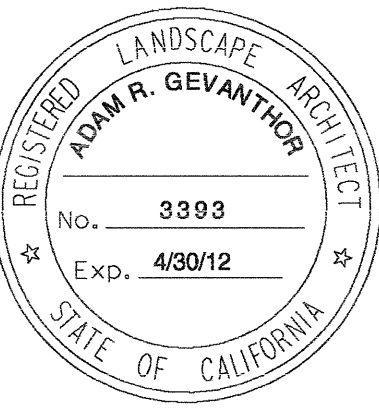
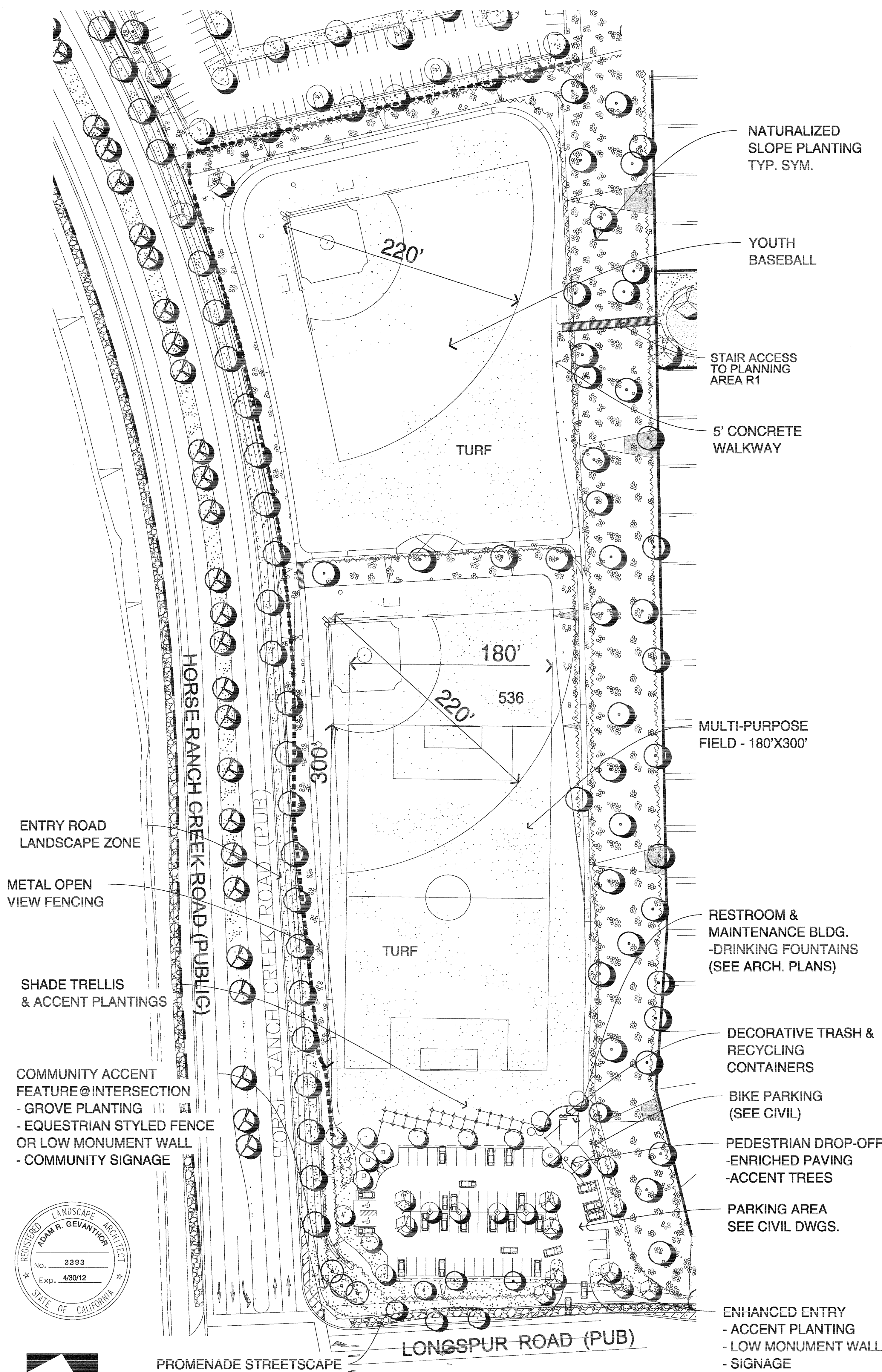


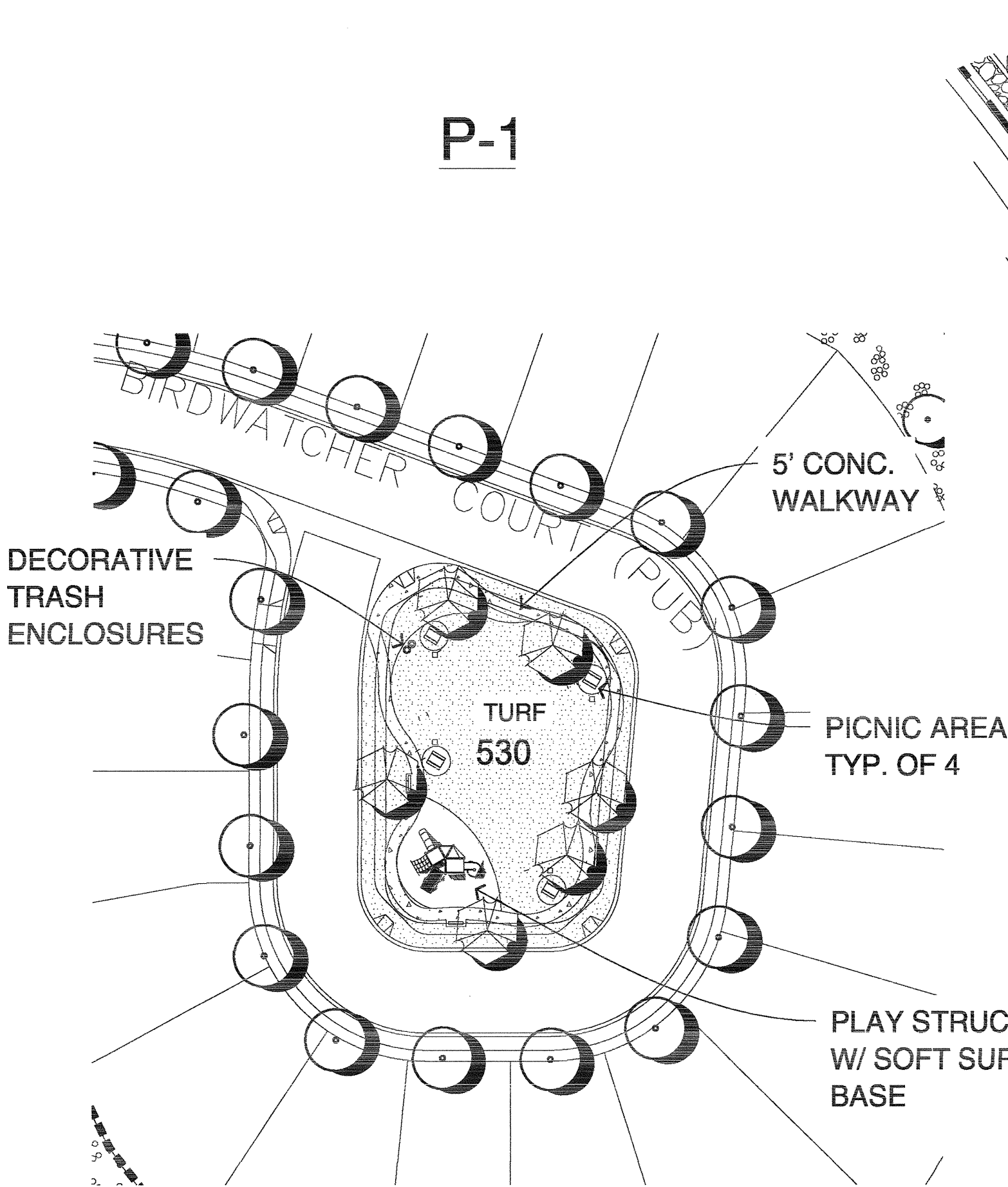
LANDSCAPE CONCEPT

SC-1

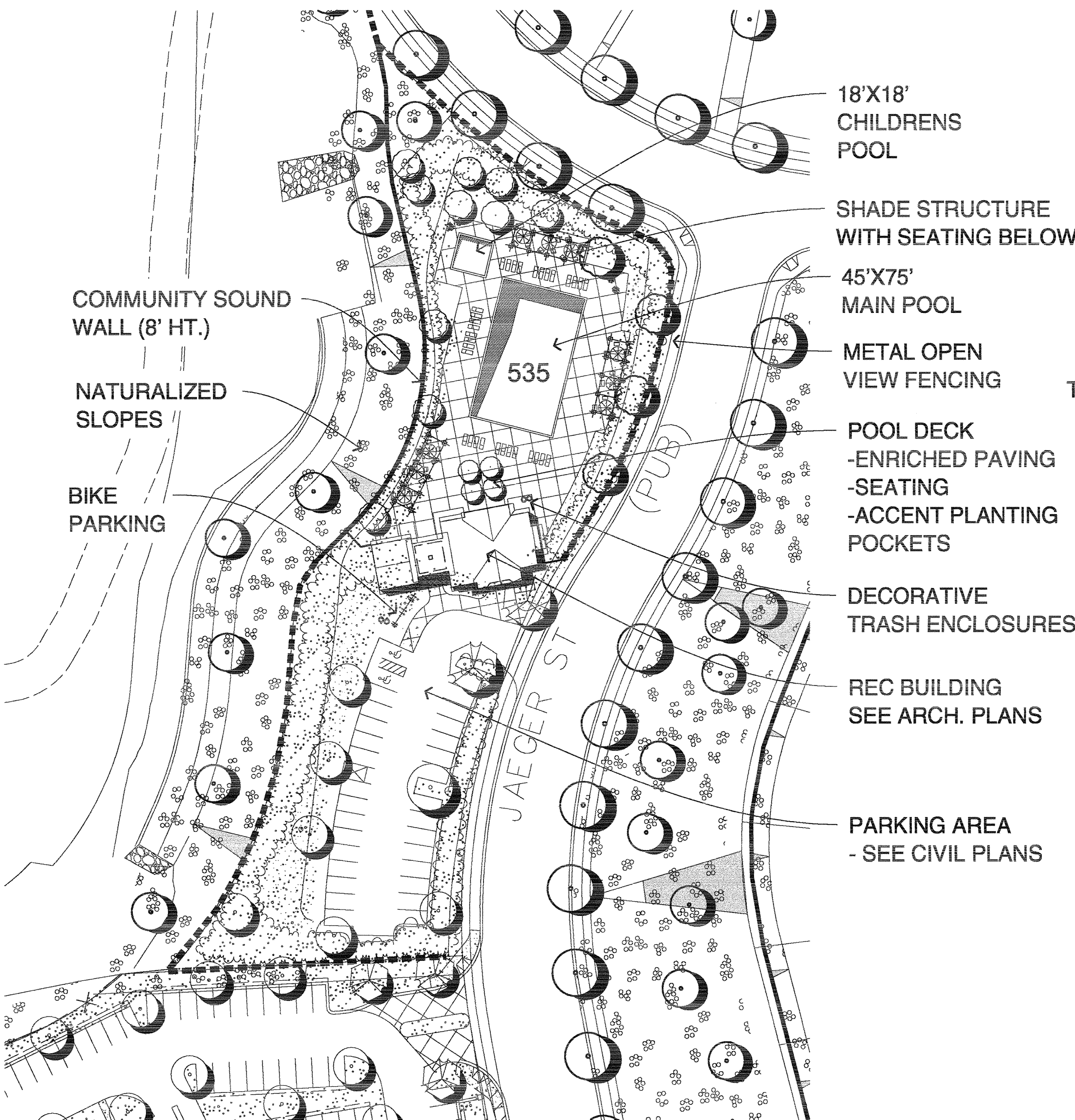


Development Design Services & GraphicAccess, Inc.

P-1



P-3



LANDSCAPE SCREENING
- NATIVE & NATURALIZED PLANTINGS
- BIOLOGICAL FENCING AT SLOPE TOE

NATURAL OPEN SPACE

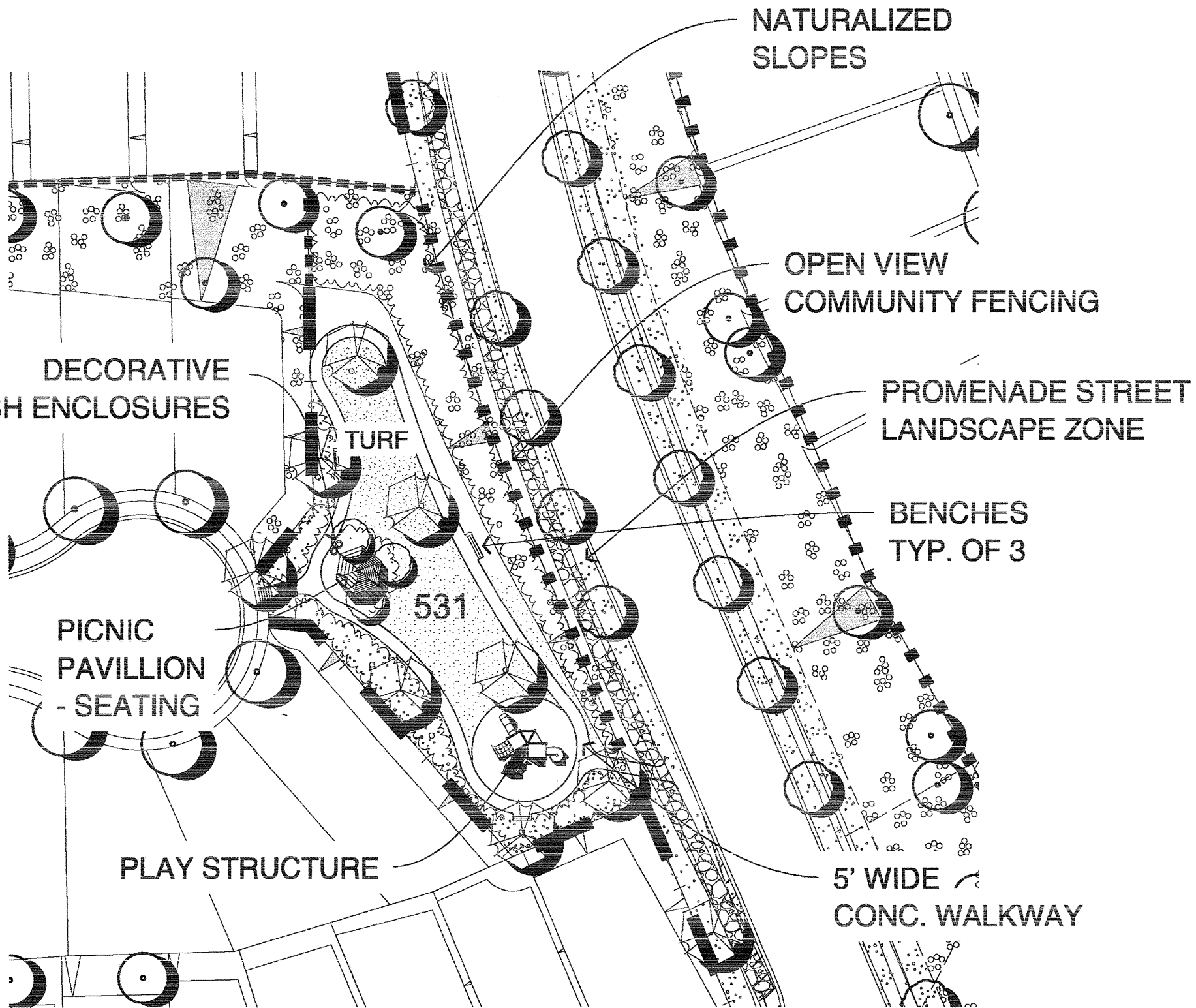
COMMUNITY THEME WALL TYP. SYM.

EQUESTRIAN FENCE - AS REQ'D

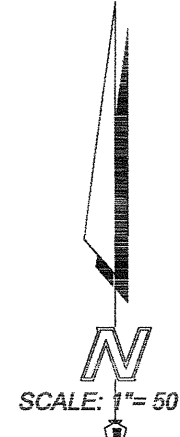
SR 76

HWY 76 LANDSCAPE ZONE
- NATURALIZED AND NATIVE SHUBS & GROUNDCOVER PLANTINGS
- INFORMAL NATIVE TREE PATTERNS
- HWY 76 TRAIL

P-4



P-2



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

Rev. October 7, 2010

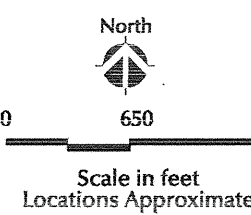
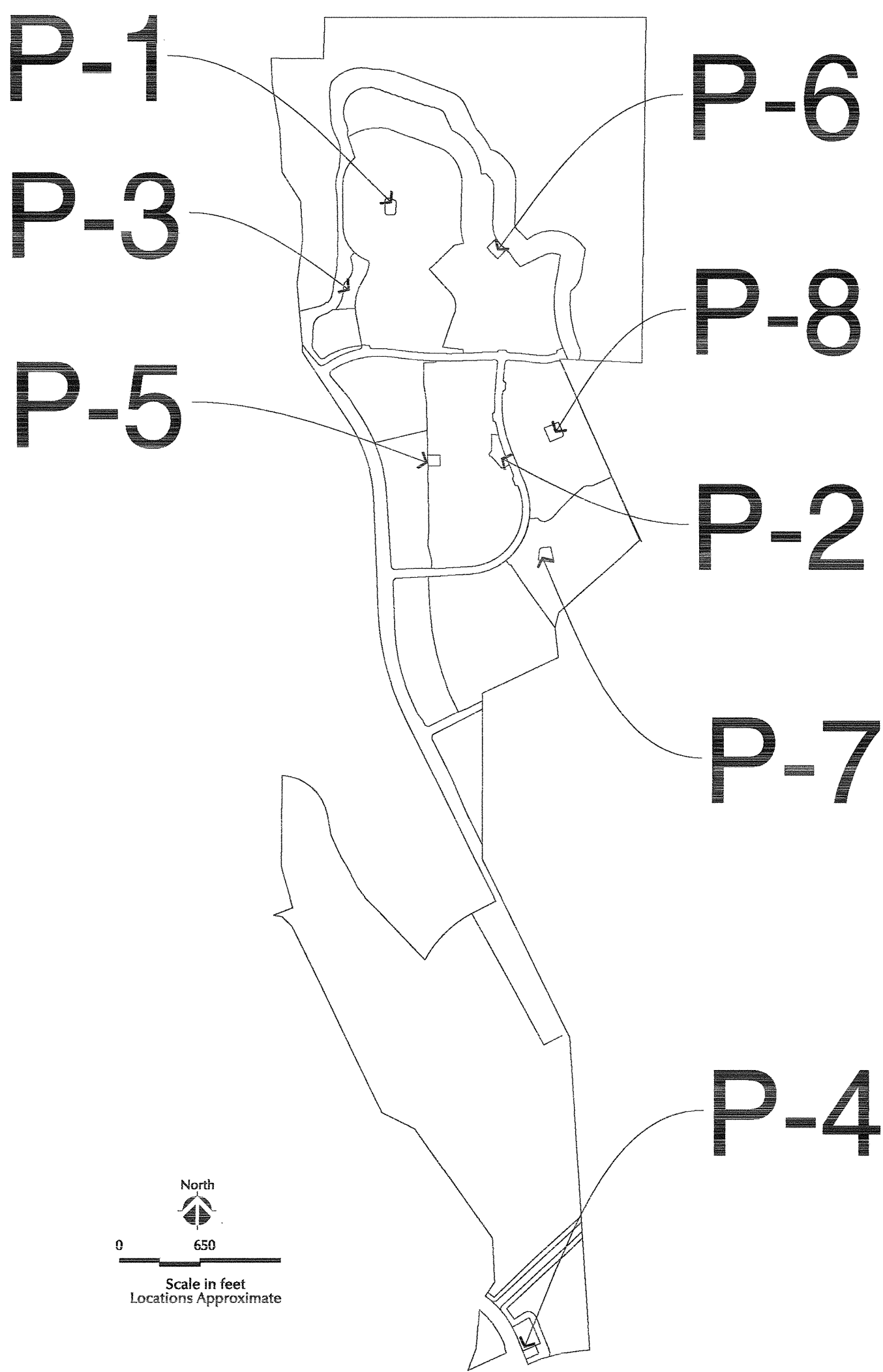
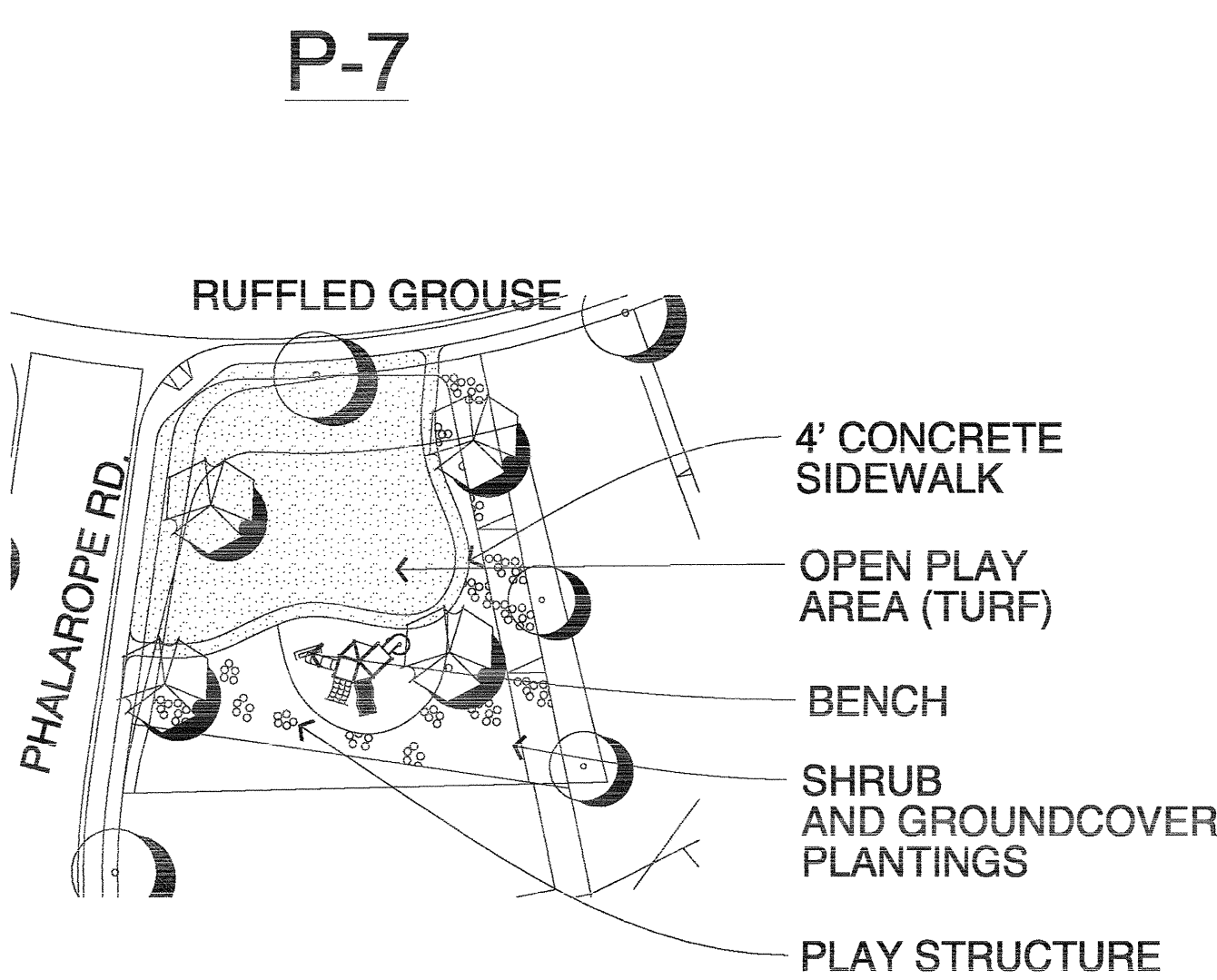
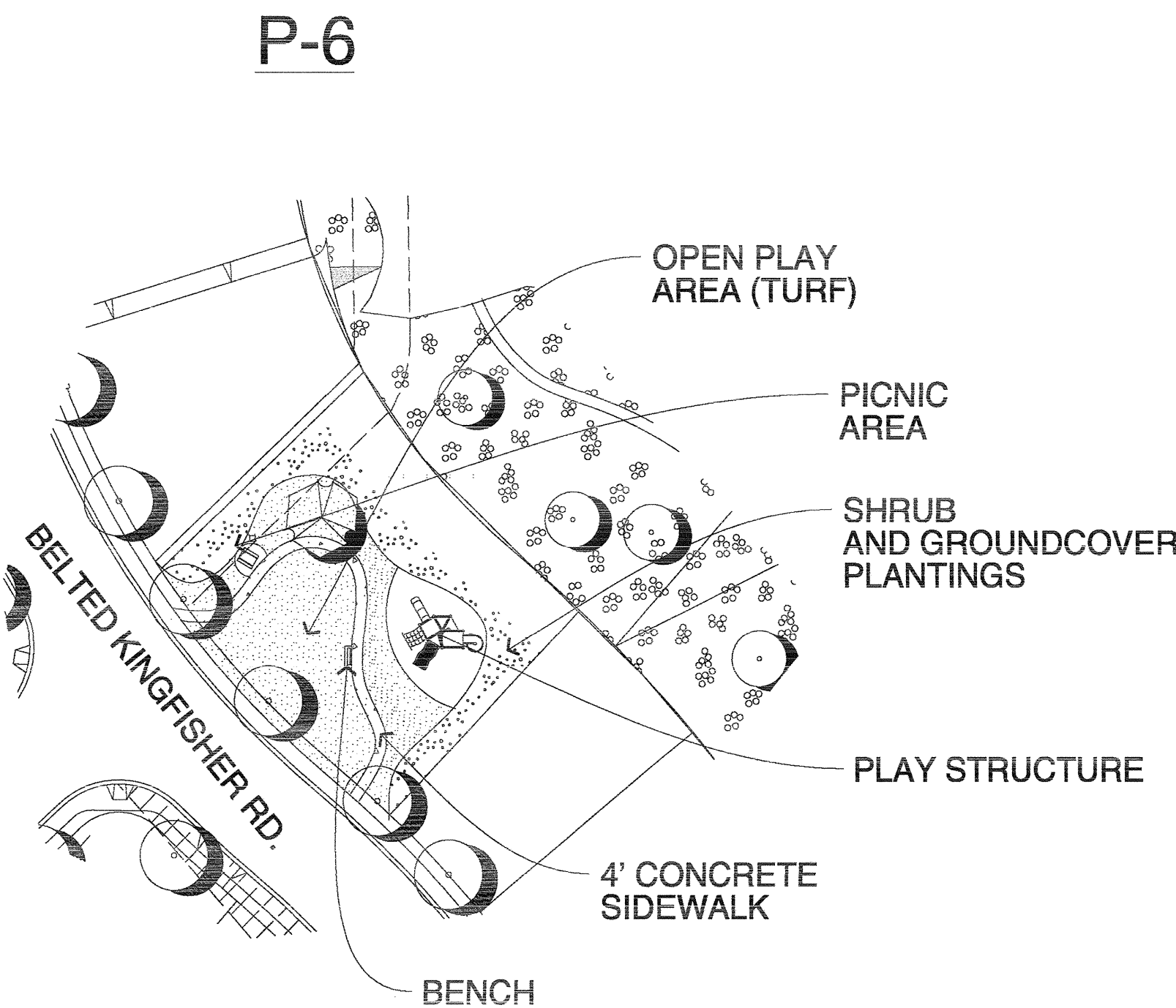
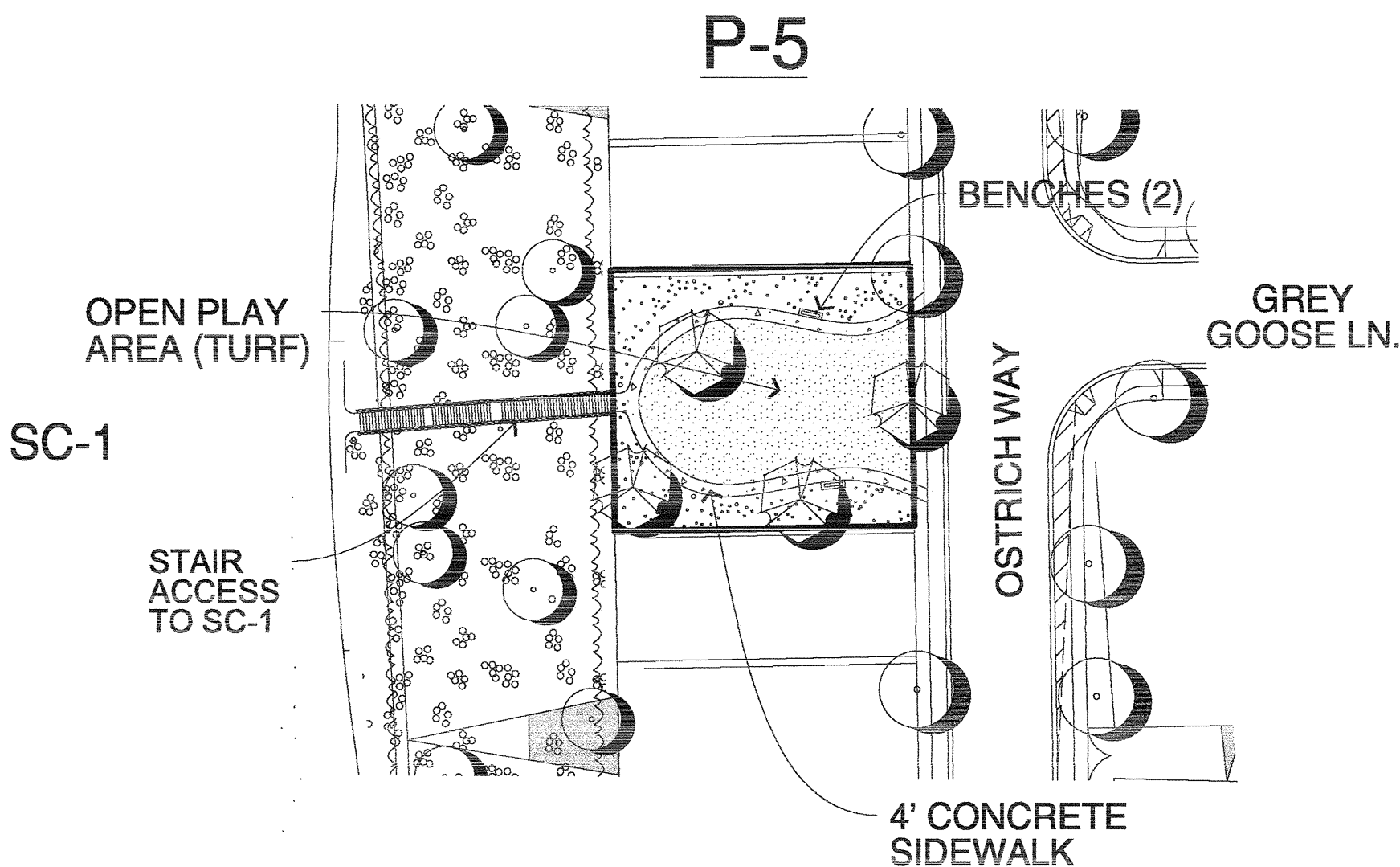
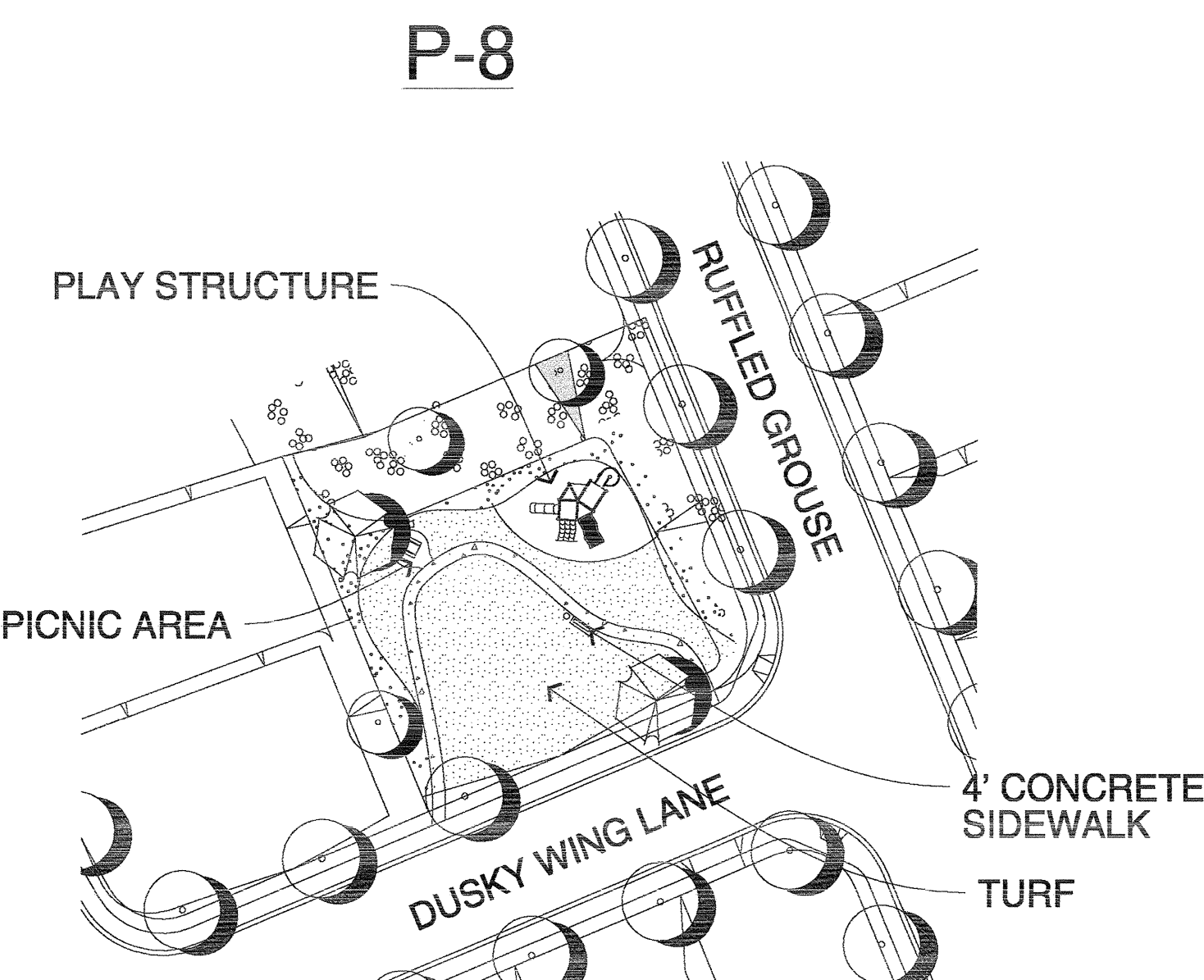
COUNTY OF SAN DIEGO TRACT 5338 RPL 7
LANDSCAPE CONCEPT FOR

CAMPUS PARK

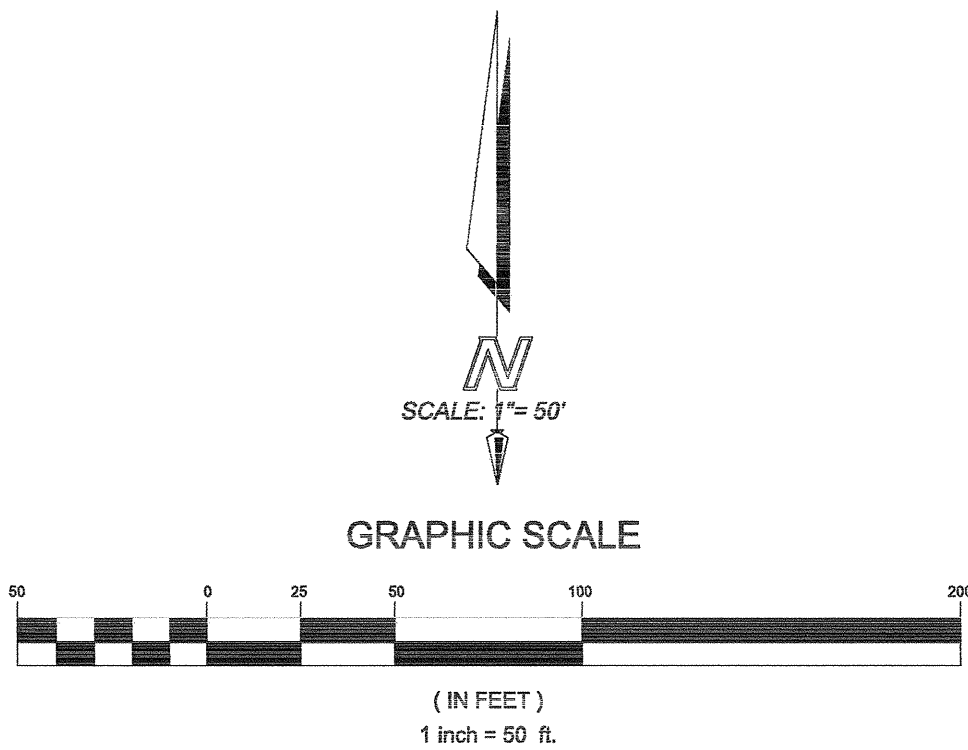
SPORTS COMPLEX / PARKS

SHEET NO. 3 OF 11 SHEET

LANDSCAPE CONCEPT



KEY MAP

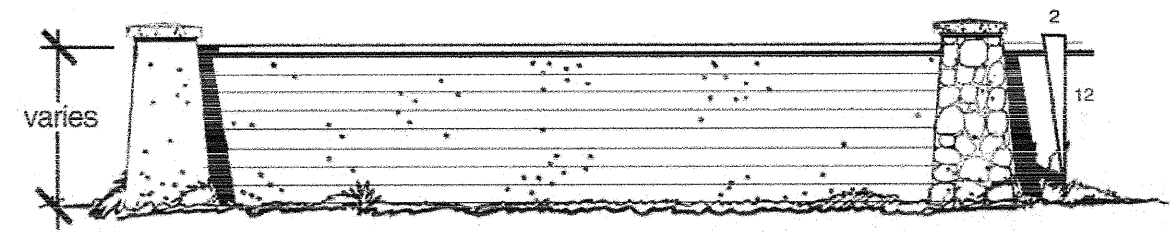


COUNTY OF SAN DIEGO TRACT 5338 RPL-7

LANDSCAPE CONCEPT

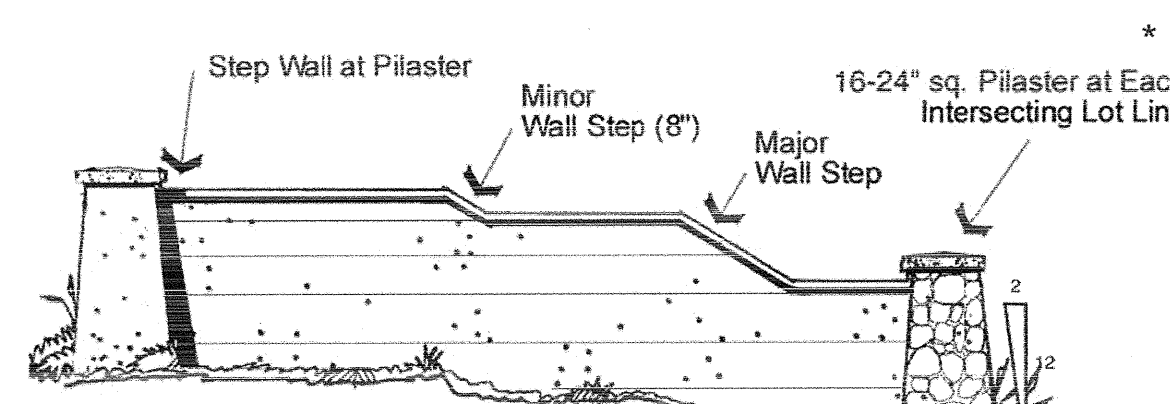
CAMPUS PARK

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

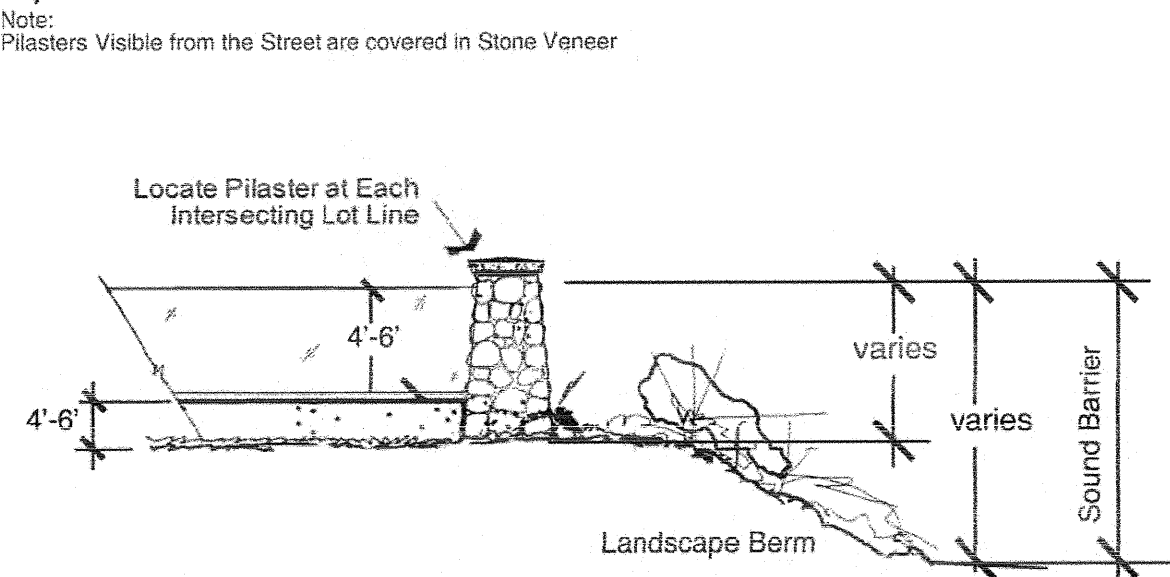


Community Sound Wall - no scale
Split-faced concrete block or stone, both sides with split-faced concrete block plaster with beveled concrete cap

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



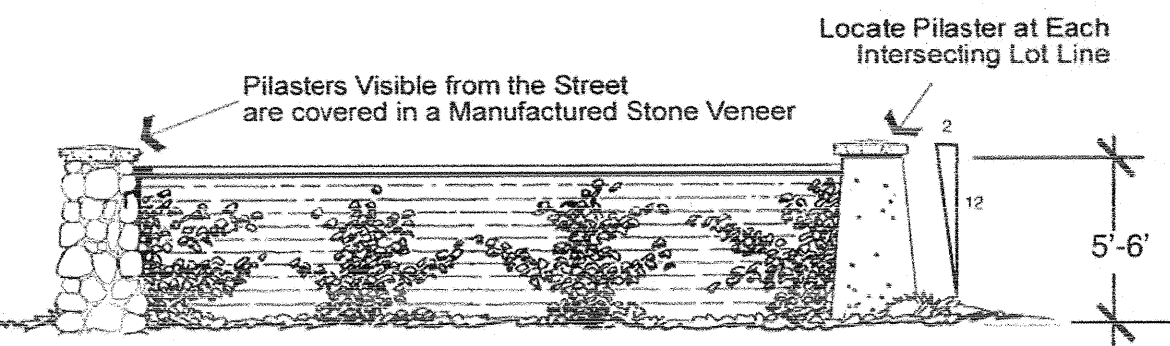
Community Sound Wall
Slope Condition - no scale
Note: Plasters Visible from the Street are covered in Stone Veneer



Community Open View Sound Barrier - no scale
Clear non-glare "Levon" type panel with slatted or stone veneer pilaster and split-faced block low wall, both sides.

COMMUNITY SOUND WALLS

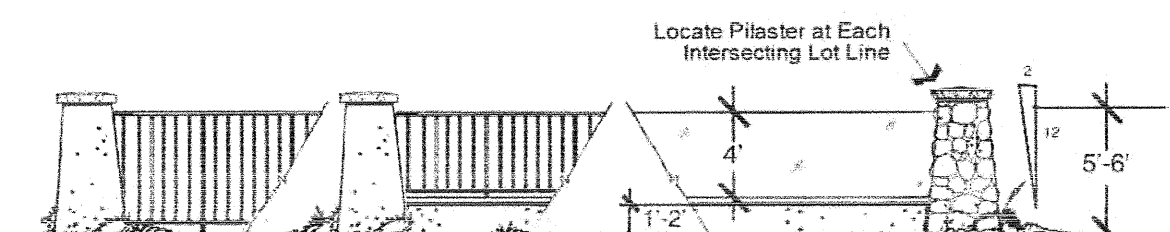
NO SCALE



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

COMMUNITY THEME WALL

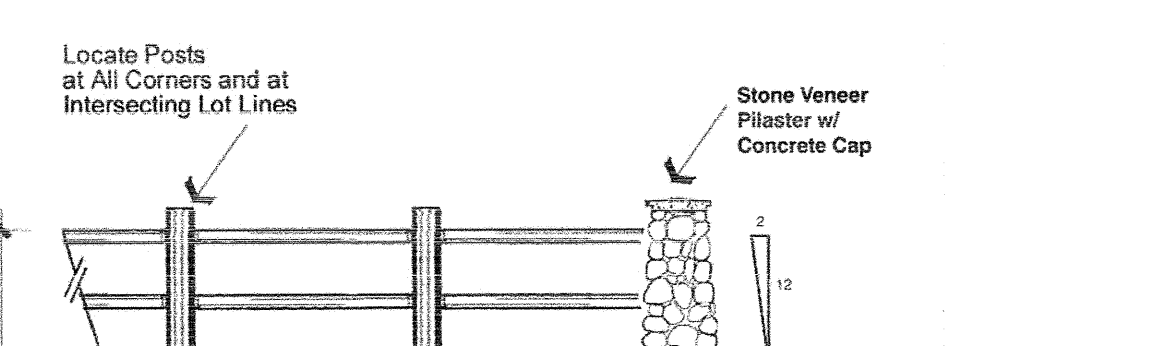
NO SCALE



Open Theme View Barrier - no scale
Split-faced concrete block or stone, both sides with split-faced concrete block plaster with beveled concrete cap

COMMUNITY OPEN VIEW BARRIER

NO SCALE



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

EQUESTRIAN THEMED FENCING

NO SCALE

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



Del Mar
858.793.5450
Development Design Services &
GraphicAccess, Inc.

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 capensis</i>	Cape Chestnut	70'H x 40'W (accent areas)
<i>Pistachia chinensis</i>	Chinese pistachio	40'H x 20'W (accent areas)
<i>Koelerutaria paniculata</i>	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)		
<i>Geijera parviflora</i>	Australian Willow	25'H x 20'W
<i>Metrosideros excelsus</i>	New Zealand Christmas Tree	30'H x 30'W
<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:		
(Where adjacent to preserve open-space & brush management zones)		
<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	18'H x 8'W
<i>Ceanothus glaucus 'Anchor Bay'</i>	Anchor Bay Wild Lilac	18'H x 8'W
<i>Ceanothus glaucus 'Point Reyes'</i>	No Common Name	12'H x 72'W
<i>Ceanothus griseus horizontalis</i>	'Yankee Point' Carmel Creeper	2'H x 12'W
<i>Chlorogalum parviflorum</i>	Smallflower Soap Plant	20'H x 40'W
<i>Cotoneaster dammeri</i>	'Lowfast' Bearberry Cotoneaster	12'H x 10'W
<i>Epilobium californicum</i>	California Fuchsia	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:		
(Within developed areas, outside of the preserve & brush management zones)		
<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 glaucus 'Anchor Bay'</i>	Anchor Bay Wild Lilac	18'H x 8'W
<i>Ceanothus glaucus 'Point Reyes'</i>	No Common Name	12'H x 72'W
<i>Ceanothus griseus horizontalis</i>	'Yankee Point' Carmel Creeper	2'H x 12'W
<i>Cotoneaster dammeri</i>	'Lowfast' Bearberry Cotoneaster	12'H x 10'W
<i>Cistus x 'Sunset'</i>	Brilliant Rock Rose	2'H x 6'W
<i>Cotoneaster lacteus</i>	Pride of Madeira	5'H x 8'W
<i>Echium fastuosum</i>	Toyon	10'H x 15'W
<i>Heteromeles arbutifolia</i>	Lavandula angustifolia 'Compacta'	Dwarf English Lavender 18'H x 18'W
<i>Marathon 2e</i>	Dwarf Tall Fescue	3'H x 1'W
<i>Myoporum 'Pacificum'</i>	No Common Name	2'H x 30'W
<i>Myoporum parvifolium</i>	'Putah Creek'	No Common Name
<i>Phormium tenax</i>	New Zealand Flax	8'H x 12'W
<i>Raphiophila indica</i>	India Hawthorn	2'H x 4'W
<i>Verben x 'Luxena'</i>	Light Blue Babylon Verbena	6'H x 12'W

Cactus & Succulents:		
(Applicable to all areas)		
<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':		
(Where adjacent to preserve open-space & brush management zones)		
<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 punctatus</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':		
(Specifically within developed areas, outside of the preserve & brush management zones)		
<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 20'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>Verben 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 glaucus 'Anchor Bay'</i>	Anchor Bay Wild Lilac	18'H x 8'W
<i>Ceanothus glaucus 'Point Reyes'</i>	No Common Name	12'H x 72'W
<i>Ceanothus griseus horizontalis</i>	'Yankee Point' Carmel Creeper	2'H x 12'W
<i>Chlorogalum parviflorum</i>	Smallflower Soap Plant	20'H x 40'W
<i>Cotoneaster dammeri</i>	'Lowfast' Bearberry Cotoneaster	12'H x 10'W
<i>Epilobium californicum</i>	California Fuchsia	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 punctatus</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>Verben 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>Koelerutaria paniculata</i>	Chinese Flame Tree	40'H x 35'W (accent areas)
<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>Rhus lancea</i>	African Sumac	25'H x 30'W

Background, Slope, & Accent Trees:

Arbutus undado	Strawberry Tree	25'H x 25'W
<i>Geijera 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 glaucus 'Anchor Bay'</i>	Anchor Bay Wild Lilac	18'H x 8'W
<i>Ceanothus glaucus 'Point Reyes'</i>	No Common Name	12'H x 72'W
<i>Ceanothus griseus horizontalis</i>	'Yankee Point' Carmel Creeper	2'H x 12'W
<i>Cotoneaster dammeri</i>	'Lowfast' Bearberry Cotoneaster	12'H x 10'W
<i>Cistus x 'Sunset'</i>	Brilliant Rock Rose	2'H x 6'W
<i>Cotoneaster lacteus</i>	Pride of Madeira	5'H x 8'W
<i>Echium fastuosum</i>	Toyon	10'H x 15'W
<i>Heteromeles arbutifolia</i>	Lavandula angustifolia 'Compacta'	Dwarf English Lavender 18'H x 18'W
<i>Marathon 2e</i>	Dwarf Tall Fescue	3'H x 1'W
<i>Myoporum 'Pacificum'</i>	No Common Name	2'H x 30'W
<i>Myoporum parvifolium</i>	'Putah Creek'	No Common Name
<i>Phormium tenax</i>	New Zealand Flax	8'H x 12'W
<i>Raphiophila indica</i>	India Hawthorn	2'H x 4'W
<i>Rhus integrifolia</i>	Lemonade Berry	6'H x 15'W
<i>Rosa banksiae</i>	White Banksia Rose	5'H x 12'W
<i>Trachelospermum jasminoides</i>	Star Jasmine	2'H x 8'W
<i>Verben x 'Luxena'</i>	Light Blue Babylon Verbena	6'H x 12'W

Cactus & Succulents:

(Applicable to all areas)		
<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 'B':

(Specifically within developed areas, outside of brush management zones)		
<i>Camissonia cheiranthifolia</i>	Beach Evening Primrose	24'H x 36'W
<i>Eschscholzia maritima</i>	Coastal California Poppy	18'H x 20'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>Verben tenuisecta</i>	Moss Verbena	12'H x 36'W

SPECIAL USE LANDSCAPE ZONE(TOWN CENTER, PROFESSIONAL OFFICE, PARKS)

Botanical Name	Common Name	Specifications
Grove Trees:		
(Not to be used within brush management zones)		
<i>Olea europaea</i> 'Wilsoni'	Fruitless Olive Tree	20'H x 20'W
<i>Rhus lancea</i>	African Sumac	25'H x 30'W

Accent Trees:

(To be used in limited amounts & not within brush management zones)		
<i>Koelerutaria paniculata</i>	Chinese Flame Tree	30'H x 30'W
<i>Pistachia chinensis</i>	Chinese Pistachio	30'H x 25'W
<i>Lagerstroemia indica</i>	Chase Myrtle	30'H x 25'W

Courtyard & Plaza Trees:

(To be used in limited amounts & not within brush management zones)		
<i>Albizia julibrissin</i>	Silk Tree	30'H x 30'W
<i>Brachychiton acerifolius</i>	Australian Flame Tree	40'H x 30'W
<i>Calodendron capense</i>	Cape Chestnut	30'H x 30'W
<i>Koelerutaria bipinnata</i>	Chinese Flame Tree	30'H x 30'W
<i>Laurus nobilis</i>	Sweet Bay	40'H x 30'W
<i>Metrosideros excelsus</i>	New Zealand Christmas Tree	30'H x 30'W
<i>Stenocarpus sinuatus</i>	Firewheel Tree	30'H x 15'W

Vines:

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

Shrubs & Groundcovers:

(Not permitted within the preserve or brush management zones)

<i>Agapanthus 'Rancho White'</i>	White Lily-of-the-Nile	18'H x 24'W
<i>Calliandra haematocephala</i>	Pink Powder Puff	8'H x 8'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>Carissa macrocarpa</i>	'Green Carpet'	18'H x 3'W
<i>Ceanothus 'Joyce Coulter'</i>	Wild Lilac	5'H x 10'W
<i>Ceanothus glaucus 'Anchor Bay'</i>	Anchor Bay Wild Lilac	18'H x 8'W
<i>Ceanothus griseus horizontalis</i>	Carmel Creeper	2'H x 12'W
<i>Cistus x 'Sunset'</i>	Brilliant Rock Rose	2'H x 6'W
<i>Cotoneaster lacteus</i>	Perry's Red Clusterberry	5'H x 8'W
<i>Dielsia vegeta</i>	Fortnight Lily	3'H x 5'W
<i>Echium fastuosum</i>	Pride of Madeira	5'H x 8'W
<i>Hemerocallis hybrids</i>	Day Lily	18'H x 18'W
<i>Lantana montevidensis</i>	Lantana	2'H x 4'W
<i>Lavandula angustifolia 'Compacta'</i>	Dwarf English Lavender	18'H x 18'W
<i>Ligustrum japonicum</i>	'Texanum' Japanese Privet	8'H x 6'W
<i>Marathon 2e</i>	Dwarf Tall Fescue	3'H x 1'W
<i>Muhlenbergia calliaris</i>	Pink Whisp Grass	18'H x 18'W
<i>Myoporum 'Pacificum'</i>	No Common Name	2'H x 30'W
<i>Myoporum parvifolium</i>	'Putah Creek'	No Common Name
<i>Phormium tenax</i>	New Zealand Flax	12'H x 6'W
<i>Phormium tenax 'Jack Spratt'</i>	Dwarf Flax	3'H x 3'W
<i>Phormium tenax</i>	Dwarf New Zealand Flax	18'H x 18'W
<i>Raphiophila indica</i>	India Hawthorn	8'H x 12'W
<i>Rosa banksiae</i>	White Banksia Rose	2'H x 4'W
<i>Trachelospermum jasminoides</i>	Lady Banksia Rose	5'H x 12'W
<i>Verben x 'Luxena'</i>	Light Blue Babylon Verbena	6'H x 12'W

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.

TURF NOTE

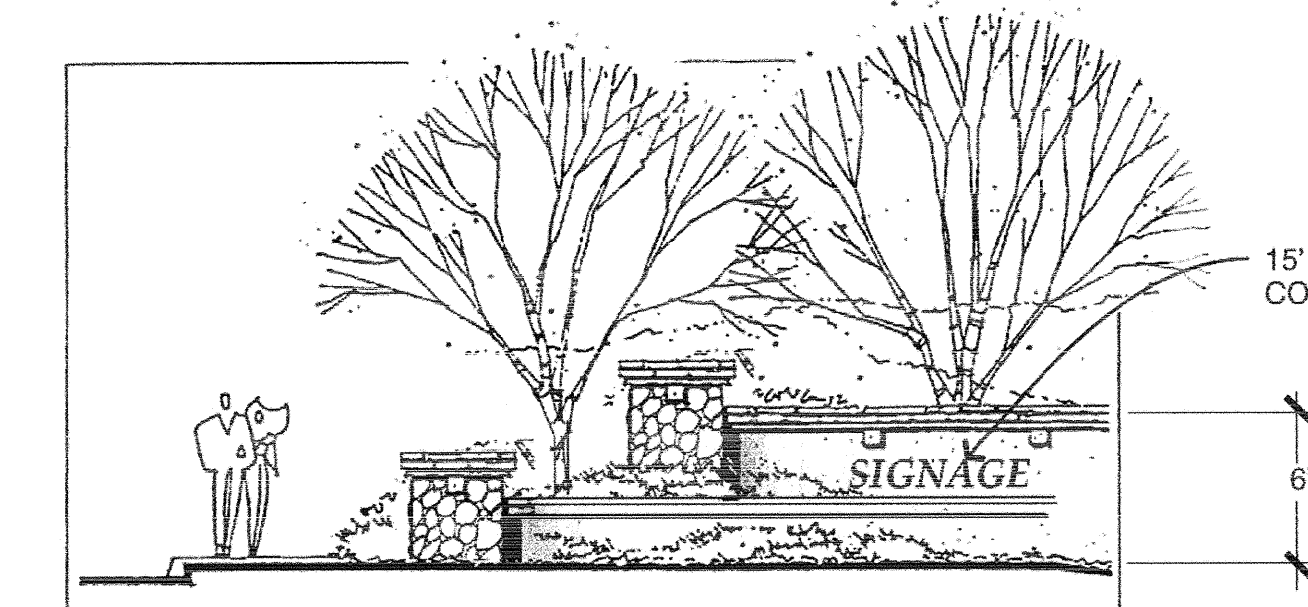
- THE USE OF SYNTHETIC TURF MAY BE CONSIDERED AS AN ALTERNATIVE TO LIVE TURF IF RECLAIMED WATER NOT AVAILABLE.

SUBTERRANEAN IRRIGATION NOTE

- WHERE PKG. OVERHANG AND LANDSCAPE AREAS OCCUR, SUBTERRANEAN IRRIGATION SHALL BE USED.

LEGEND

PAD 280.2 FF 280.8	SITE BOUNDARY
	PAD ELEV/FINISHED FLOOR
	EASEMENT LINE
	CURB & GUTTER
	3" RUBBER GUTTER
	6" CROSS GUTTER
	PED RAMP
	CUTFILL SLOPE (2:1 MAX.)
	PROPOSED SPOT ELEVATION
	100 YEAR FLOOD BOUNDARY
	FIRE MANAGEMENT ZONE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	FIRE HYDRANT
	STREET LIGHT
	PROPOSED BUILDING
	TRASH ENCLOSURE



TYPICAL
ENTRY NO SCALE

LANDSCAPE CONCEPT

- THE