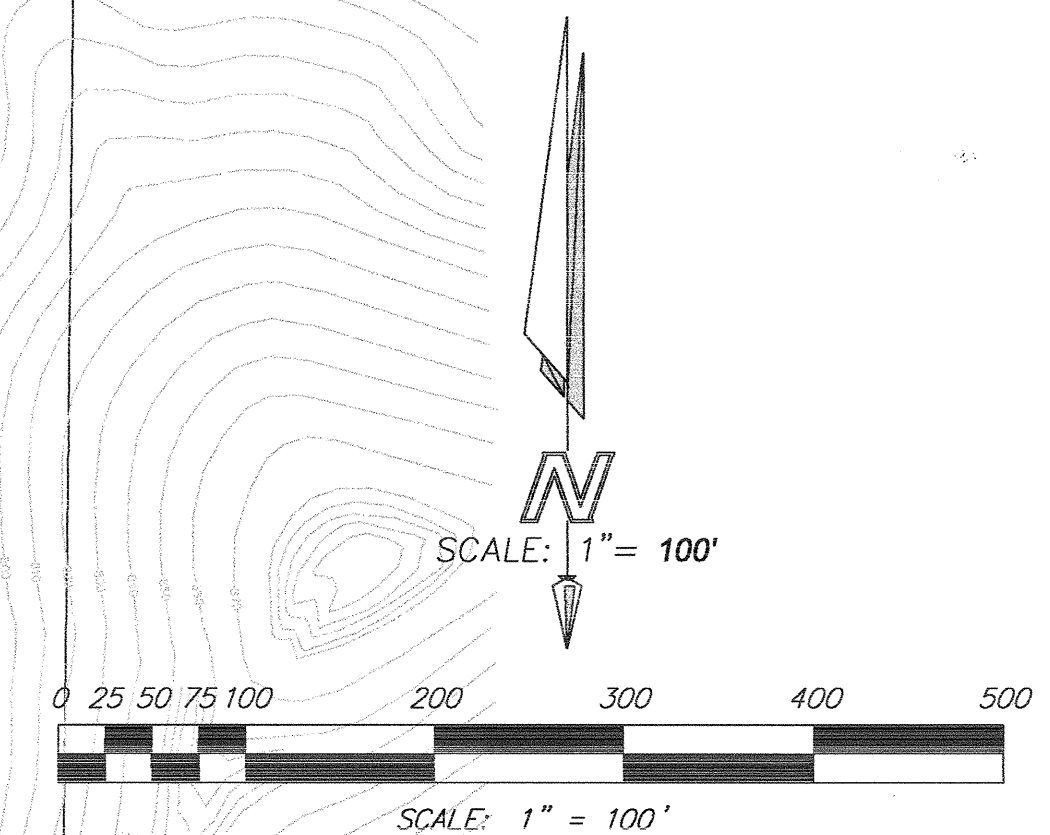




NATURALIZED / TRANSITIONAL LANDSCAPE ZONE		
Botanical Name	Common Name	Specifications
Primary Tree (Randomly spaced as single specimens or in clusters of no more than five)		
Quercus agrifolia	Coast Live Oak	60'H x 60'W
Accent Tree (Only at creek and/or channel crossings)		
Platanus racemosa	Calif. Sycamore	75'H x 40'W
Brush Management Zones 2 & 3: Slope/Erosion Control Trees:		
Celtis pargillifera	Australian Willow	25'H x 20'W
Metrosideros exelsus	New Zealand Christmas Tree	30'H x 30'W (un-cut leader)
Quercus agrifolia	Coast Live	60'H x 60'W (un-cut leader)
Brush Management Zone 1: Shrubs, Groundcover & Vines:		
Carex pansa	Groundcover	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
Cotoneaster dammeri 'Lowland'	Bearberry Cotoneaster	12'H x 10'W
Epilobium californicum	California Fuchsia	12'H x 48'W
Brush Management Zones 2 & 3 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
Chlorophytum parviflorum	Smallflower Soap Plant	20'H x 40'W
Cotoneaster dammeri 'Lowland'	Bearberry Cotoneaster	12'H x 10'W
Epilobium californicum	California Fuchsia	12'H x 48'W
Helianthemum scoparium	Sun Rose	24'H x 36'W
Pennisetum spathulatum	Rye Puffs	18'H x 18'W
Cactus & Succulents: (Applicable to all zones)		
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 pulcherrima	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
Brush Management Zone Hydroseed Mix 'A': (All 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
Lavina platyglossa	Tiny Tips	12'H x 24'W
Lotus scoparius scoparius	Darnweed	18'H x 8'W
Mimulus aurantiacus punicus	Sticky 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
Verbena tenuisecta	Moss Verbena	12'H x 36'W
Vulpia microstachys	Small Fescue	6'H x 6'W
Hydroseed Mix 'B': (Within developed areas, not within preserve open space & 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
Lavina 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
Verbena tenuisecta	Moss Verbena	12'H x 36'W



NEIGHBORHOOD
ENTRY - SHT 7
- ACCENT TREES
- MONUMENTATION
- SIGNAGE

COMMUNITY THEME
WALL - TYP. SYM.

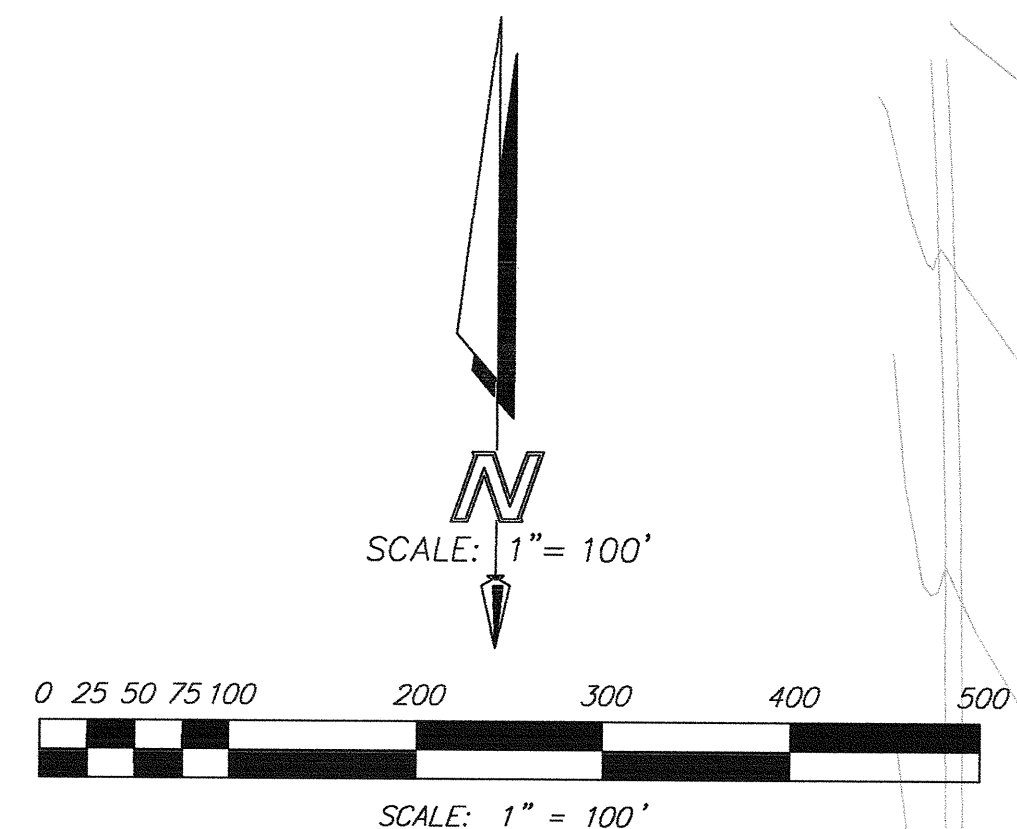
NOTE:
SEE FENCING
LEGEND AND DETAILS
SHEET 7



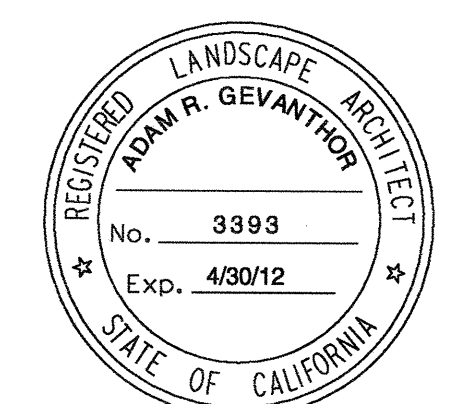
Del Mar
858.793.5450

Development Design Services &
GraphicAccess, Inc.

COUNTY OF SAN DIEGO TRACT 5338 RPL 7
LANDSCAPE CONCEPT FOR
CAMPUS PARK
SINGLE FAMILY



- COMMUNITY PROMENADE
LANDSCAPE ZONE
(SEE LEGEND)
- SINGLE FAMILY
STREET TREES
TYP. SYM.
- NATURALIZED
SLOPES - TYP. SYM.
- COMMUNITY
THEME WALL
TYP. SYM.
- OPEN VIEW BARRIER
TYP. SYM.
- PARK SITE (P-2)
SEE PARK PLANS
- COMMUNITY OPEN
VIEW BARRIER
TYP. SYM.
- PARK SITE (P-5)
SEE PARK PLANS
TYP.
- 10' COMMUNITY
SOUND WALL
- COMMUNITY ENTRY
STREET LANDSCAPE
- THEMED PLANTINGS
- 8' MULTI-PURPOSE TRAIL
- EQUESTRIAN THEMED
FENCING
- PEDESTRIAN SCALED
LIGHTING
- N.A.P.
SEE CAMPUS PARK
SPORTS COMPLEX PARK PLANS
- SEE CAMPUS PARK
TOWN CENTER PLANS
- THIS AREA
- SEE CANTEBURY
COLLECTION PLANS
FOR THIS AREA
- N.A.P. SEE CAMPUS PARK
PROFESSIONAL OFFICE
PLANS
- VISIBILITY
AREA - TYP.
- COMMUNITY THEME
WALL - TYP. SYM.
- COMMUNITY PROMENADE
LANDSCAPE ZONE
(SEE LEGEND)
- NEIGHBORHOOD ENTRY
- SEE SHT 7
- ACCENT PLANTING
- MONUMENT WALL
- SIGNAGE
- NEIGHBORHOOD
STREET TREES
TYP. SYM.
- PARK SITE (P-7)
SEE PARK PLANS
- FIRE MANAGEMENT
ZONE - TYP. SYM.
- NOTE:
SEE LEGEND FOR
FENCING SYMBOLS
AND DETAILS



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COUNTY OF SAN DIEGO TRACT 5338 RPL 7
LANDSCAPE CONCEPT FOR
CAMPUS PARK
SINGLE FAMILY

SHEET NO. 6 OF 55 SHEET

COUNTY OF SAN DIEGO TRACT 5338 RPL-7

LANDSCAPE LEGEND

CAMPUS PARK

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

LANDSCAPE CONCEPT

- THE LANDSCAPE CONCEPT FOR CAMPUS PARK IS DESIGNED TO REFLECT THE SURROUNDING PASTURE, GROVES, 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 @ MATURE SIZE, SCAFFOLD BRANCHES ARE AT A MIN. OF 6" 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

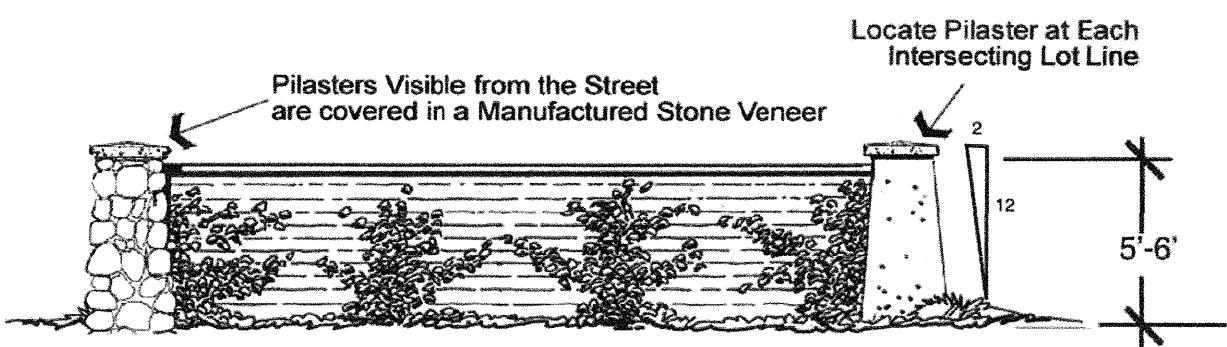
- MINIMUM 24" BOX SIZE STREET TREES SHOULD BE INSTALLED WITHIN TEN FEET OF THE FACE OF THE CURB AND IN OPENINGS HAVING A MINIMUM 40 SQ. FT. OF AIR AND WATER PERMEABLE AREA AT A RATE OF ONE PER 40-50 LINEAR FEET OF STREET FRONTAGE TO ALLOW FOR 20' BETWEEN MATURE SPREADS UNLESS NOTED OTHERWISE. IMPROVEMENTS 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 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 P.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.

Rev. July 7, 2009

COUNTY OF SAN DIEGO TRACT 5338 RPL 7
LANDSCAPE CONCEPT FOR
CAMPUS PARK

SINGLE FAMILY LANDSCAPE LEGENDS AND NOTES

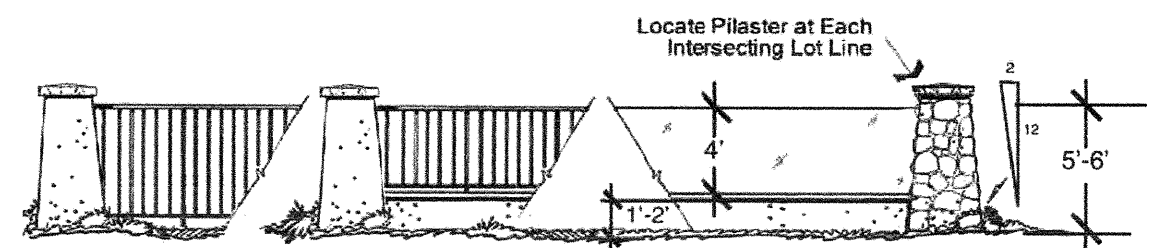
SHEET NO. 7 OF 55 SHEET



Community Theme Wall - no scale
Split-faced concrete block, both sides, street side can be used as a negative anchor. Stone veneer or stucco plaster with beveled concrete cap

COMMUNITY THEME WALL

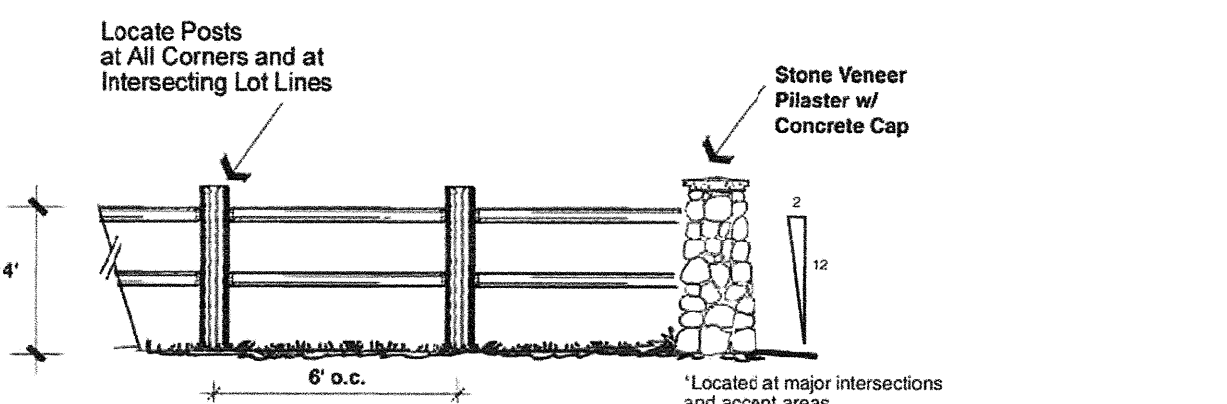
NO SCALE



Open View Barrier - no scale
Without iron fence, or steel reinforcement, split-faced block low wall, both sides.

COMMUNITY OPEN VIEW BARRIER

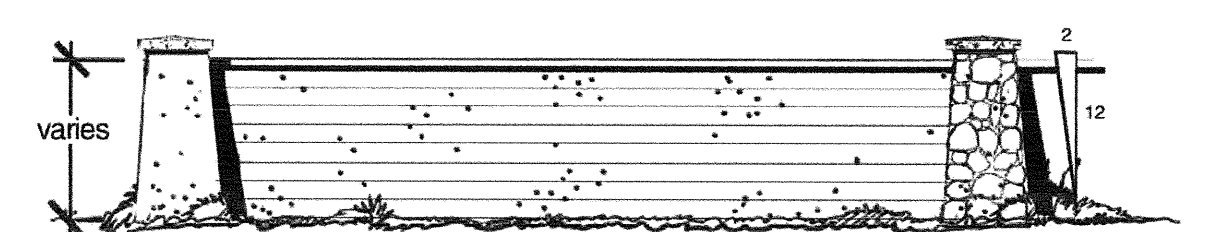
NO SCALE



Rural Equestrian Style Theme Fence - no scale
Wood or approved alternative material

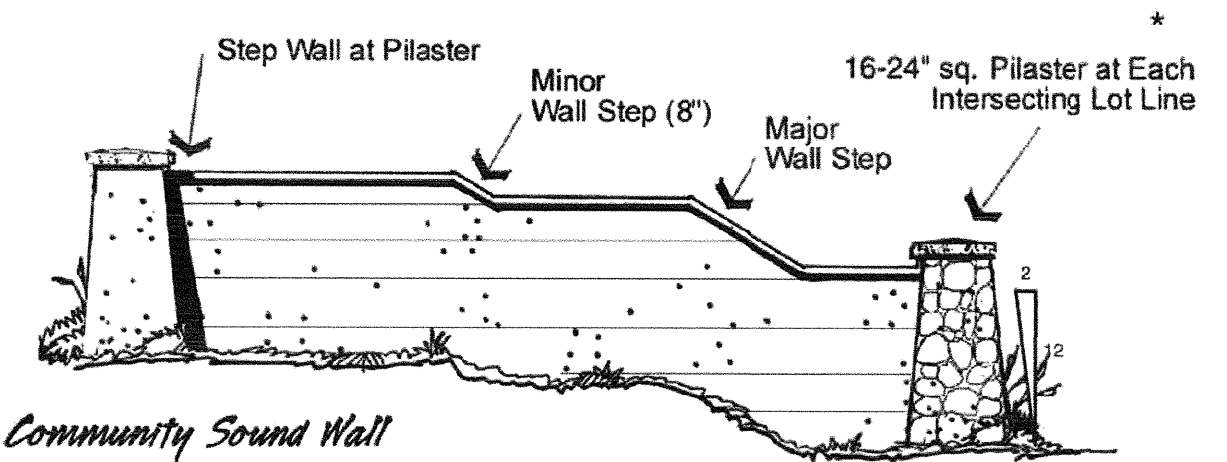
EQUESTRIAN THEMED FENCING

NO SCALE



Community Sound Wall - no scale
Split-faced concrete block or stucco, both sides with split-faced concrete block plaster with beveled concrete cap

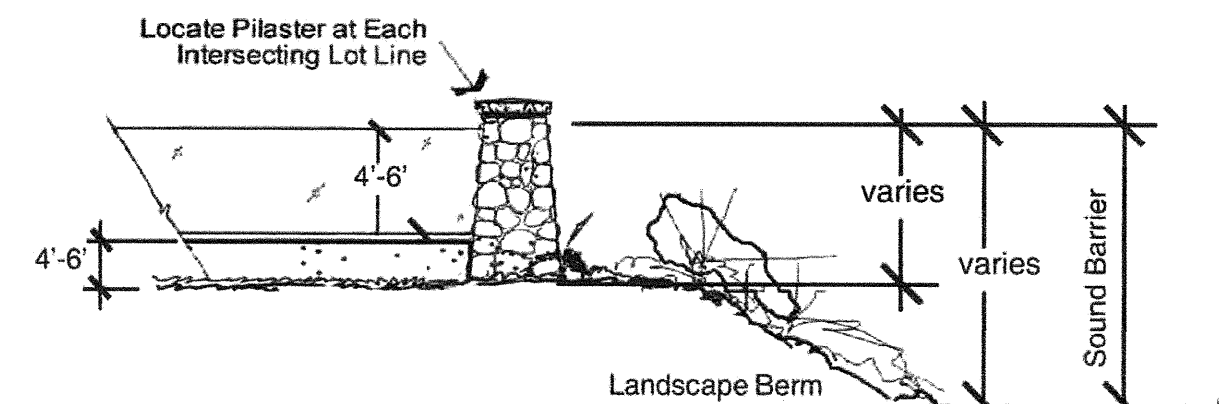
Note: Pilasters Visible from the Street are covered in Stone Veneer



Community Sound Wall

Slope Condition - no scale

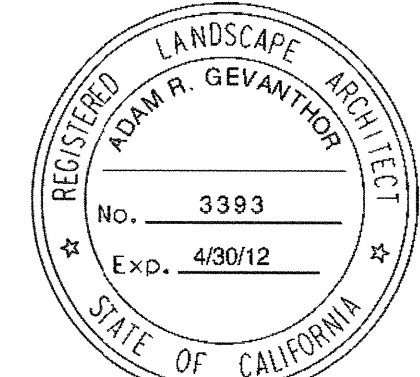
Note: Pilasters Visible from the Street are covered in Stone Veneer



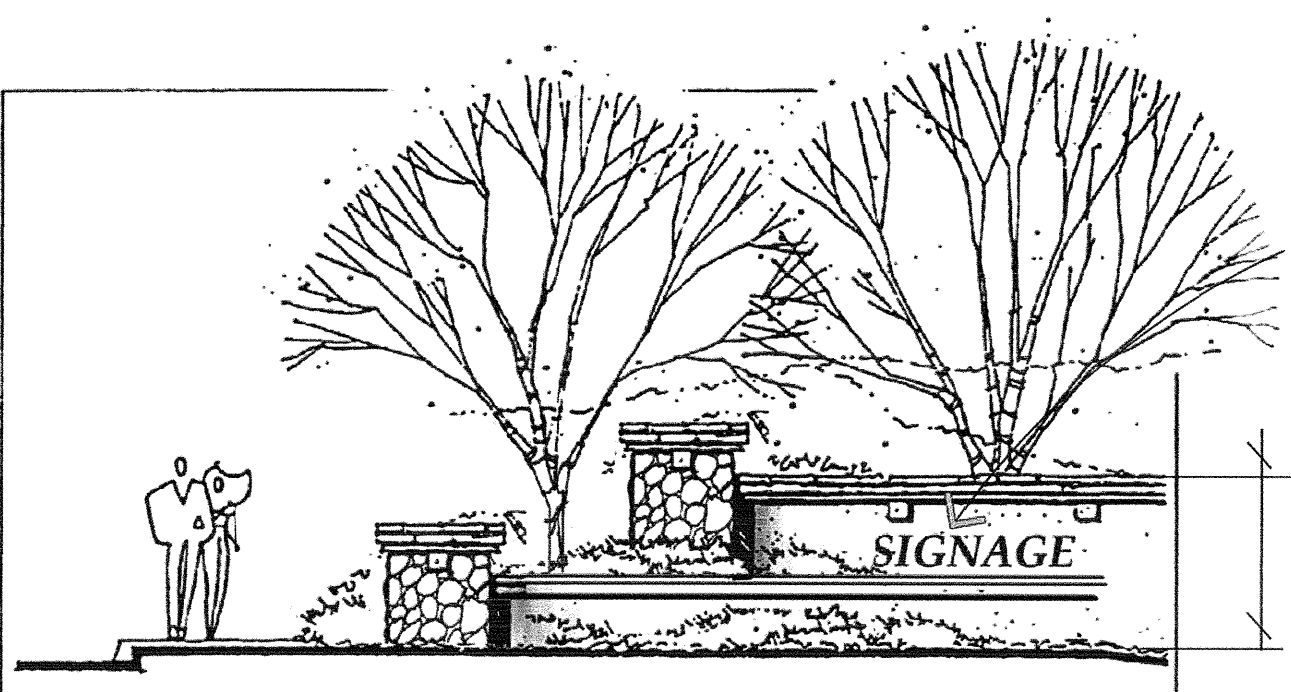
Community Open View Sound Barrier - no scale
Clear non-glare 'Lucas' type panel with stucco or stone veneer plaster and split-faced block low wall, both sides.

COMMUNITY SOUND WALLS

NO SCALE



NEIGHBORHOOD ENTRY NO SCALE



15 sq. ft. max. sign area

6' high max.

FENCING LEGEND

- 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

SIGHT DISTANCE NOTE

- PLANS SHALL COMPLY W/ SAN DIEGO COUNTY PUBLIC ROAD STANDARDS, TABLE 5, STANDARD CORNER SITE DISTANCE AT INTERSECTIONS AND SECTION 11(g) OF THE LANDSCAPE WATER CONSERVATION DESIGN MANUAL WHICH REQUIRES LANDSCAPING AND SIGNAGE TO BE POSITIONED TO AVOID OBSTRUCTING VIEWS.