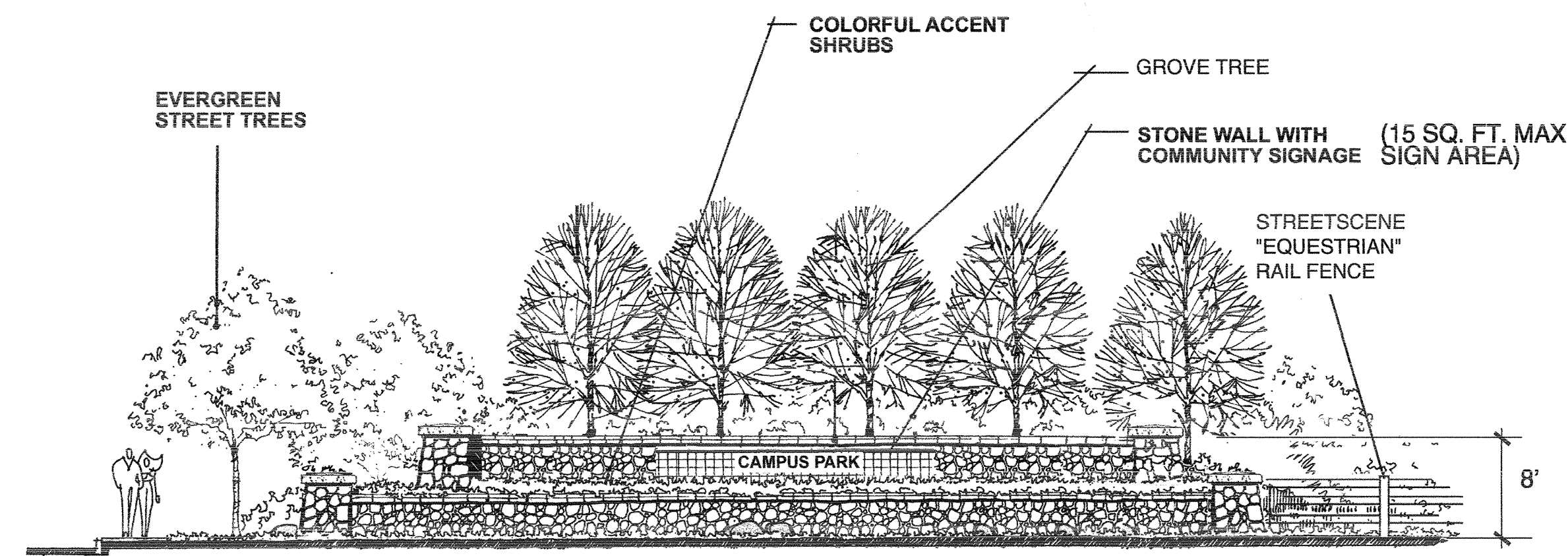




COMMUNITY ENTRY ELEMENT

NO SCALE

DESIGNATED CHILDRENS
PLAY AREAS 600 S.F.
- PLAY STRUCTURE

FUEL MANAGEMENT
ZONE - TYPICAL SYM.

PASSIVE REC. AREA
- ORNAMENTAL LANDSCAPE
- 4,000 S.F. TURF

OPEN VIEW
METAL FENCING

COMMUNITY ENTRY ELEMENT
- ACCENT GROVE PLANTINGS
- LOW STONE WALLS
- PROJECT IDENTITY SIGN
- PASTURE AND ACCENT SHRUB UNDERSTORY
(SEE DETAIL)

COMMUNITY ENTRY ROAD
LANDSCAPE ZONE
- TREES 30' O.C.
- 5' MEANDERING CONCRETE PATHWAY
- PASTURE AND SHRUB UNDERSTORY
- INFORMAL GROUPINGS OF ACCENT TREES
IN MEDIAN

6' COMMUNITY THEMED
SOUND WALL (8' MAX) ABOVE
4' HIGH LANDSCAPED BERM
(SEE SHT 2)

COMMUNITY PROMENADE
LANDSCAPE ZONE
- THEMED PLANTINGS
- MEANDERING CONCRETE
PATHWAY

COURTYARD
TREES/SHRUBS
& GROUND COVER
- TYPICAL

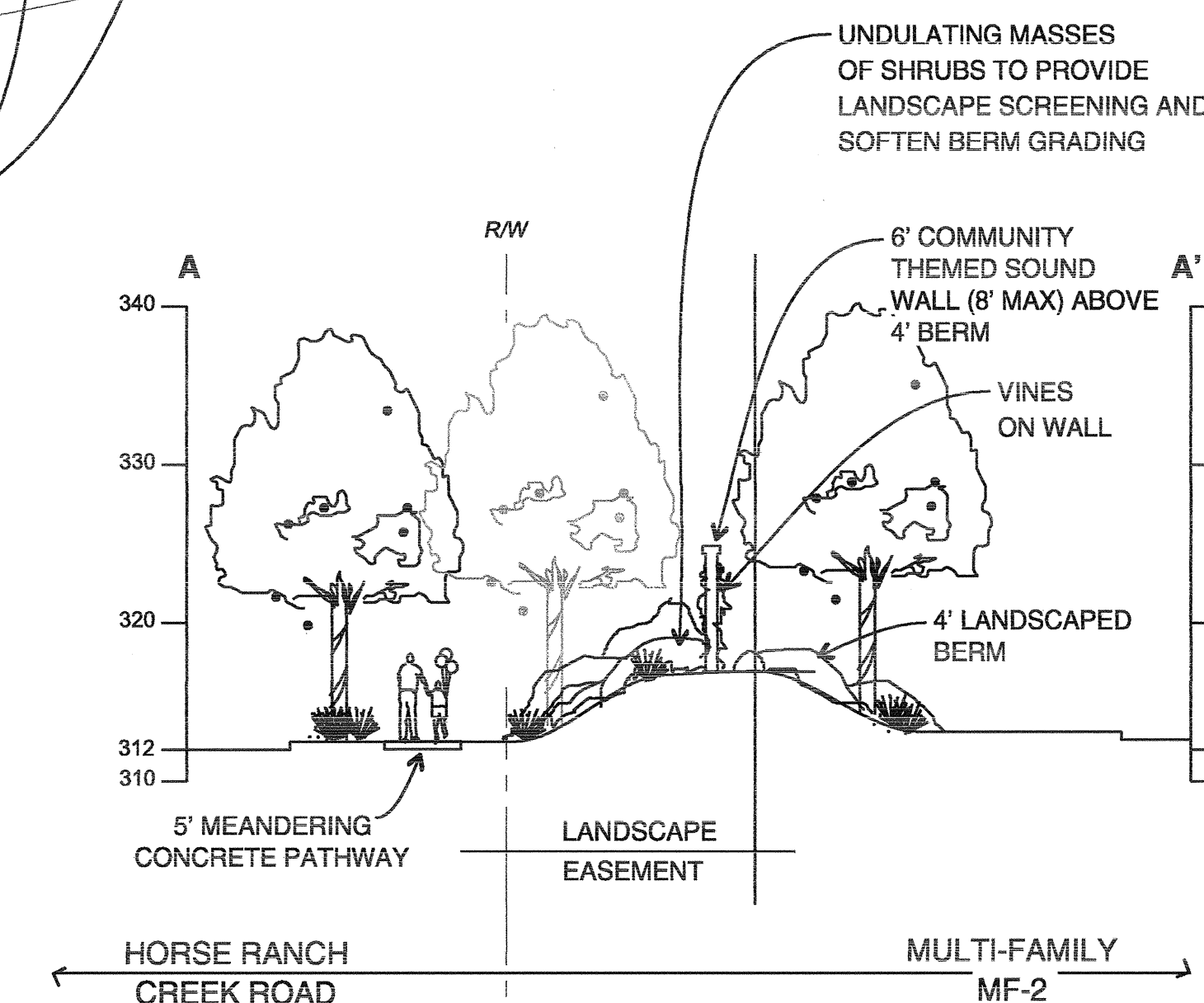
8' WIDE D.G. MULTI-
PURPOSE TRAIL

5' WIDE CONCRETE
SIDEWALK

COMMUNITY ACCENT
ELEMENT
ACCENT TREE(S)
PASTURE AND
EQUESTRIAN FENCING
OR SMALL STONE MONUMENT
ACCENT AT
CORNER

VISIBILITY
AREA - TYP.

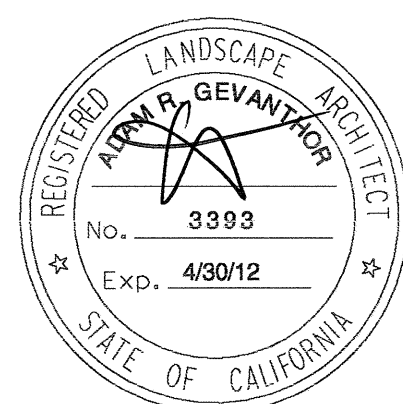
ENHANCED ENTRY
- ACCENT PLANTINGS
- ENRICHED PAVING
- MONUMENT WALLS &
PROJECT IDENTITY SIGNS
(SEE NEIGHBORHOOD ENTRY - SHT 2)



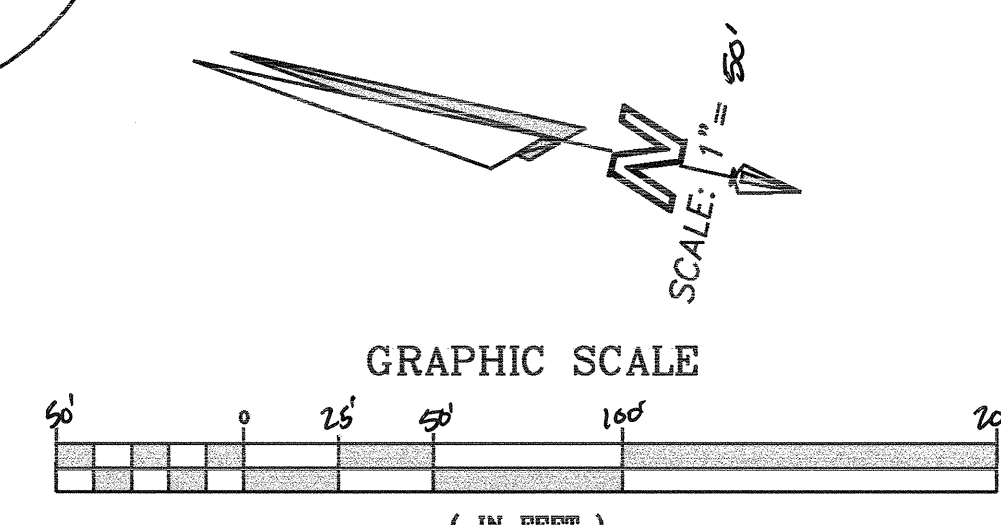
NOTE:
1. WHERE PKG. OVERHANG AND
LANDSCAPE AREAS OCCUR,
SUBTERRANEAN IRRIGATION SHALL
BE USED.

CROSS SECTION A-A'

Scale: 1" = 10'



Del Mar
858.793.5450
Development Design Services &
GraphicAccess, Inc.



Rev. September 5, 2010

COUNTY OF SAN DIEGO TRACT 5338 RPL 7
LANDSCAPE CONCEPT FOR
CAMPUS PARK
MULTI-FAMILY 2

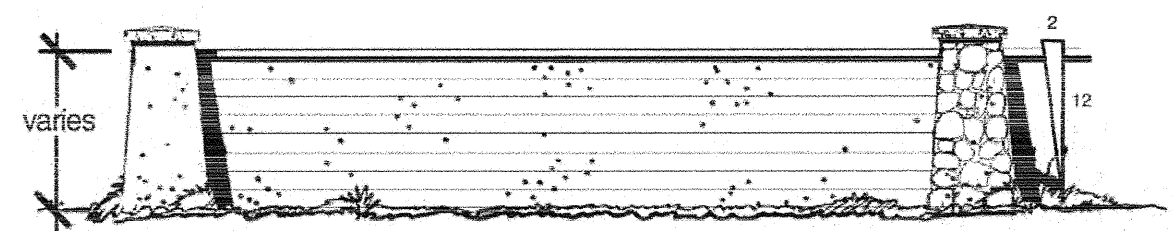
SHEET NO. 3 OF 18 SHEET

COUNTY OF SAN DIEGO TRACT 5338 RPL-7

LANDSCAPE CONCEPT

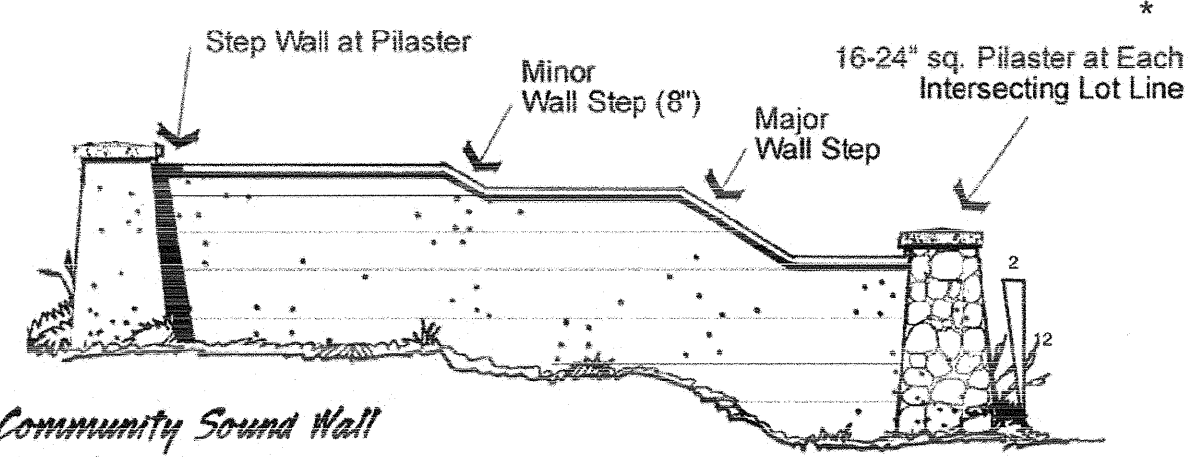
CAMPUS PARK

"B" DESIGNATOR SITE PLAN (S 07-031)



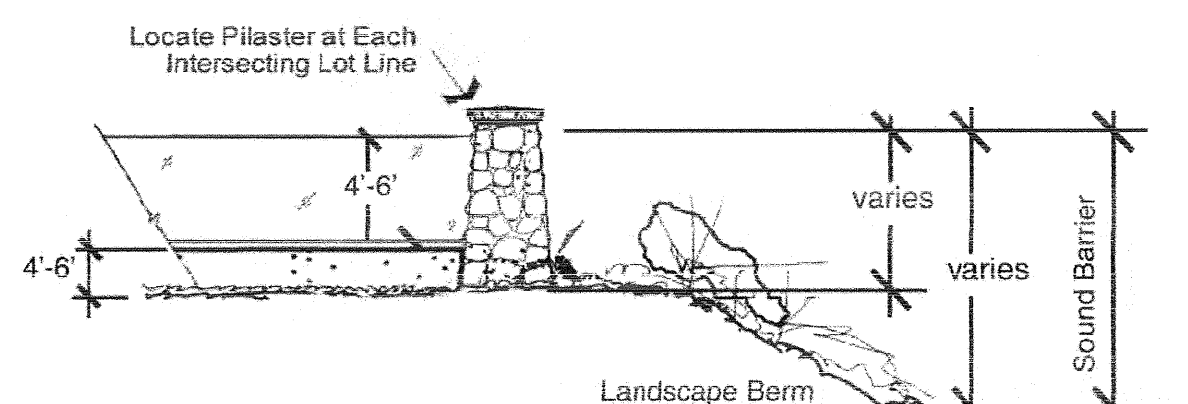
Community Sound Wall - no scale

Located at Each Intersecting Lot Line and/or 40' o.c.
Note: Plasters Visible from the Street are covered in Stone Veneer



Community Sound Wall

Step Condition - no scale
Note: Plasters Visible from the Street are covered in Stone Veneer

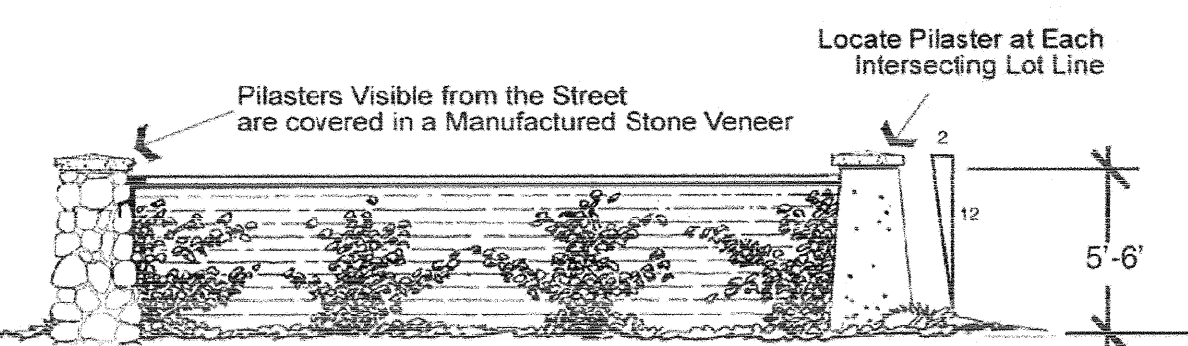


Community Open View Sound Barrier - no scale

Clear non-glass 'Lunar' type panel with slat or stone veneer plaster and split-faced block low wall, both sides.

COMMUNITY SOUND WALLS

NO SCALE

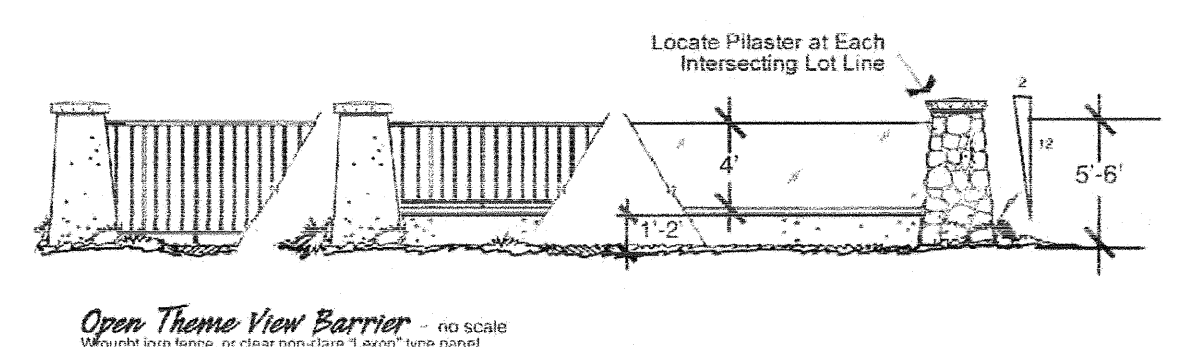


Community Theme Wall - no scale

Split-faced concrete block wall, both sides with split-faced concrete block wall, both sides.

COMMUNITY THEME WALL

NO SCALE

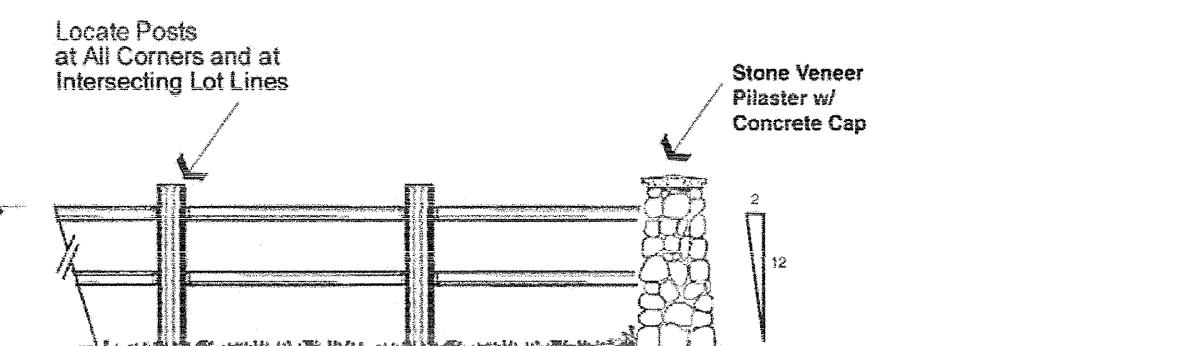


Open Theme View Barrier - no scale

Split-faced concrete block wall, both sides with split-faced concrete block wall, both sides.

COMMUNITY OPEN VIEW BARRIER

NO SCALE

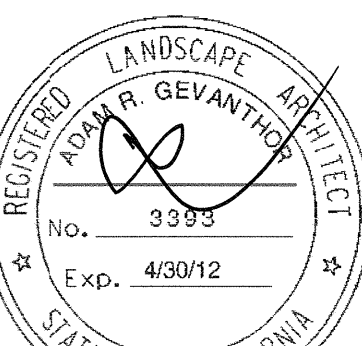


Rural Equestrian Style Theme Fence - no scale

Wood or approved alternative material

EQUESTRIAN THEMED FENCING

NO SCALE



Del Mar
858.763.5450

FENCING LEGEND

- SOLID COMMUNITY THEME WALL
- COMMUNITY VIEW BARRIER
- COMMUNITY SOUND BARRIER
- EQUESTRIAN THEMED FENCE
- BIO FENCING (COATED CHAIN LINK)
- OPEN VIEW METAL FENCING
- OPEN VIEW COMMUNITY SOUND BARRIER

LANDSCAPE LEGEND

COMMUNITY ENTRY ROAD LANDSCAPE ZONE (HORSE RANCH CREEK ROAD, PALA MESA DRIVE)

Botanical Name	Common Name	Specifications
Primary Street Trees:		
<i>Olea europaea</i> 'Wilsoni'	Fruitless Olive Tree	20'H x 20'W
<i>Platanus racemosa</i>	California Sycamore	75'H x 40'W
<i>Quercus agrifolia</i>	Coast Live	60'H x 60'W (un-cut leader)
<i>Laurus nobilis</i>	Sweet Bay	40'H x 30'W
<i>Calodendron capense</i>	Cape Chestnut	70'H x 40'W (accent areas)
<i>Pistachia chinensis</i>	Chinese pistachio	20'H x 20'W (accent areas)
<i>Koeleuteraria paniculata</i>	Chinese Flame Tree	40'H x 35'W (accent areas)

Slope & Erosion Control Trees:		
<i>Geliera parviflora</i>	Australian Willow	25'H x 20'W
<i>Metrosideros exelsum</i>	New Zealand Christmas Tree	30'H x 30'W (un-cut leader)
<i>Olea europaea</i> 'Wilsoni'	Fruitless Olive Tree	20'H x 20'W
<i>Quercus agrifolia</i>	Coast Live	60'H x 60'W (un-cut leader)
<i>Rhus lancea</i>	African Sumac	25'H x 30'W

Parkway & Slope Shrubs & Groundcovers:		
<i>Carex buchananii</i>	Red Clump Grass	24'H x 24'W
<i>Ceanothus 'Centennial'</i>	Centennial Ceanothus	12'H x 60'W
<i>Ceanothus 'Joyce Coulter'</i>	Wild Lilac	5'H x 10'W
<i>Ceanothus gloriosus 'Anchor Bay'</i>	Anchor Bay Wild Lilac	18'H x 8'W
<i>Ceanothus gloriosus 'Point Reyes'</i>	No Common Name	12'H x 72'W
<i>Ceanothus griseus horizontalis 'Yankee Point'</i>	Carmel Creeper	2'H x 12'W
<i>Chlorogalum parviflorum</i>	Smallflower Soap Plant	20'H x 40'W
<i>Cotoneaster dammeri 'Lowfast'</i>	Bearberry Cotoneaster	12'H x 10'W
<i>Epilobium californicum</i>	California Fuschia	12'H x 48'W
<i>Helianthemum scoparium</i>	Sun Rose	24'H x 36'W
<i>Pennisetum spatholatum</i>	Rye Puffs	18'H x 18'W

Parkway & Slope Shrubs & Groundcovers:		
<i>Agapanthus 'Rancho White'</i>	White Lily of the Nile	18'H x 24'W
<i>Carex buchananii</i>	Red Clump Grass	24'H x 24'W
<i>Carex pansa</i>	California Meadow Sedge	4'H x 8'W
<i>Ceanothus 'Centennial'</i>	Centennial Ceanothus	12'H x 60'W
<i>Ceanothus 'Joyce Coulter'</i>	Wild Lilac	5'H x 10'W
<i>Ceanothus gloriosus 'Anchor Bay'</i>	Anchor Bay Wild Lilac	18'H x 8'W
<i>Ceanothus gloriosus 'Point Reyes'</i>	No Common Name	12'H x 72'W
<i>Ceanothus griseus horizontalis 'Yankee Point'</i>	Carmel Creeper	2'H x 12'W
<i>Cistus x 'Sunset'</i>	Brilliant Rock Rose	2'H x 6'W
<i>Cotoneaster dammeri 'Lowfast'</i>	Bearberry Cotoneaster	12'H x 10'W
<i>Echium fastuosum</i>	Pride of Madeira	10'H x 15'W
<i>Heteromeles arbutifolia</i>	Toyon	5'H x 8'W
<i>Lavandula angustifolia 'Compacta'</i>	Dwarf English Lavender	18'H x 18'W
<i>Marathon 2e</i>	Dwarf Tail Fescue	3'H x 1'W
<i>Myoporum 'Pacificum'</i>	No Common Name	2'H x 30'W
<i>Myoporum parvifolium 'Putah Creek'</i>	No Common Name	2'H x 30'W
<i>Phormium tenax</i>	New Zealand Flax	8'H x 12'W
<i>Rhaphiophis indica</i>	India Hawthorn	2'H x 4'W
<i>Verberna x 'Luxena'</i>	Light Blue Babylon Verberna	6'H x 12'W

Cactus & Succulents:		
<i>Agave attenuata</i>	No Common Name	3'H x 5'W
<i>Agave shawii</i>	Coastal Agave	3'H x 5'W
<i>Dudleya brittonii</i>	Britton's Chalk Dudleya	12'H x 12'W
<i>Dudleya pulverulenta</i>	Chalk Dudleya	12'H x 12'W
<i>Yucca schottigera</i>	Mohave Yucca	6'H x 5'W
<i>Yucca whipplei</i>	Foothill Yucca	3'H x 3'W

Hydroseed Mix 'A':		
<i>Baileya multiradiata</i>	Desert Marigold	18'H x 18'W
<i>Eriophyllum confertiflorum</i>	Golden Yarrow	18'H x 18'W
<i>Gilia tricolor</i>	Bird's Eye	12'H x 12'W
<i>Lasthenia californica</i>	Dwarf Goldfields	12'H x 12'W
<i>Layia platyglossa</i>	Tiny Tips	12'H x 24'W
<i>Lotus scoparius scoparius</i>	Deerweed	18'H x 18'W
<i>Mimulus aurantiacus punicus</i>	Sticky Monkey Flower	24'H x 24'W
<i>Nassella pulchra</i>	Purple Needle Grass	18'H x 12'W
<i>Nemophila menziesii</i>	Baby Blue Eyes	12'H x 12'W
<i>Phacelia campanularia</i>	California Blue Bells	12'H x 14'W
<i>Vulpia microstachys</i>	Small Fescue	6'H x 6'W

Hydroseed Mix 'B':		
<i>Baileya multiradiata</i>	Desert Marigold	18'H x 18'W
<i>Camissonia cheiranthifolia</i>	Beach Evening Primrose	24'H x 36'W
<i>Eschscholzia maritima</i>	Coastal California Poppy	18'H x 12'W
<i>Gazania splendens</i>	Gazania Splendens	12'H x 12'W
<i>Gilia tricolor</i>	Bird's Eye	12'H x 12'W
<i>Lasthenia californica</i>	Dwarf Goldfields	12'H x 12'W
<i>Layia platyglossa</i>	Tiny Tips	12'H x 24'W
<i>Nemophila menziesii</i>	Baby Blue Eyes	12'H x 12'W
<i>Oenothera speciosa</i>	Showy Evening Primrose	24'H x 24'W
<i>Phacelia campanularia</i>	California Blue Bells	12'H x 14'W
<i>Verberna tenuisecta</i>	Moss Verbena	12'H x 36'W

RIPARIAN TRANSITION ZONE

Botanical Name	Common Name	Specifications
Trees:		
<i>Alnus rhombifolia</i>	White Alder	30'H x 20'W
<i>Laurus nobilis</i>	Sweet Bay	40'H x 32'W
<i>Platanus racemosa</i>	California Sycamore	75'H x 40'W
<i>Populus fremontii</i>	Western Cottonwood	40'H x 32'W
<i>Quercus agrifolia</i>	Coast Live Oak	60'H x 60'W
<i>Salix species</i>	Willow	30'H x 25'W
<i>Sambucus mexicana</i>	Blue Elderberry	12'H x 12'W

Shrubs & Groundcovers:		
<i>Carex buchananii</i>	Red Clump Grass	24'H x 24'W
<i>Carex pansa</i>	California Meadow Sedge	4'H x 8'W
<i>Ceanothus 'Centennial'</i>	Centennial Ceanothus	12'H x 60'W
<i>Ceanothus 'Joyce Coulter'</i>	Wild Lilac	5'H x 10'W
<i>Ceanothus gloriosus 'Anchor Bay'</i>	Anchor Bay Wild Lilac	18'H x 8'W
<i>Ceanothus gloriosus 'Point Reyes'</i>	No Common Name	12'H x 72'W
<i>Ceanothus griseus horizontalis 'Yankee Point'</i>	Carmel Creeper	2'H x 12'W
<i>Chlorogalum parviflorum</i>	Smallflower Soap Plant	20'H x 40'W
<i>Cotoneaster dammeri 'Lowfast'</i>	Bearberry Cotoneaster	12'H x 10'W
<i>Epilobium californicum</i>	California Fuschia	12'H x 48'W
<i>Helianthemum scoparium</i>	Sun Rose	24'H x 36'W
<i>Pennisetum spatholatum</i>	Rye Puffs	18'H x 18'W

Hydroseed Mix 'A':		
<i>Baileya multiradiata</i>	Desert Marigold	18'H x 18'W
<i>Eriophyllum confertiflorum</i>	Golden Yarrow	18'H x 18'W
<i>Gilia tricolor</i>	Bird's Eye	12'H x 12'W
<i>Lasthenia californica</i>	Dwarf Goldfields	12'H x 12'W
<i>Layia platyglossa</i>	Tiny Tips	12'H x 24'W
<i>Lotus scoparius</i>	Deerweed	18'H x 18'W
<i>Mimulus aurantiacus punicus</i>	Sticky Monkey Flower	24'H x 24'W
<i>Nassella pulchra</i>	Purple Needle Grass	18'H x 12'W
<i>Nemophila menziesii</i>	Baby Blue Eyes	12'H x 12'W
<i>Phacelia campanularia</i>	California Blue Bells	12'H x 14'W
<i>Verberna tenuisecta</i>	Moss Verbena	12'H x 36'W
<i>Vulpia microstachys</i>	Small Fescue	6'H x 6'W

COMMUNITY PROMENADE ROADS & INTERIOR SLOPES

Botanical Name	Common Name	Specifications
Primary Street Tree:		
<i>Koeleuteraria paniculata</i>	Chinese Flame Tree	40'H x 35'W (accent areas)
<i>Olea europaea 'Wilsoni'</i>	Fruitless Olive Tree	20'H x 20'W
<i>Platanus racemosa</i>	California Sycamore	75'H x 40'W
<i>Quercus agrifolia</i>	Coast Live	60'H x 60'W (un-cut leader)
<i>Rhus lancea</i>	African Sumac	25'H x 30'W

Background, Slope, & Accent Trees:		
<i>Arbutus unedo</i>	Strawberry Tree	25'H x 25'W
<i>Geliera parviflora</i>	Australian Willow	25'H x 20'W
<i>Parkinsonia aculeata</i>	Mexican Palo Verde	25'H x 20'W
<i>Rhus lancea</i>	African Sumac	25'H x 30'W
<i>Tristania conferta</i>	Brisbane Box	35'H x 25'W

Parkway, Slope Shrubs, & Groundcovers:		
<i>Agapanthus 'Rancho White'</i>	White Lily-of-the-Nile	18'H x 24'W
<i>Carex buchananii</i>	Red Clump Grass	24'H x 24'W
<i>Carex pansa</i>	California Meadow Sedge	4'H x 8'W
<i>Ceanothus 'Centennial'</i>	Centennial Ceanothus	12'H x 60'W
<i>Ceanothus 'Joyce Coulter'</i>	Wild Lilac	5'H x 10'W
<i>Ceanothus gloriosus 'Anchor Bay'</i>	Anchor Bay Wild Lilac	18'H x 8'W
<i>Ceanothus gloriosus 'Point Reyes'</i>	No Common Name	12'H x 72'W
<i>Ceanothus griseus horizontalis 'Yankee Point'</i>	Carmel Creeper	2'H x 12'W
<i>Cistus x 'Sunset'</i>	Brilliant Rock Rose	2'H x 6'W
<i>Cotoneaster dammeri 'Lowfast'</i>	Bearberry Cotoneaster	12'H x 10'W
<i>Echium fastuosum</i>	Pride of Madeira	5'H x 8'W
<i>Heteromeles arbutifolia</i>	Toyon	10'H x 15'W
<i>Lavandula angustifolia 'Compacta'</i>	Dwarf English Lavender	18'H x 18'W
<i>Marathon 2e</i>	Dwarf Tail Fescue	3'H x 1'W
<i>Myoporum 'Pacificum'</i>	No Common Name	2'H x 30'W
<i>Myoporum parvifolium 'Putah Creek'</i>	No Common Name	12'H x 8'W
<i>Phormium tenax</i>	New Zealand Flax	8'H x 12'W
<i>Rhaphiophis indica</i>	India Hawthorn	2'H x 4'W
<i>Rhus integrifolia</i>	Lemonade Berry	6'H x 15'W
<i>Rosa banksiae 'White Banksiae'</i>	White Lady Banks Rose	5'H x 12'W
<i>Trachelospermum jasminoides</i>	Star Jasmine	2'H x 8'W
<i>Verberna x 'Luxena'</i>	Light Blue Babylon Verberna	6'H x 12'W

Cactus & Succulents:		
<i>Agave attenuata</i>	No Common Name	3'H x 5'W
<i>Agave shawii</i>	Coastal Agave	3'H x 5'W
<i>Britton's Chalk Dudleya</i>	Britton's Chalk Dudleya	12'H x 12'W
<i>Chalk Dudleya</i>	Chalk Dudleya	12'H x 12'W
<i>Mohave Yucca</i>	Mohave Yucca	6'H x 5'W
<i>Yucca whipplei</i>	Foothill Yucca	3'H x 3'W

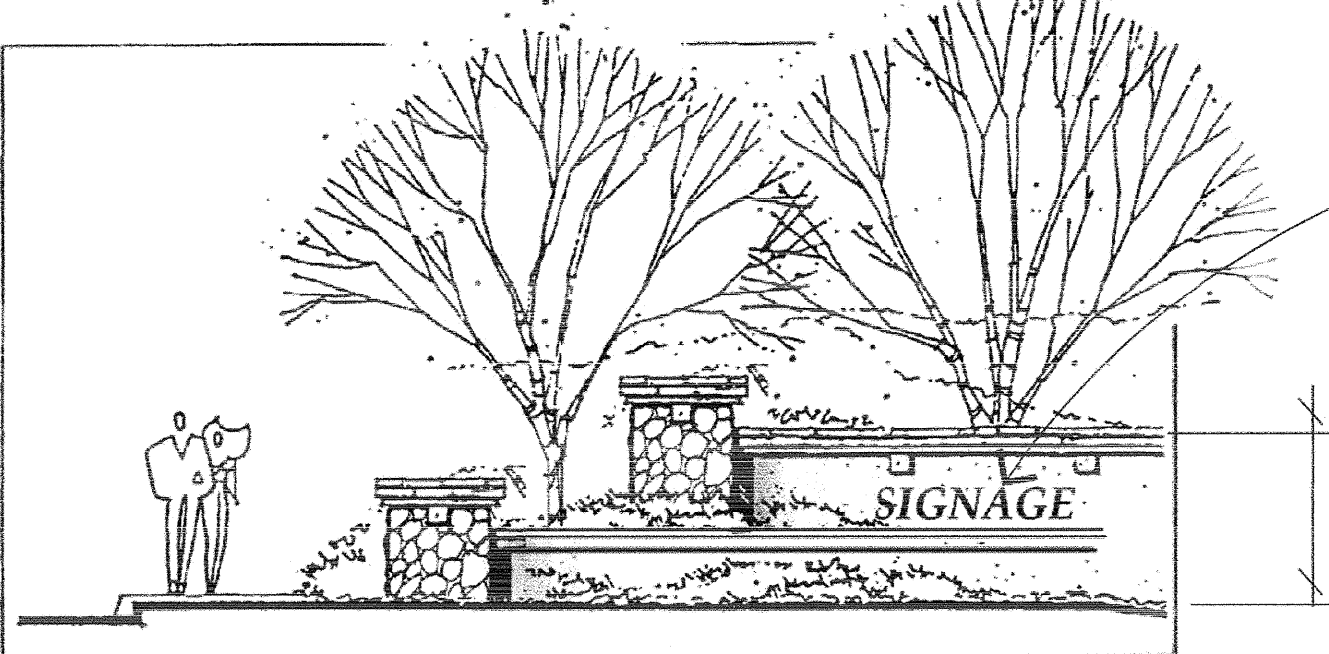
Hydroseed Mix 'B':		
<i>Baileya multiradiata</i>	Desert Marigold	18'H x 18'W
<i>Camissonia cheiranthifolia</i>	Beach Evening Primrose	24'H x 36'W
<i>Eschscholzia maritima</i>	Coastal California Poppy	18'H x 12'W
<i>Gazania splendens</i>	Gazania Splendens	12'H x 12'W
<i>Gilia tricolor</i>	Bird's Eye	12'H x 12'W
<i>Lasthenia californica</i>	Dwarf Goldfields	12'H x 12'W
<i>Layia platyglossa</i>	Tiny Tips	12'H x 24'W
<i>Nemophila menziesii</i>	Baby Blue Eyes	12'H x 12'W
<i>Oenothera speciosa</i>	Showy Evening Primrose	24'H x 24'W
<i>Phacelia campanularia</i>	California Blue Bells	12'H x 14'W
<i>Verberna tenuisecta</i>	Moss Verbena	12'H x 36'W

COMMUNITY ENTRIES

Background & Accent Trees:		
<i>Koeleuteraria paniculata</i>	Golden Rain Tree	30'H x 30'W
<i>Pistachia chinensis</i>	Chinese Pistachio	30'H x 25'W
<i>Rhus lancea</i>	African Sumac	25'H x 30'W

Shrubs & Groundcovers:		
<i>Agapanthus 'Rancho White'</i>	White Lily-of-the-Nile	18'H x 24'W
<i>Carex buchananii</i>	Red Clump Grass	24'H x 24'W
<i>Carex pansa</i>	California Meadow Sedge	4'H x 8'W
<i>Lavandula angustifolia 'Compacta'</i>	Dwarf English Lavender	18'H x 18'W
<i>Marathon 2e</i>	Dwarf Tail Fescue	3'H x 1'W
<i>Muhlenbergia callilaris</i>	Pink Wisp Grass	18'H x 18'W
<i>Myoporum 'Pacificum'</i>	No Common Name	2'H x 30'W
<i>Phormium tenax</i>	New Zealand Flax	8'H x 12'W
<i>Rhaphiophis indica</i>	India Hawthorn	2'H x 4'W
<i>Rosa banksiae 'White Banksiae'</i>	White Lady Banks Rose	5'H x 12'W

Vines:		
<i>Vitis species</i>	Grape	3'H x 6'W
<i>Parthenocissus tricuspidata</i>	Boston Ivy	3'H x 16'W
<i>Ficus pumila</i>	Creeping Fig	3'H x 16'W



15 sq. ft.
max. sign copy

6' high max.

LANDSCAPE CONCEPT

- THE LANDSCAPE CONCEPT FOR CAMPUS PARK IS DESIGNED TO REFLECT THE SURROUNDING PASTURES, RIPARIAN CORRIDORS, OAK WOODLANDS AND BOULDER STREWN HILLSIDES. THIS SETTING, ALONG WITH TUSCAN AND ANDALUSIAN INSPIRED ARCHITECTURE PROVIDES THE INSPIRATION FOR A MEDITERRANEAN LANDSCAPE THEME THAT PROPOSES THE PRESERVATION AND INTEGRATION OF THE PROJECT WITH THESE OPEN SPACE RESOURCES. GROVE AND GROVE-LIKE PLANTINGS ARE PLANNED ALONG MAJOR STREETS AND ADJOINING SLOPES ALONG WITH ACCENT GROUPINGS OF OAKS AND SYCAMORES. TRADITIONAL MATERIALS SUCH AS STONE AND WOOD, THAT COMPLEMENT THE NATURAL AND RURAL LANDSCAPE, WILL ALSO BE USED.
- DROUGHT TOLERANT AND NATIVE PLANT MATERIALS WILL BE USED WHERE POSSIBLE EMPHASIZING EVERGREENS ON THE NORTH AND WEST SIDES OF BUILDINGS AND DECIDUOUS TREES ON THE SOUTH TO PROVIDE SHADE AND REDUCE HEATING. PLANTINGS IN PEDESTRIAN AREAS AND ALONG PEDESTRIAN PATHS WILL BE SELECTED TO RELATE TO THE HUMAN SCALE. LOW SCALE PLANTINGS WILL BE USED ADJACENT TO DRIVEWAYS ENTRANCES AND STREET CORNERS TO MAINTAIN VISIBILITY FOR SAFETY. COMMON AREA LANDSCAPES WILL BE LINKED BY A NETWORK OF TRAILS AND PATHWAYS. PLANT MATERIALS WILL BE SELECTED AND LOCATED TO PREVENT THE RAPID SPREAD OF BRUSH FIRES IN ACCORDANCE WITH THE FIRE PROTECTION PLAN PREPARED FOR THE PROJECT.
- ACCENT PLANTINGS OF NON-FRUITING OLIVES AND OTHER TREES ARE USED AT PRIMARY ENTRIES AND NODES TO FACILITATE WAYFINDING AND REFLECT THE RURAL CHARACTER OF THE REGION.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE. LANDSCAPE WATER CONSERVATION DESIGN MANUAL AND REGIONAL STANDARDS.

IRRIGATION SYSTEM

- ALL PLANTING AREAS (UNLESS OTHERWISE NOTED) WILL BE IRRIGATED USING A STATE-OF-THE-ART, MATCHED, PRECIPITATION, AUTOMATICALLY CONTROLLED, UNDERGROUND IRRIGATION SYSTEM AND WILL PURSUE THE USE OF RECLAIMED WATER WHERE APPROPRIATE.
- NATURALIZING LANDSCAPE AREAS MAY UTILIZE TEMPORARY ABOVE GROUND IRRIGATION SYSTEMS.
- NOTE: COMMON AREAS WILL PLUMBED FOR RECLAIMED WATER. POTABLE WATER WILL BE USED UNTIL SUCH TIME THAT RECLAIMED WATER BECOMES AVAILABLE. RECLAIMED WATER SHALL NOT BE USED NEAR AREAS WHERE FOOD IS SOLD OR CONSUMED. THESE AREAS SHALL BE DUAL PLUMBED.

MAINTENANCE

- ALL SLOPE PLANTINGS, STREETSCAPES, AND PARKS SHALL BE MAINTAINED BY THE MASTER HOMEOWNERS ASSOCIATION (HOA) OR LANDSCAPE MAINTENANCE DISTRICT. THE ACTIVE SPORTS PARK SHALL BE MAINTAINED BY THE COUNTY OF SAN DIEGO. REAR AND/OR SIDE YARDS OF INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
- ALL PLANTING AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER. ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. ALL DISEASE OR DEAD PLANTS SHALL BE TREATED OR REPLACED PER CONDITIONS OF THE PERMIT.
- TREES SHALL BE SELECTED AND MAINTAINED SUCH THAT 8" ABOVE GROUND, SCAFFOLD BRANCHES ARE AT A MIN. OF 60" ABOVE FIN. GRADE.

SOUND WALLS

- WHERE FEASIBLE, A COMBINATION OF WALLS AND BERMING WILL BE PROVIDED FOR SOUND ATTENUATION WITH A MAXIMUM WALL HEIGHT OF 10'.

GENERAL NOTES

- MINIMUM 24" BOX SIZE STREET TREES SHOULD BE INSTALLED WITHIN TEN FEET OF THE FACE OF THE CURB AND IN OPENINGS HAVING A MINIMUM 40 SQ. FT. OF AIR AND A FEASIBLE AREA AT A RATE OF ONE PER 40-50 LINEAR FEET OF STREET FRONTAGE TO ALLOW FOR 20' BETWEEN MATURE SPREADS UNLESS NOTED OTHERWISE. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER AND SEWAGE LATERALS, SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE COUNTY.
- STREET TREE REQUIREMENT: NON-BIODERADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES.
- WOOD MULCH SHALL BE UNIFORM SPRED TO A 2" IN ALL PLANTING AREAS WITH SLOPE LESS THAN 3:1.
- FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2000 POUNDS PER ACRE IN HYDROSEED AREAS.
- REVEGETATION AND EROSION CONTROL TIMING - ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
- PARKING LOT TREES SHALL BE PRIMARILY EVERGREEN IN NATURE TO PROMOTE SCREENING AND HEAT RELIEF CAPABILITIES.
- ALL TRASH ENCLOSURES SHALL BE SCREENED FROM PUBLIC VIEW.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR PROPOSED TREES, WATER METERS, BACKFLOW PREVENTION DEVICES, VALVES AND PIPING LOCATED WITHIN PUBLIC RIGHT-OF-WAY TO SATISFACTION OF DEPT. OF PUBLIC WORKS' VEGETATION MGR. & ROAD R.O.W. DIVISION.
- FUEL MANAGEMENT ZONES SHALL BE MAINTAINED BY THE MASTER HOMEOWNER'S ASSOCIATION & EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE.
- ALL PROPOSED SITE LIGHTING SHALL COMPLY WITH COUNTY'S LIGHT POLLUTION CODE, INCLUDING LANDSCAPE LOW VOLTAGE DECORATIVE LIGHTING.
- LANDSCAPE PLANTINGS SHALL COMPLY WITH APPROVED FIRE PROTECTION PLAN/VEGETATION MANAGEMENT PLAN, HUNT RESEARCH CORPORATION.
- DESIGN, SELECTION, & PLACEMENT OF ALL SITE FURNISHINGS SHOULD BE BASED ON CONCEPT AND CHARACTER OF OVERALL PROJECT.

LEGEND

PAD 280.2 FF 280.9	SITE BOUNDARY
	PAD ELEV/FINISHED FLOOR
	EASEMENT LINE
	CURB & GUTTER
	3" RIBBON GUTTER
	6" CROSS GUTTER
	PED RAMP
90.17 PS	CUT/FILL SLOPE (2:1 MAX.)
	PROPOSED SPOT ELEVATION
	100 YEAR FLOOD BOUNDARY
	FIRE MANAGEMENT ZONE
200 280	EXISTING COUNTOURS
	PROPOSED COUNTOURS
	FIRE HYDRANT
	STREET LIGHT
	PROPOSED BUILDING
	TRASH ENCLOSURE

Rev. August 28, 2009