

COUNTY OF SAN DIEGO TRACT 5338 RPL-7

LANDSCAPE CONCEPT

CAMPUS PARK

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



Del Mar
858.793.5450
Development Design Services &
GraphicAccess, Inc.

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

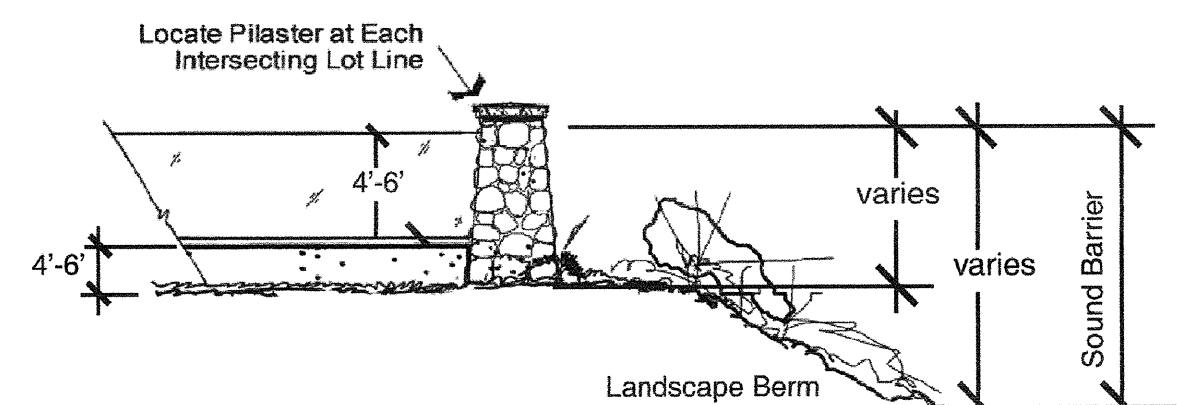
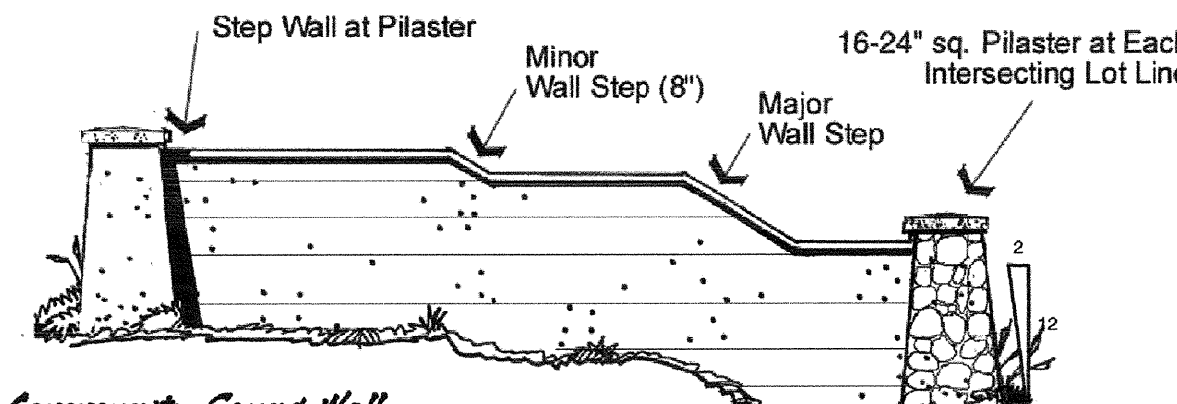
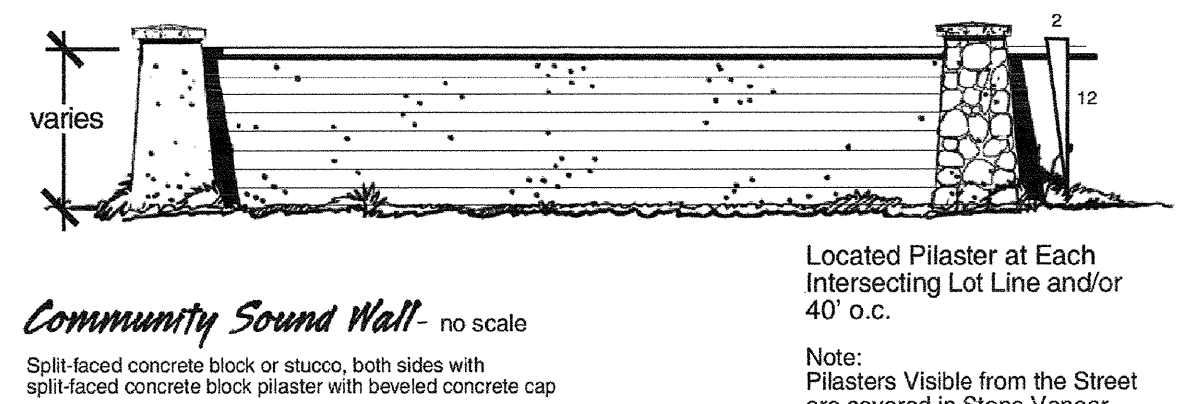
Rev. August 28, 2009	
COUNTY OF SAN DIEGO TRACT 5338 RPL 7 LANDSCAPE CONCEPT FOR	
CAMPUS PARK	
PROFESSIONAL OFFICE	
SHEET NO. 3 OF 12 SHEET	

COUNTY OF SAN DIEGO TRACT 5338 RPL-7

LANDSCAPE CONCEPT

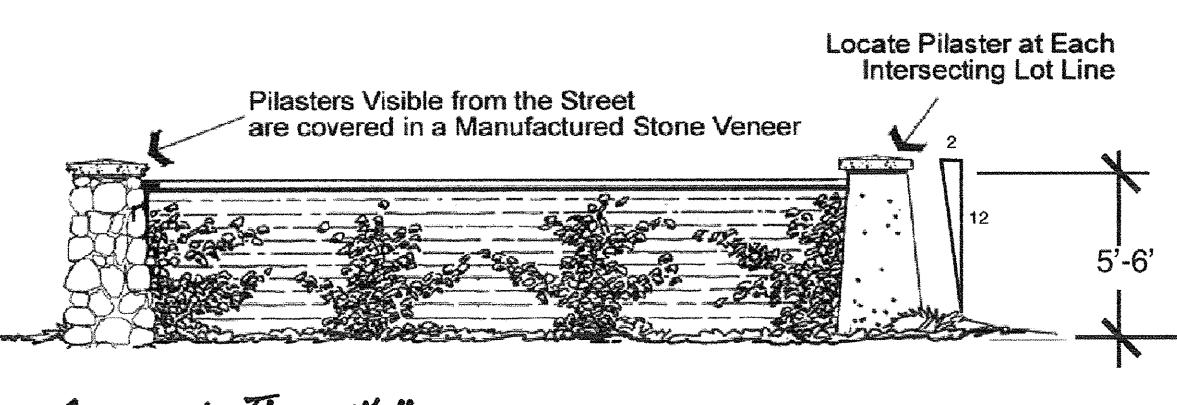
CAMPUS PARK

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



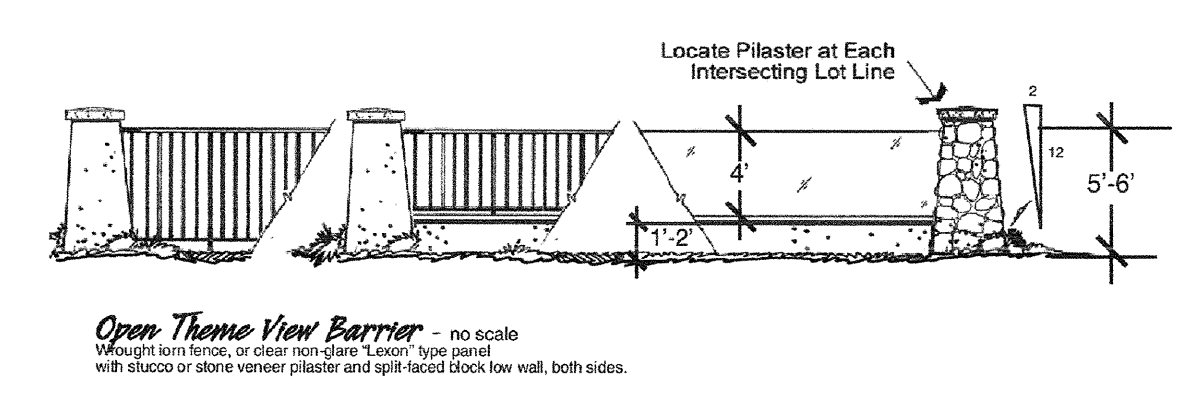
COMMUNITY SOUND WALLS

NO SCALE



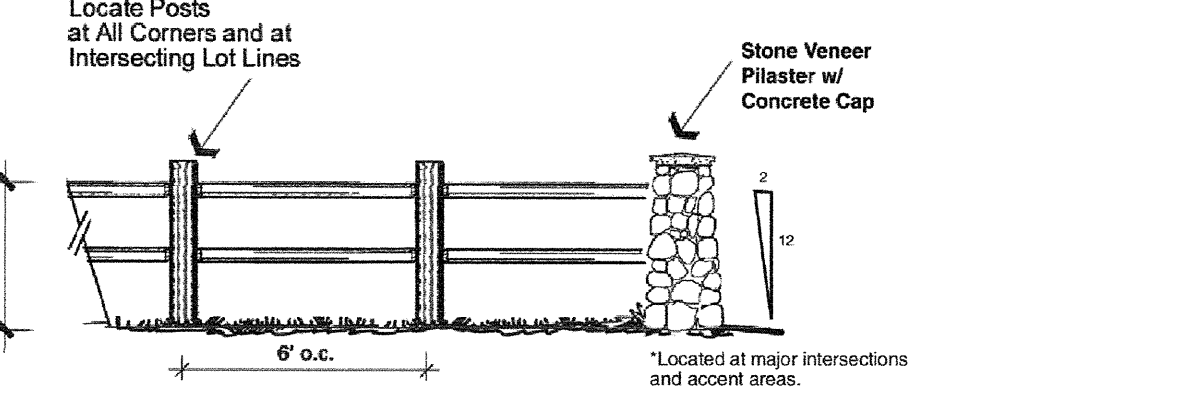
COMMUNITY THEME WALL

NO SCALE



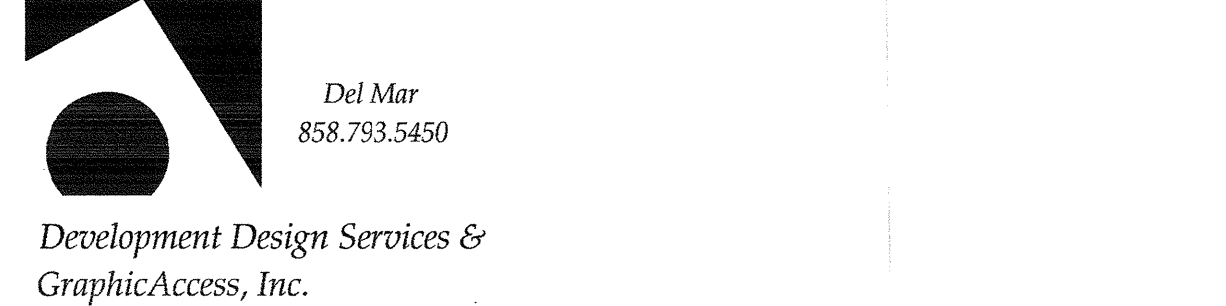
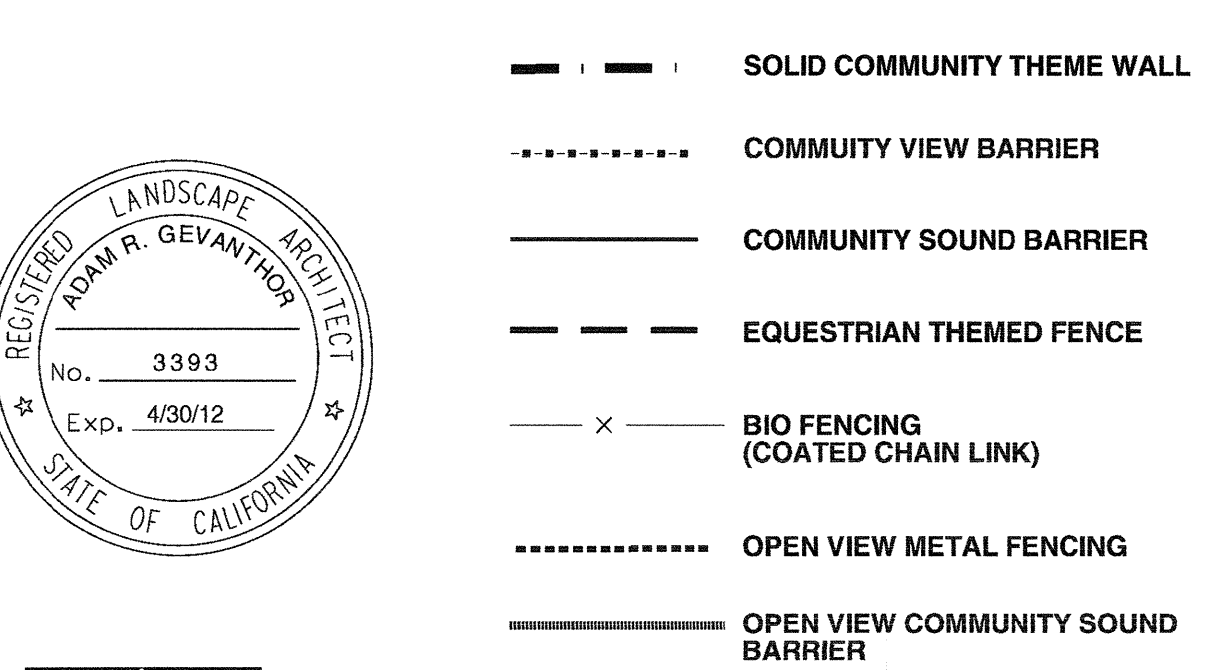
COMMUNITY OPEN VIEW BARRIER

NO SCALE



EQUESTRIAN THEMED FENCING

NO SCALE



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

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

Slope & Erosion Control Trees:		
(Randomly spaced as single specimens or in clusters of no more than three)		
Geigeria parviflora	Australian Willow	25'H x 20'W
Metrosideros exelais	New Zealand Christmas Tree	30'H x 30'W (un-cut leader)
Olea europaea 'Wilsoni'	Fruitless Olive Tree	20'H x 20'W
Quercus agrifolia	Coast Live	60'H x 60'W (un-cut leader)
Rhus lancea	African Sumac	25'H x 30'W

Parkway & Slope Shrubs & Groundcovers:		
(Where adjacent to preserve open-space & brush management zones)		
Carex buchananii	Red Clump Grass	24'H x 24'W
Ceanothus 'Centennial'	Centennial Ceanothus	12'H x 60'W
Ceanothus 'Joyce Coulter'	Wild Lilac	5'H x 10'W
Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Wild Lilac	18'H x 8'W
Ceanothus gloriosus 'Point Reyes'	No Common Name	12'H x 72'W
Ceanothus griseus horizontalis 'Yankee Point'	Carmel Creeper	2'H x 12'W
Chlorogalum parviflorum	Smallflower Soap Plant	20'H x 40'W
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	12'H x 10'W
Epilobium californicum	California Fuschia	24'H x 36'W
Helianthemum scoparium	Sun Rose	18'H x 18'W
Pennisetum spatholatum	Rye Puffs	18'H x 18'W

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

Cactus & Succulents:		
(Applicable to all areas)		
Agave attenuata	No Common Name	3'H x 5'W
Agave shawii	Coastal Agave	3'H x 5'W
Dudleya brittonii	Britton's Chalk Dudleya	12'H x 12'W
Dudleya pulverulenta	Chalk Dudleya	12'H x 12'W
Yucca schottigera	Mohave Yucca	6'H x 5'W
Yucca whipplei	Foothill Yucca	3'H x 3'W

Hydroseed Mix 'A':		
(Where adjacent to preserve open-space & brush management zones)		
Baileya multiradiata	Desert Marigold	18'H x 18'W
Eriophyllum confertiflorum	Golden Yarrow	18'H x 18'W
Gilia tricolor	Bird's Eye	12'H x 12'W
Lasthenia californica	Dwarf Goldfields	12'H x 12'W
Layia platyglossa	Tiny Tips	12'H x 24'W
Lotus scoparius scoparius	Deerweed	18'H x 18'W
Mimulus aurantiacus puniceus	Slick Monkey Flower	24'H x 24'W
Nassella pulchra	Purple Needle Grass	18'H x 12'W
Nemophila menziesii	Baby Blue Eyes	12'H x 12'W
Phacelia campanularia	California Blue Bells	12'H x 14'W
Vulpia microstachys	Small Fescue	6'H x 6'W

Hydroseed Mix 'B':		
(Specifically within developed areas, outside of the preserve & brush management zones)		
Baileya multiradiata	Desert Marigold	18'H x 18'W
Camissonia cheiranthifolia	Beach Evening Primrose	24'H x 36'W
Eschscholzia maritima	Coastal California Poppy	18'H x 20'W
Gazania splendens	Gazania Splendens	12'H x 12'W
Gilia tricolor	Bird's Eye	12'H x 12'W
Lasthenia californica	Dwarf Goldfields	12'H x 12'W
Layia platyglossa	Tiny Tips	12'H x 24'W
Nemophila menziesii	Baby Blue Eyes	12'H x 12'W
Oenothera speciosa	Showy Evening Primrose	24'H x 24'W
Phacelia campanularia	California Blue Bells	12'H x 14'W
Verberna tenuisecta	Moss Verbena	12'H x 36'W

RIPARIAN TRANSITION ZONE

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

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

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

COMMUNITY PROMENADE ROADS & INTERIOR SLOPES

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

Background, Slope, & Accent Trees:

Arbutus unedo	Strawberry Tree	25'H x 25'W
Geigeria parviflora	Australian Willow	25'H x 20'W
Parkinsonia aculeata	Mexican Palo Verde	25'H x 20'W
Rhus lancea	African Sumac	25'H x 30'W
Tristania conferta	Brisbane Box	35'H x 25'W

Parkway, Slope Shrubs, & Groundcovers:

Agapanthus 'Rancho White'	White Lily-of-the-Nile	18'H x 24'W
Carex buchananii	Red Clump Grass	24'H x 24'W
Carex pansa	California Meadow Sedge	4'H x 8'W
Ceanothus 'Centennial'	Centennial Ceanothus	12'H x 60'W
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Heteromeles arbutifolia	Toyon	10'H x 15'W
Lavandula angustifolia 'Compacta'	Dwarf English Lavender	18'H x 18'W
Marathon 2e	Dwarf Tall Fescue	3'H x 1'W
Myoporum 'Pacificum'	No Common Name	2'H x 30'W
Myoporum parvifolium 'Putah Creek'	No Common Name	12'H x 8'W
Phormium tenax	New Zealand Flax	8'H x 12'W
Rhaphiophis indica	India Hawthorn	24'H x 4'W
Rhus integrifolia	Lemonade Berry	6'H x 15'W
Rosa banksiae 'White Banksiae'	White Lady Banks Rose	5'H x 12'W
Trachelospermum jasminoides	Star Jasmine	2'H x 8'W
Verberna x 'Luxena'	Light Blue Babylon Verbena	6'H x 12'W

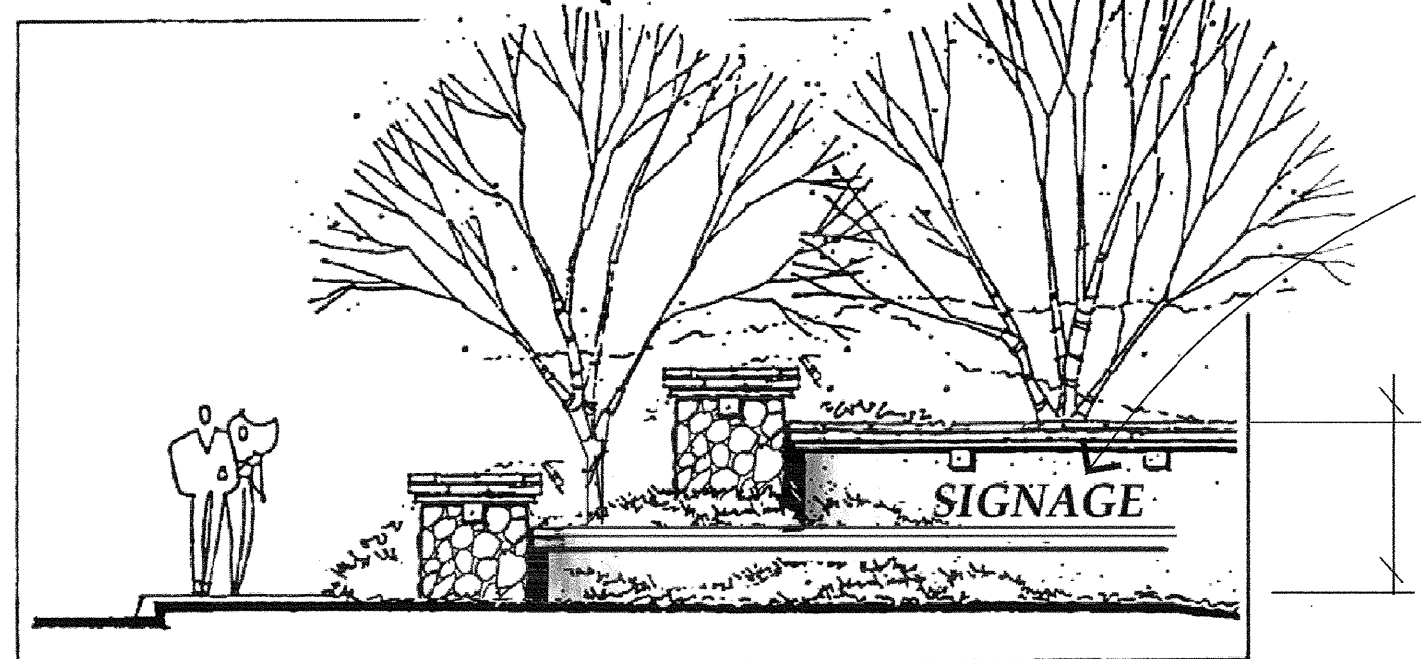
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Dudleya pulverulenta	Chalk Dudleya	12'H x 12'W
Yucca schottigera	Mohave Yucca	6'H x 5'W
Yucca whipplei	Foothill Yucca	3'H x 3'W

Hydroseed Mix 'B':

(Specifically within developed areas, outside of brush management zones)		
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Eschscholzia maritima	Coastal California Poppy	18'H x 20'W
Gilia tricolor	Gazania Splendens	12'H x 12'W
Lasthenia californica	Gazania Splendens	12'H x 12'W
Layia platyglossa	Dwarf Goldfields	12'H x 12'W
Nemophila menziesii	Tiny Tips	12'H x 24'W
Oenothera speciosa	Baby Blue Eyes	12'H x 12'W
Phacelia campanularia	Showy Evening Primrose	24'H x 24'W
Verberna tenuisecta	California Blue Bells	12'H x 14'W
	Moss Verbena	12'H x 36'W

SIGN NOTES

- ONE (1) BLDG. SIGN, 12 S.F. MAX. ALLOWED PER BLDG. WALL.
- A COMPREHENSIVE SIGN PROGRAM REQ'D PRIOR TO BLDG. PERMIT ISSUANCE. WHERE SIGN PROGRAM IS SILENT COUNTY OF SAN DIEGO OFF-PREMISES SIGN REGS. COMMENCING AT SECTION 6200 OF ZONING ORDINANCE AND ON-PREMISE SIGN REGS. COMMENCING AT SECTION 6250 SHALL BE IMPLEMENTED.



TYPICAL ENTRY NO SCALE
(5 TOTAL)

LANDSCAPE CONCEPT

- THE LANDSCAPE CONCEPT FOR CAMPUS PARK IS DESIGNED TO REFLECT THE SURROUNDING PASTURES, OPEN RURAL 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 BE PLUMBED FOR RECLAIMED WATER. 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 © MATURE SIZE, 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 WATER PERMEABLE 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 SPREAD 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 HOMEOWNERS 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.

Rev. August 28, 2009

COUNTY OF SAN DIEGO TRACT 5338 RPL 7

LANDSCAPE CONCEPT FOR

CAMPUS PARK

PROFESSIONAL OFFICE

SHEET NO. 4 OF 12 SHEET