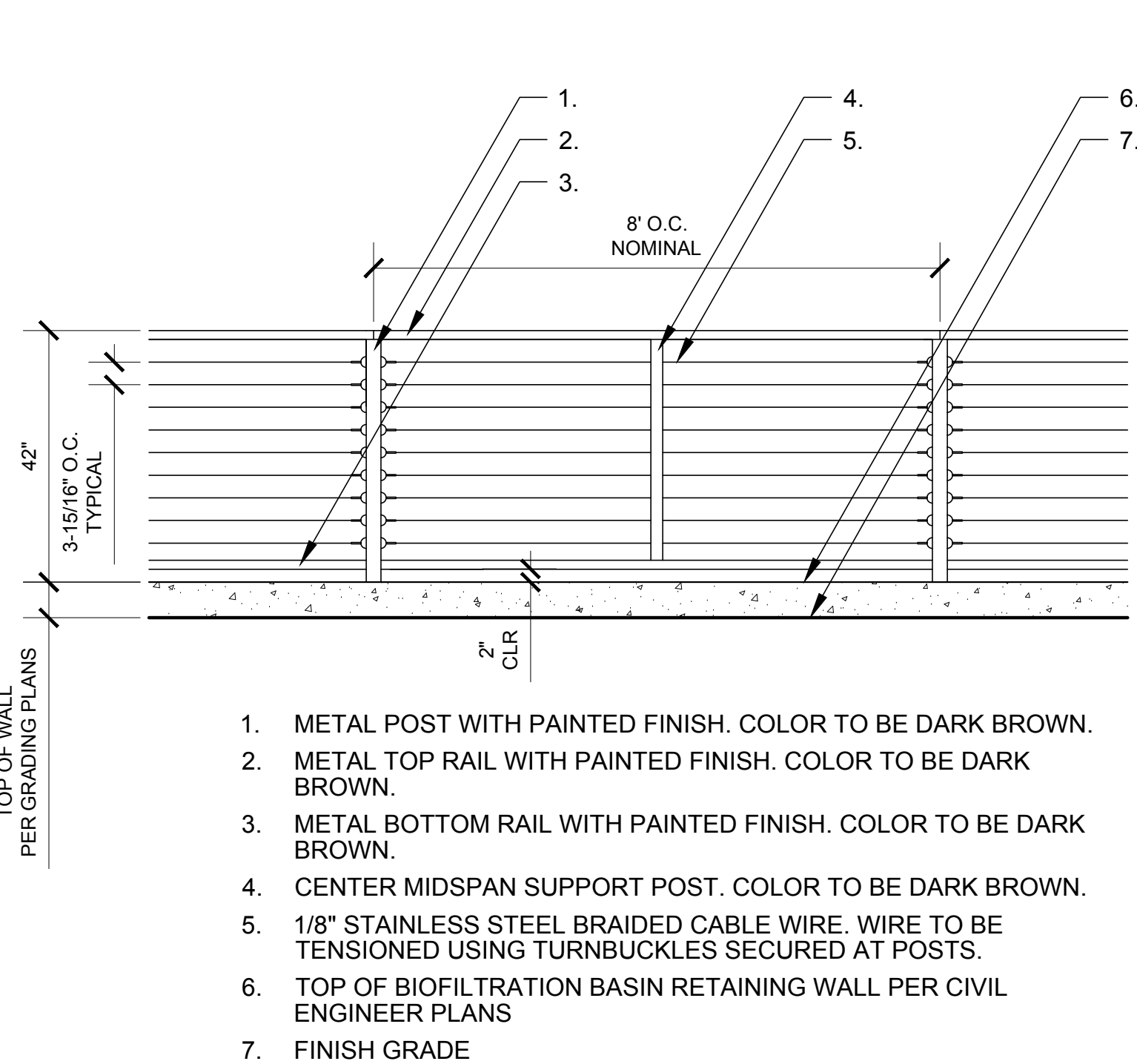
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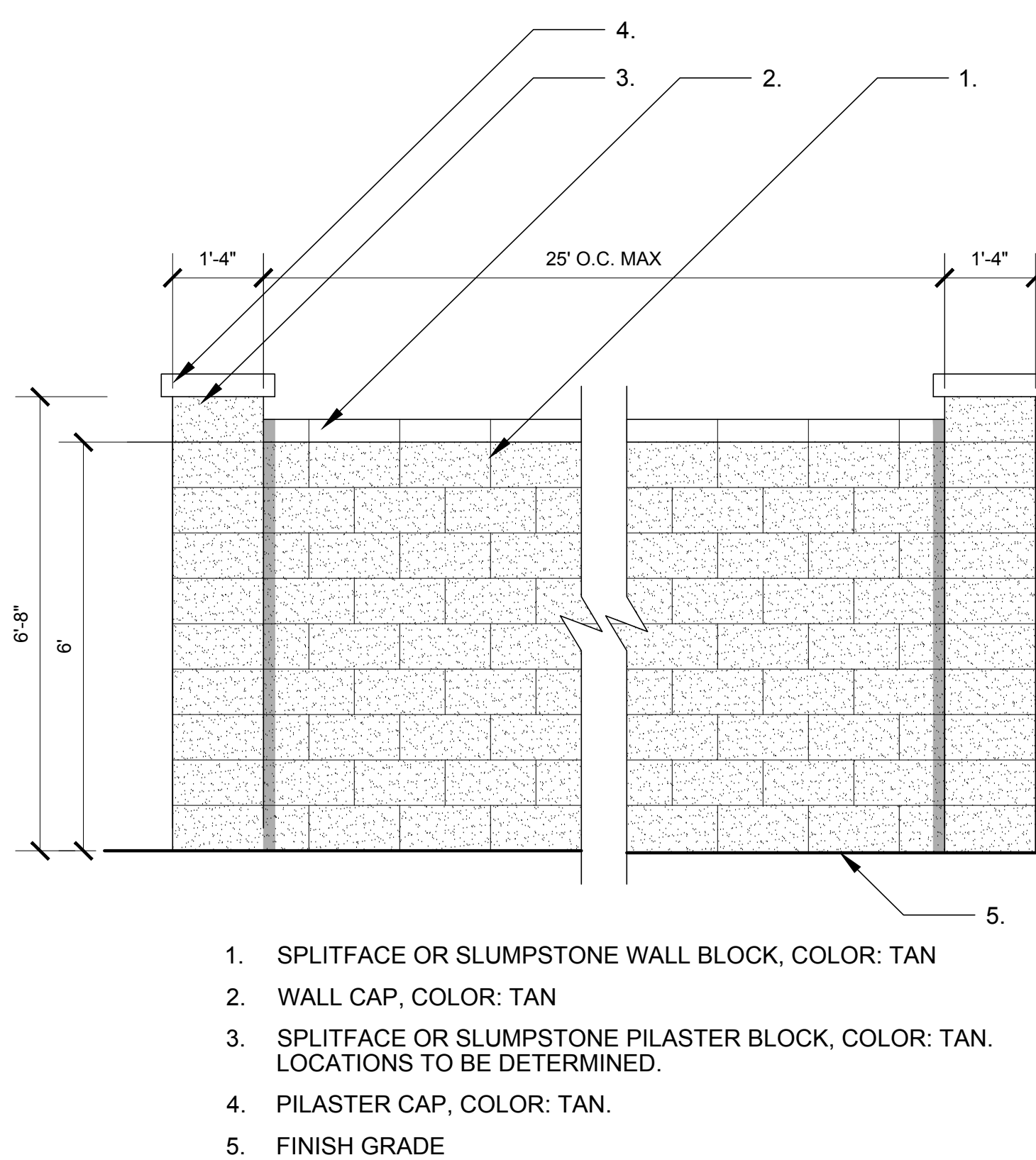
C-01
PRIVACY FENCE
NATURAL WOOD OR VINYL
SCALE: 1/2" = 1'-0"



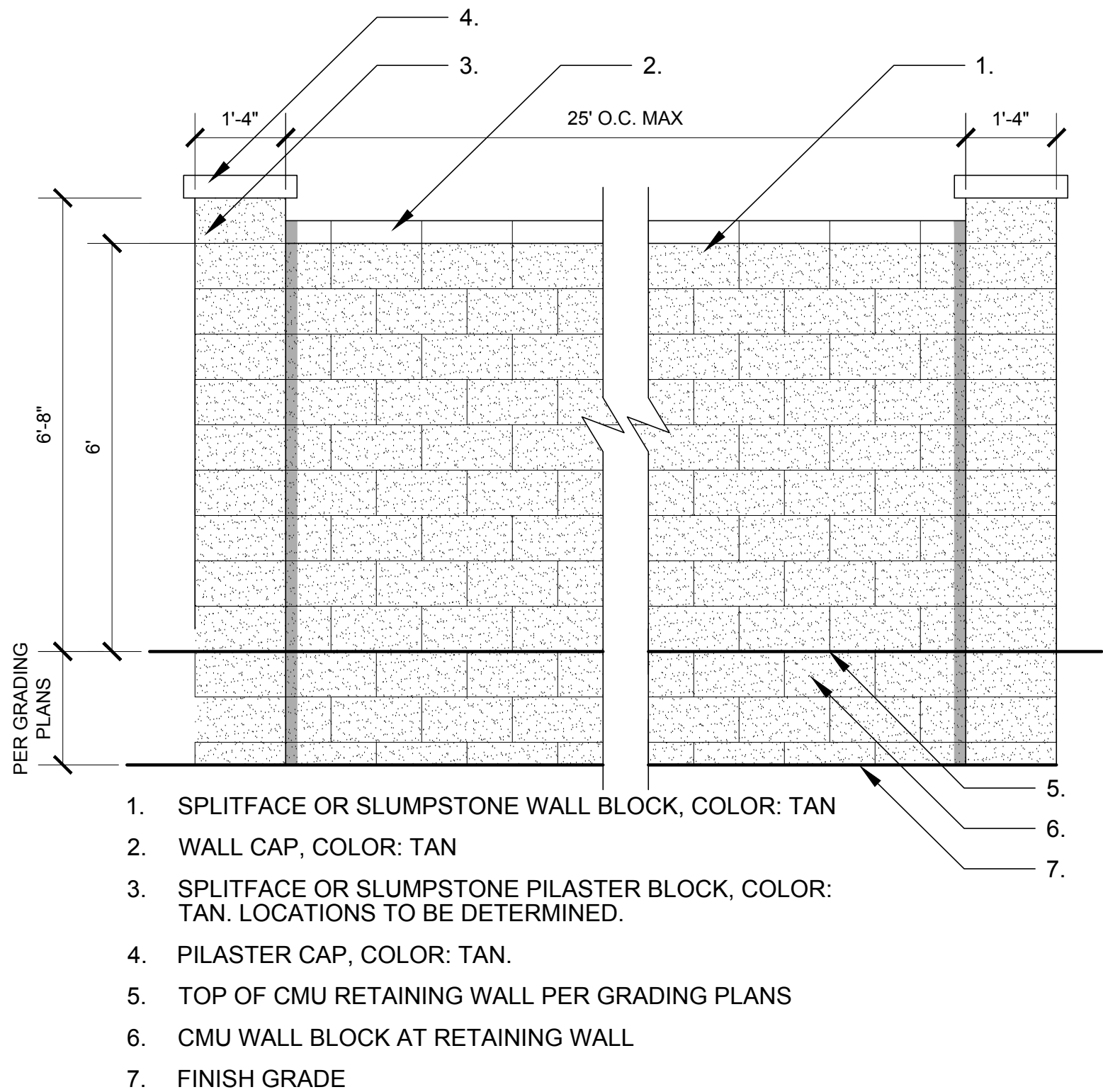
C-02
PRIVACY FENCE AT CMU RETAINING WALL
NATURAL WOOD OR VINYL PRIVACY FENCE OVER CMU RETAINING WALL
SCALE: 1/2" = 1'-0"



C-03
METAL RAILING AT BIOFILTRATION BASIN
42" TALL WITH HORIZONTAL CABLE WIRE
SCALE: 1/2" = 1'-0"



C-04
CMU PRIVACY WALL & PILASTER
SPLITFACE OR SLUMPSTONE BLOCK WITH CAP
SCALE: 1/2" = 1'-0"

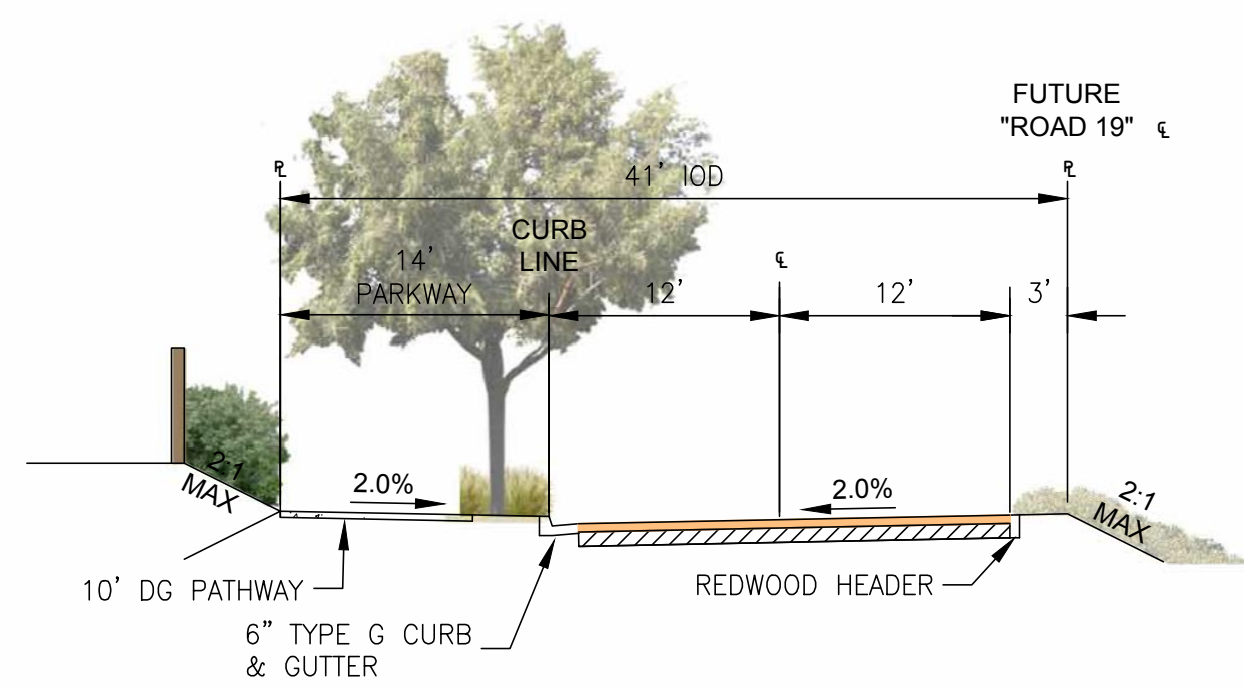


C-05
CMU PRIVACY WALL AT CMU RETAINING WALL
SPLITFACE OR SLUMPSTONE BLOCK WITH CAP
SCALE: 1/2" = 1'-0"

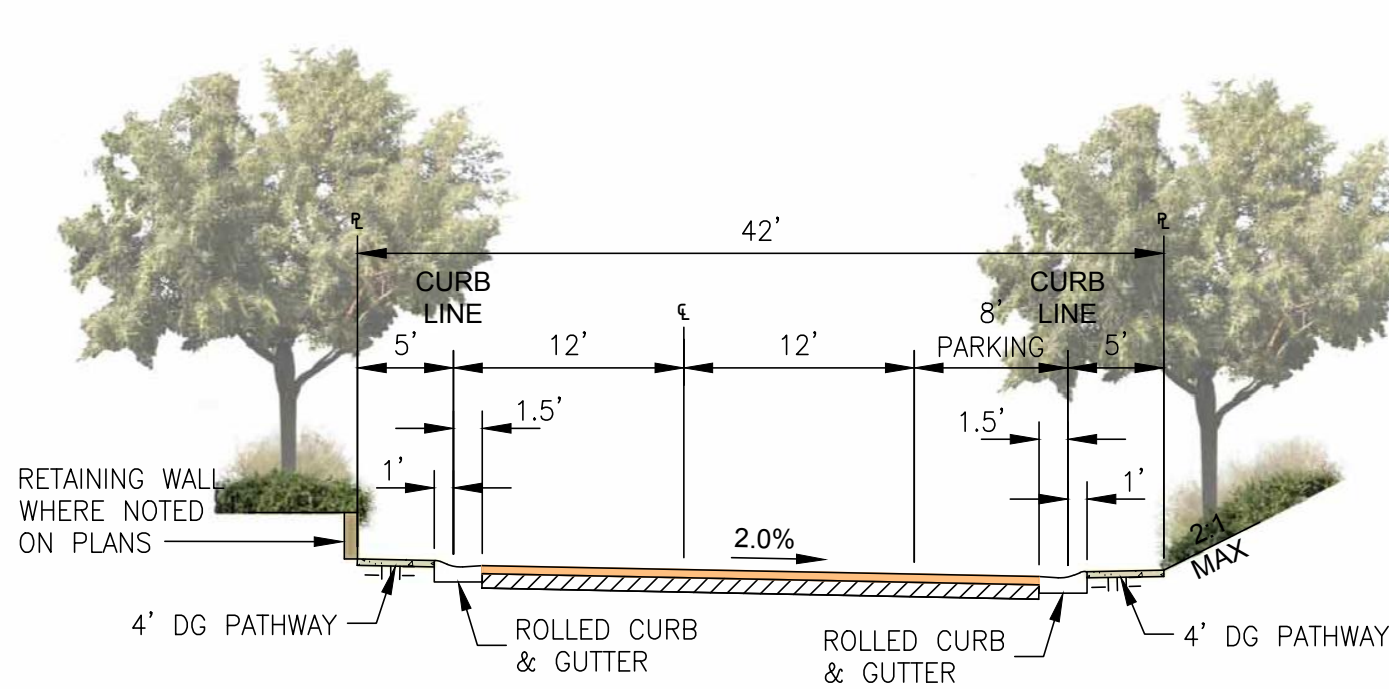


C-06
PROJECT SIGNAGE
SCALE: 1/2" = 1'-0"

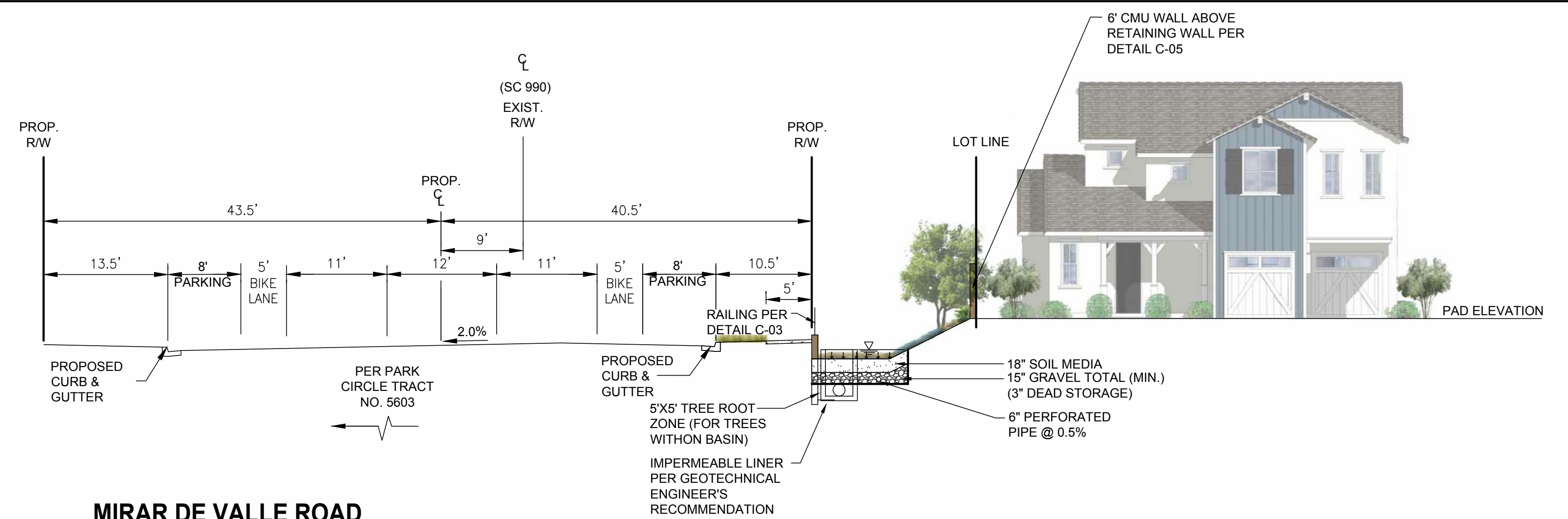
WATER USE CALCULATIONS							
Reference Evapotranspiration (Eto)	51.1	Water Efficient Landscape Worksheet			Residential		
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq.ft.)	ETAF X Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Zone 1 - HOA R.O.W.	0.2	Drip	0.81	0.25	3,906	964	30,556
Zone 2 - LANDSCAPE	0.2	MP Rotator or Drip	0.7	0.29	23,959	6,845	216,877
Zone 3 - HOA BIORETENTION	0.5	MP Rotator or Drip	0.7	0.71	5,532	3,951	125,189
				Totals	33,397	11,761	372,622
Special Landscape Areas							
Zone A				1	-	-	-
Zone B				1	-	-	-
Zone C				1	-	-	-
				Totals	-	-	-
MAWA Formula = (Eto) x (0.62) x [(0.55 x LA) + (1 - .55) X SLA]]						ETWU Total	372,622
						MAWA	581,946
						% of MAWA	64%
ETAF Calculations							
Regular Landscape Areas		All Landscape Areas					
Total ETAF x Area	11,761	Total ETAF x Area	11,761				
Total Area	33,397	Total Area	33,397				
Average ETAF	0.35	Sitewide ETAF	0.35				



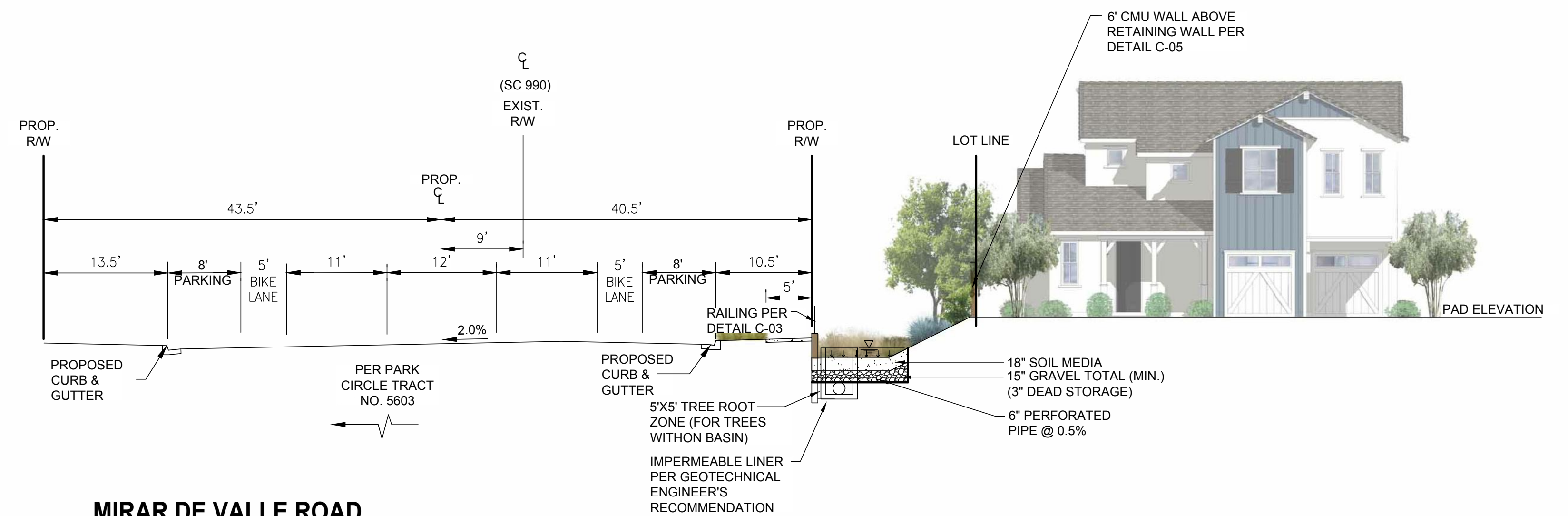
C-07
STREET 'A'
 HALF WIDTH OF FUTURE ROAD 19
 SCALE: 1" = 10'



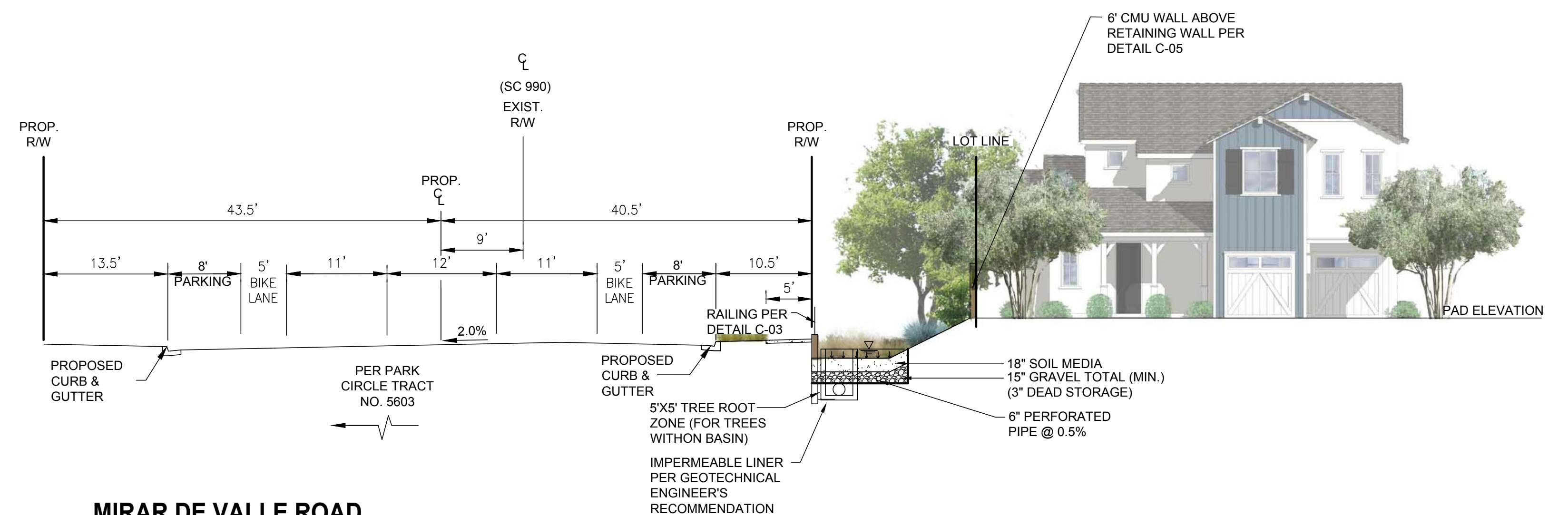
C-08
STREET 'B'
 CIVIL SECTION B-B
 SCALE: 1" = 10'



C-09A
MIRAR DE VALLE ROAD
 LANDSCAPE AT INSTALLATION
 SCALE: 1" = 10'



C-09B
MIRAR DE VALLE ROAD
 LANDSCAPE AT 5 YEARS
 SCALE: 1" = 10'



C-09C
MIRAR DE VALLE ROAD
 LANDSCAPE AT 10 YEARS
 SCALE: 1" = 10'

NO.	BY	DATE	REVISIONS: