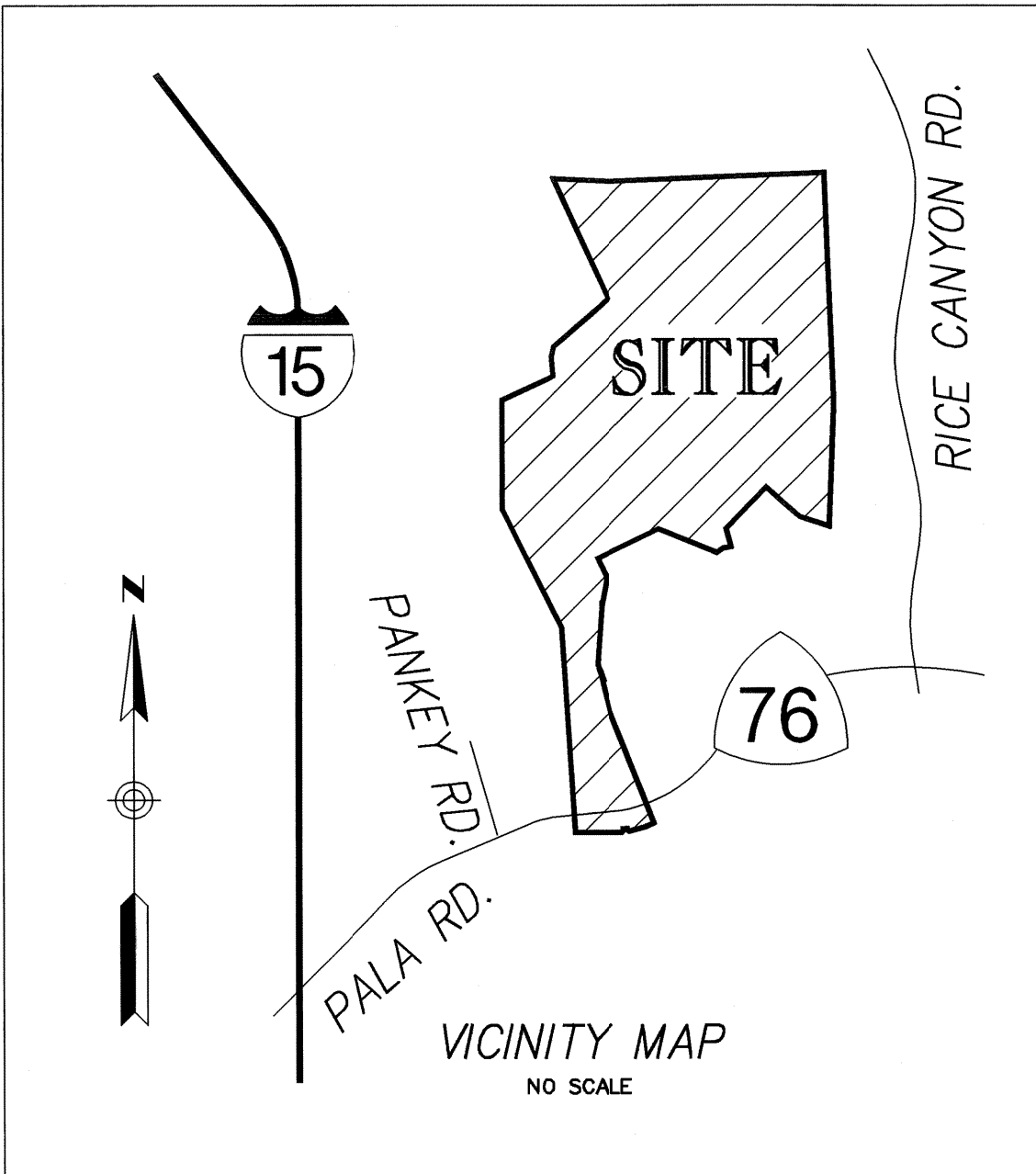
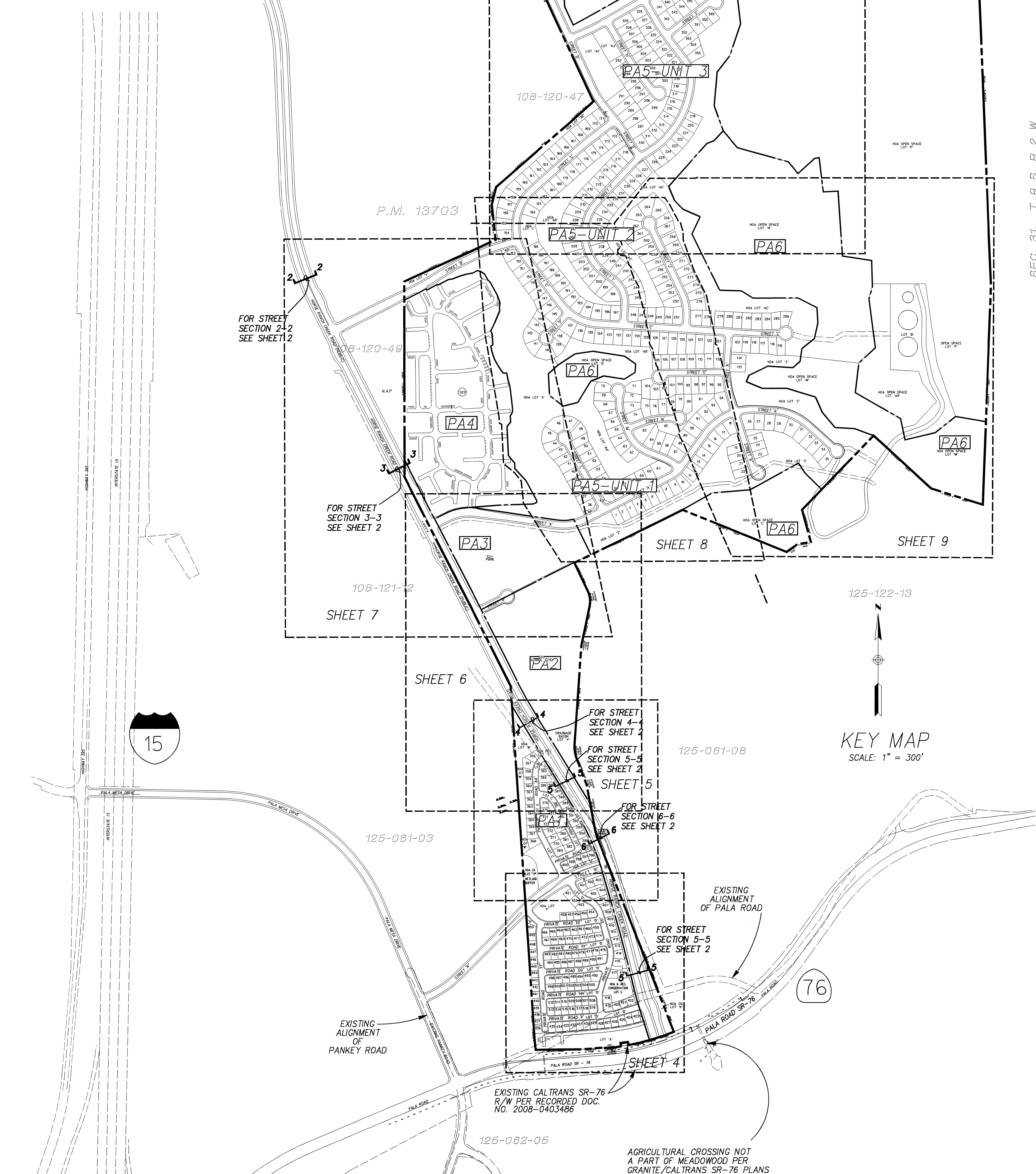




MEADOWOOD

'B' DESIGNATOR SITE PLAN S04-007



SEC. 31, T 0 S, R 2 W

LEGEND	
PROJECT BOUNDARY	PA1
PLANNING AREA	
PLANNING AREA LINE	
UNIT LINE	
SLOPES 2:1 MAX. (TYP.)	
DAYLIGHT LINE	
RIGHT OF WAY	
LOT LINE	
EASEMENT	
RETAINING WALL	
1 HOUR FIRE RATED SOUND WALL	
PERIMETER SOUND WALL	
GEOTEXT WALL	
LOT NUMBER	147
PAD ELEVATION	
PROPOSED STORM DRAIN	
PROPOSED SEWER	
PROPOSED WATER	
PROPOSED RECLAIMED WATER	
FIRE HYDRANT ASSEMBLY	
CONCRETE BROW DITCH	
PUBLIC TRAIL (SEE DETAIL ON SHT. 2)	
PRIVATE TRAIL (PA 1 & 4)	
TRAFFIC SIGNAL	
STREET CROSS SECTION SEE SHEET 2	

NOTE: EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION

PARCEL 1A:
THAT PORTION OF THE RANCHO MONSERATE, IN THE COUNTY OF SAN DIEGO, CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK 1, PAGE 108 OF PATENTS, RECORDS OF SAN DIEGO, BEING DESCRIBED AS PARCELS 1A IN CERTIFICATE OF COMPLIANCE RECORDED ON MARCH 25, 1983 AS FILE NO. 83-095224 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.

PARCEL 2A:
THAT PORTION OF FRACTIONAL SECTION 36, TOWNSHIP 9 SOUTH, RANGE WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF RANCHO MONSERATE, ACCORDING TO MAP NO. 827 ON FILE IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NO.'S

108-120-52, 53, 54
108-121-15
108-122-03, 08, 09, 15 & 19
125-061-04, 07
125-062-04

SHEET SUMMARY

SHEET 1	TITLE SHEET
SHEET 2	DETAILS
SHEETS 3 THRU 10	SITE PLANS
SHEETS 11 THRU 22	LANDSCAPE CONCEPT PLANS

NOTES:

- THE 'B' DESIGNATOR SITE PLAN PERTAINS TO PLANNING AREAS 1 THROUGH 5
- THE CONCEPTUAL LANDSCAPING PLAN HAS BEEN SUBMITTED SEPARATELY.
- ALL LIGHTING WILL BE LOW PRESSURE SODIUM, SHIELDED HORIZONTALLY AND DIRECTED DOWNWARDLY. THERE WILL BE NO OVERHEAD LIGHTING IN THE NEIGHBORHOOD PARK (PA 3).
- FOR FURTHER DETAILS ON WALLS, REFER TO SHEET 11 OF THE CONCEPTUAL LANDSCAPE PLANS.
- ACCESSORY STRUCTURES ARE PERMITTED IN ACCORDANCE WITH SECTION 4835 OF THE ZONING ORDINANCE.
- PLANNING AREA 5 WILL CONSIST OF ONE AND TWO STORY HOMES WITH TYPICALLY EVERY FOURTH HOUSE BEING ONE STORY.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

[Signature] *3.18.00*
DATE

PARDEE HOMES
6025 EDGEWOOD BEND COURT
SAN DIEGO, CA 92130
(858) 794-2500

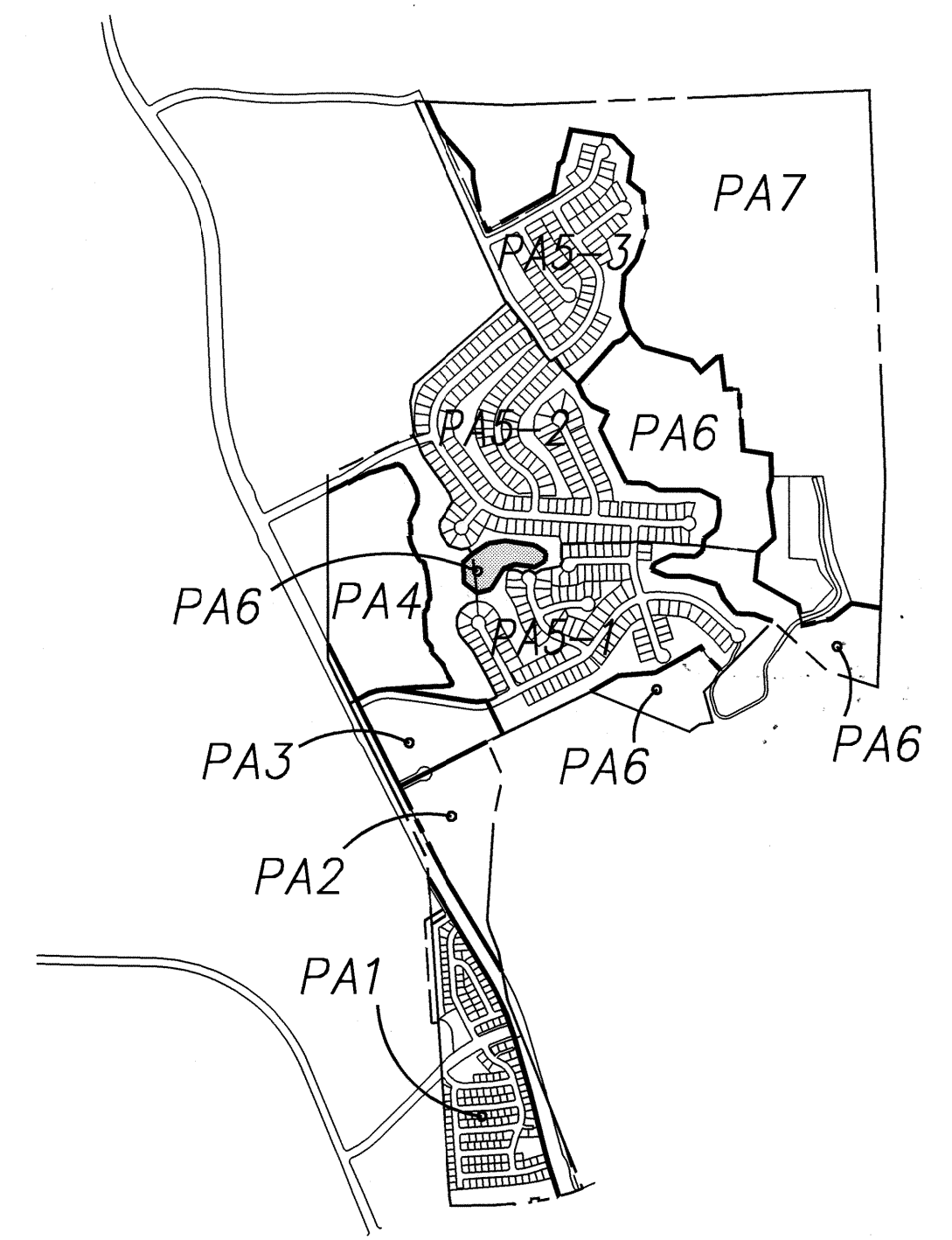
Owner / Developer

PARDEE HOMES
6025 EDGEWOOD BEND COURT
SAN DIEGO, CA 92130
(858) 794-2500

Engineer of Work

RICK ENGINEERING COMPANY
5620 Friars Road
San Diego, California 92110
(619) 291-0707

[Signature]
MICHAEL S. WHILE, RCE 49865

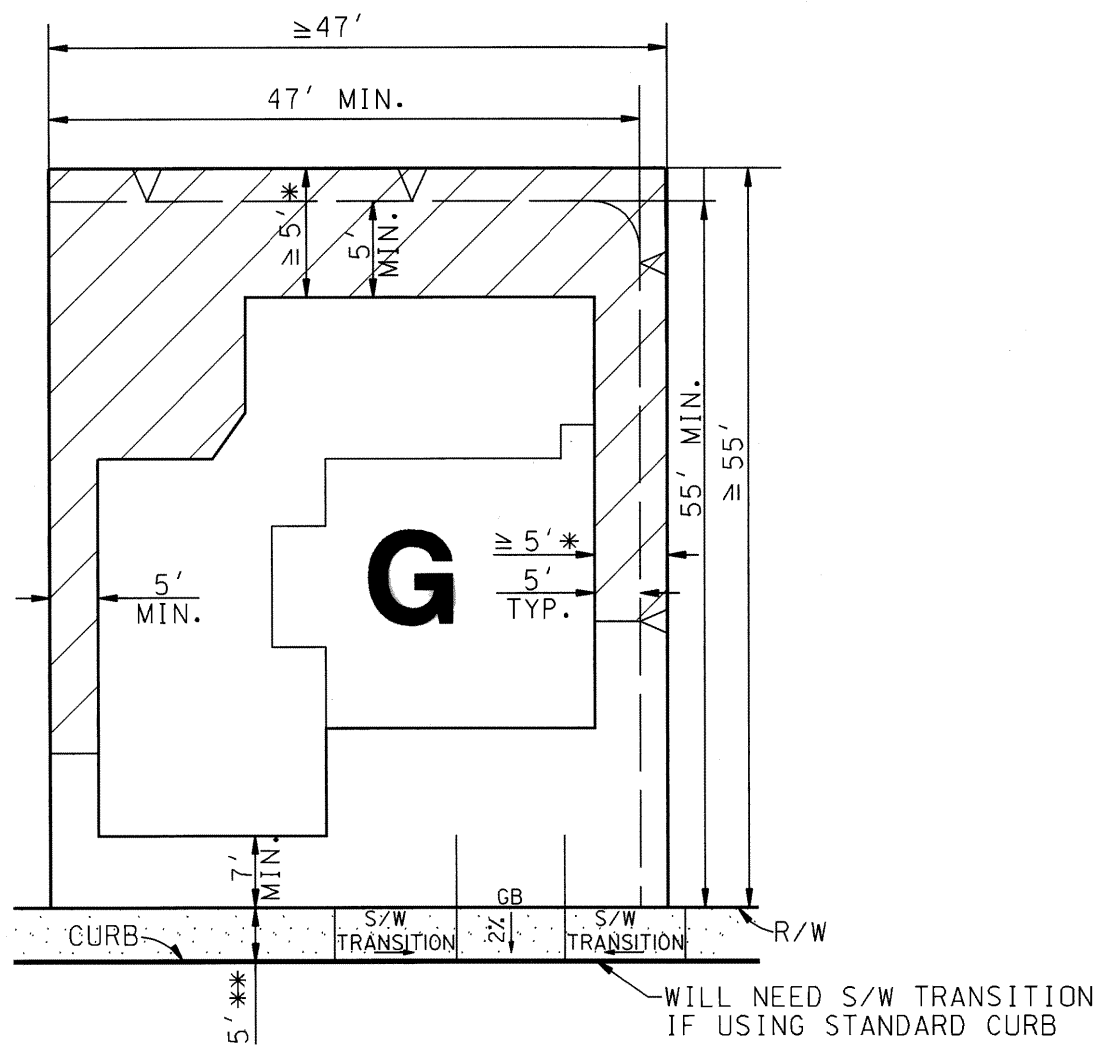


PLANNING AREA BOUNDARIES
NOT TO SCALE

Prepared By:		Revision 14:	
Name:	Rick Engineering Company	Revision 13:	
Address:	5620 Friars Road San Diego, California 92110	Revision 12:	
Phone #:	(619) 291-0707	Revision 11:	
Project Address:	PALA ROAD EAST OF INTERSTATE 15 COUNTY OF SAN DIEGO	Revision 10:	
Project Name:	MEADOWOOD	Revision 9:	
Sheet Title:	'B' DESIGNATOR SITE PLAN	Revision 8:	
Original Date:	2/2/2004	Revision 7:	
Sheet:	1 of 22	Revision 6:	8/21/2009
		Revision 5:	6/29/2009
		Revision 4:	4/9/2009
		Revision 3:	4/9/2008
		Revision 2:	4/15/2007
		Revision 1:	9/15/2005

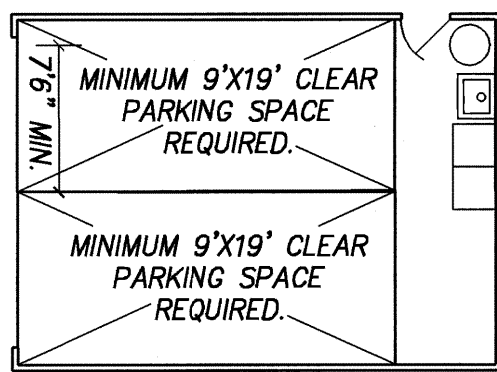
COUNTY OF SAN DIEGO
TRACT NO. YTM 6364RPL4

PLANNING AREA 1



PARKING (164 UNITS)		
	REQUIRED	PROVIDED
IN GARAGES:	328	328
GUEST:	33	90 CURBSIDE
	361	418

TYPICAL PRIVATE USABLE OPEN SPACE
SQUARE FOOTAGE= 820 SF



PRIVATE GARAGE
NOTE: GARAGES ARE LARGE ENOUGH TO ACCOMMODATE TRASH BINS. RESIDENTS WILL COLLECT THEIR OWN TRASH AND PUT IT OUT FOR PICK-UP. TRASH WILL BE PICKED UP BY A PRIVATE HAULER CONTRACTED BY THE HOA.

* THIS DIMENSION DEPENDS ON THE DIFFERENTIAL BETWEEN LOT ELEVATIONS & GRADING
** 5' PARKWAY WITH SIDEWALK, NO PLANTING

SHADED AREAS ARE BACKYARDS/ PRIVATE OPEN SPACE

G PRIVATE 2 CAR GARAGES

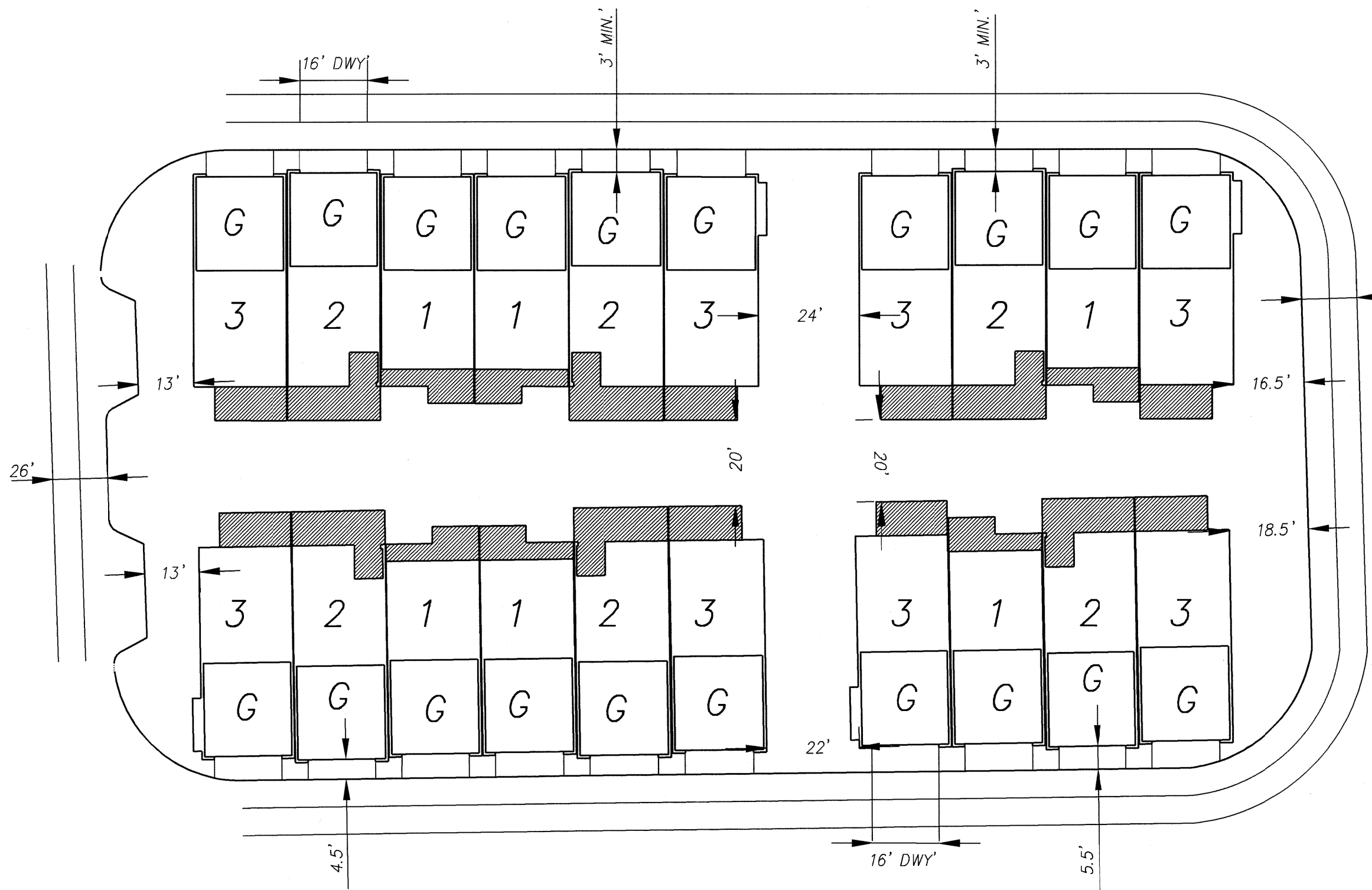
PLANNING AREA 4

TYPICAL SETBACKS

TYPICAL DISTANCE BETWEEN BUILDINGS

PARKING (325 UNITS)
ALL UNITS HAVE 3 OR MORE BEDROOMS

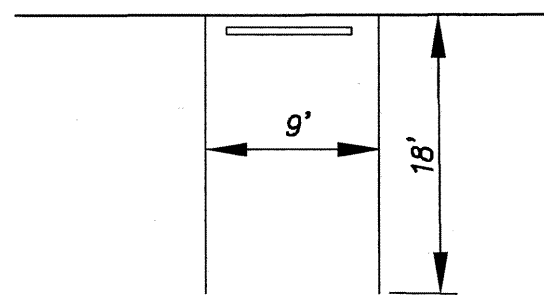
NOTE: PLANNING AREA 4 ONLY CONTAINS ONE LOT. THE SETBACKS ARE SHOWN ON SHEET 7. ('J' DESIGNATOR)



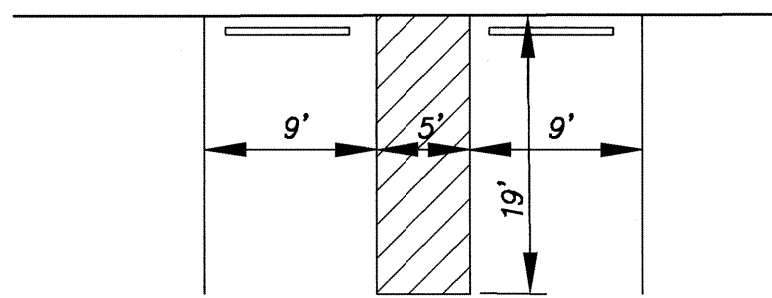
UNIT	SQUARE FOOTAGE
1	266
2	266
3	129

TYPICAL PRIVATE USABLE OPEN SPACE

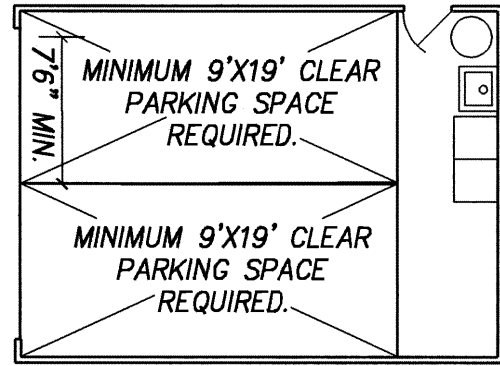
RESIDENT PARKING	REQUIRED	PROVIDED	ADA
IN UNIT PARKING	650	650	
DRIVEWAY	N/A	12	
TOTAL RESIDENT PARKING	650	662	
REC CENTER PARKING	33	33	2
GUEST PARKING	REQUIRED	PROVIDED	ADA
PARALLEL	N/A	28	
PERPENDICULAR	N/A	165	4
TOTAL GUEST PARKING	65	193	
TOTAL PARKING	748	888	6



TYPICAL PARKING STALL
* DOUBLE STRIPED SPACES MAY BE REDUCED TO 8.5'



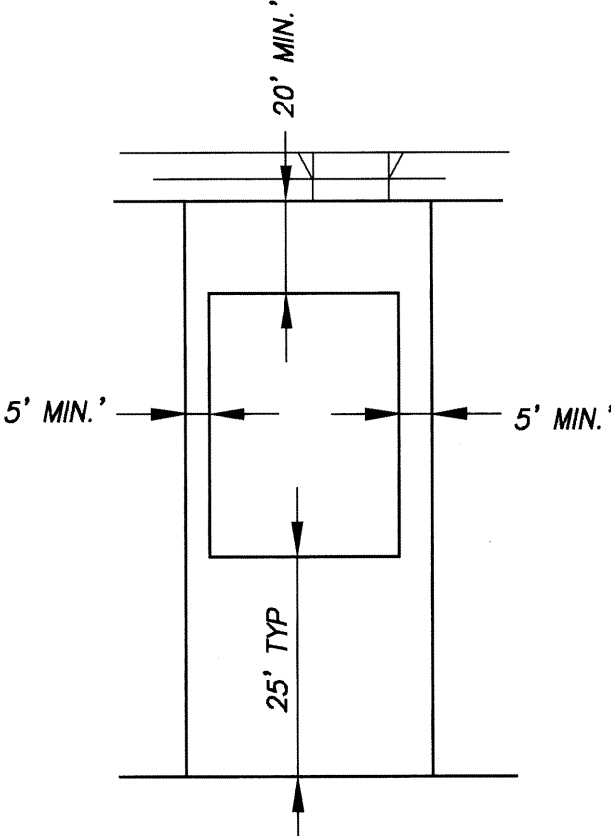
TYPICAL ADA PARKING STALL



PRIVATE GARAGE
NOTE: GARAGES ARE LARGE ENOUGH TO ACCOMMODATE TRASH BINS. RESIDENTS WILL COLLECT THEIR OWN TRASH AND PUT IT OUT FOR PICK-UP. TRASH WILL BE PICKED UP BY A PRIVATE HAULER CONTRACTED BY THE HOA.

PLANNING AREA 5

TYPICAL SETBACKS



"J" DESIGNATOR

PARKING		
	REQUIRED	PROVIDED
IN GARAGES:	710	710
GUEST:	0	CURBSIDE
	710	710

MEADOWOOD

Prepared By:	Rick Engineering Company	Revision 14:	
Name:	5620 Friars Road	Revision 13:	
Address:	San Diego, California 92110	Revision 12:	
Phone #:	(619) 291-0707	Revision 11:	
Project Address:	PALA ROAD EAST OF INTERSTATE 15	Revision 10:	
	COUNTY OF SAN DIEGO	Revision 9:	
Project Name:	MEADOWOOD	Revision 8:	
		Revision 7:	
		Revision 6:	8/21/2009
		Revision 5:	6/29/2009
		Revision 4:	4/9/2009
		Revision 3:	4/9/2008
		Revision 2:	4/15/2007
		Revision 1:	9/15/2005
Sheet Title:	"B" DESIGNATOR	Original Date:	2/2/2004
	SITE PLAN	Sheet	3 of 22
	TYPICAL FOOTPRINTS,		COUNTY OF SAN DIEGO
	VIGNETTES AND DETAILS		TRACT NO. YTM 6364RPL4



PLANNING AREA 1

GROUP USABLE OPEN SPACE:
REQUIRED: 164 x 200SF = 0.75 ACRES
PROVIDED: LOT 'S' - 0.04 ACRES
LOT 'T' - 0.03 ACRES
LOT 'AR' - 0.04 ACRES
LOT 'W' - 1.42 ACRES
1.53 ACRES

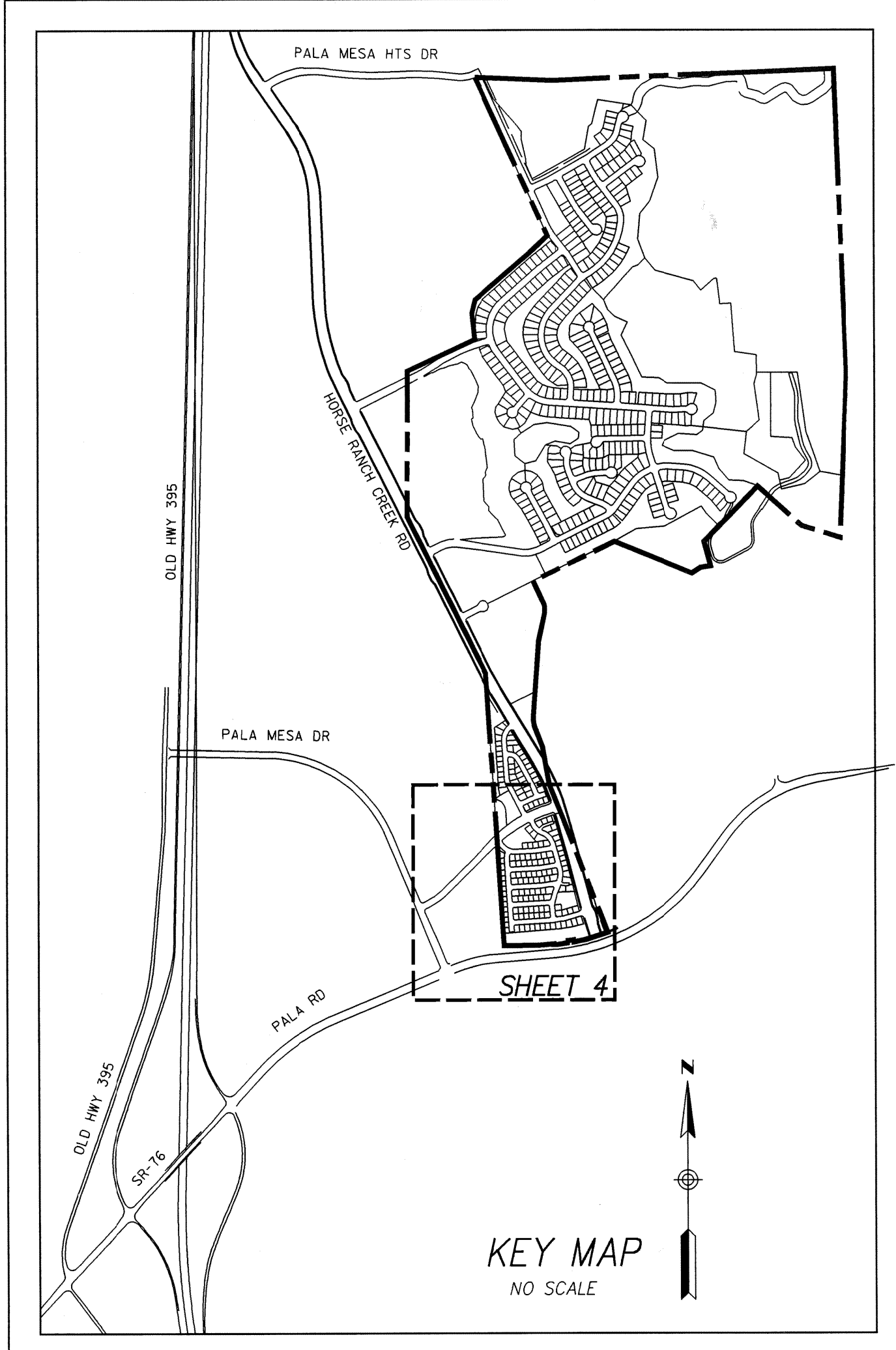
CHILDREN'S PLAY AREA (CPA)
REQUIRED (164 UNITS): 1000 SF/ 0.02 ACRES
PROVIDED: PORTION OF LOT 'W' - 1000 SF/0.02 ACRES

LEGEND

PROJECT BOUNDARY
PLANNING AREA LINE
RIGHT OF WAY
LOT LINE
CURB
PERIMETER SOUND WALL (HEIGHT PER PLAN)
1 HOUR FIRE RATED SOUND WALL (HEIGHT PER PLAN)
LOT NUMBER
PROPOSED STORM DRAIN
PUBLIC TRAIL (SEE DETAIL ON SHT. 2)
PRIVATE TRAIL (P.A. 1 & 4)
EASEMENT
FUTURE SIGNAL

364

NOTE: EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED



BOUNDARY DATA TABLE

L1	N40° 00' 00" E	3.96'
L2	N05° 00' 00" W	21.00'
L3	N83° 00' 00" E	51.00'
L4	N15° 00' 00" W	21.19'

RICK
ENGINEERING COMPANY

5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
FAX 619.291.4165

rickengineering.com

San Diego Riverside - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

MEADOWOOD

Prepared By: Rick Engineering Company

Name: 5620 Friars Road
Address: San Diego, California 92110
Phone #: (619) 291-0707

Project Address: PALA ROAD EAST OF INTERSTATE 15
COUNTY OF SAN DIEGO

Project Name: MEADOWOOD

Sheet Title: 'B' DESIGNATOR
SITE PLAN

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: 8/31/2009
Revision 6: 6/23/2009
Revision 5: 4/9/2009
Revision 4: 4/9/2008
Revision 3: 4/13/2007
Revision 2: 9/15/2005
Original Date: 2/2/2004

Sheet 4 of 22
COUNTY OF SAN DIEGO
TRACT NO. VTM 5354APL4

PLANNING AREA 1

GROUP USABLE OPEN SPACE:

REQUIRED: 164 x 200SF = 0.75 ACRES

PROVIDED: LOT 'S' - 0.04 ACRES

LOT 'T' - 0.03 ACRES

LOT 'AR' - 0.04 ACRES

LOT 'W' - 1.42 ACRES

1.53 ACRES

CHILDREN'S PLAY AREA (CPA)

REQUIRED (164 UNITS): 1000 SF/ 0.02 ACRES

PROVIDED: PORTION OF LOT 'W' - 1000 SF/0.02 ACRES

LEGEND

PROJECT BOUNDARY

PLANNING AREA LINE

RIGHT OF WAY

LOT LINE

CURB

PERIMETER SOUND WALL

LOT NUMBER

364

PROPOSED STORM DRAIN

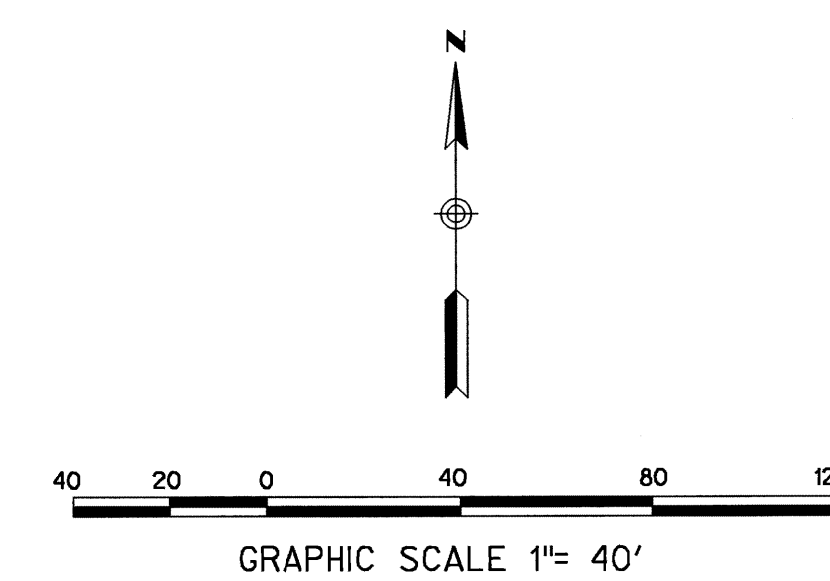
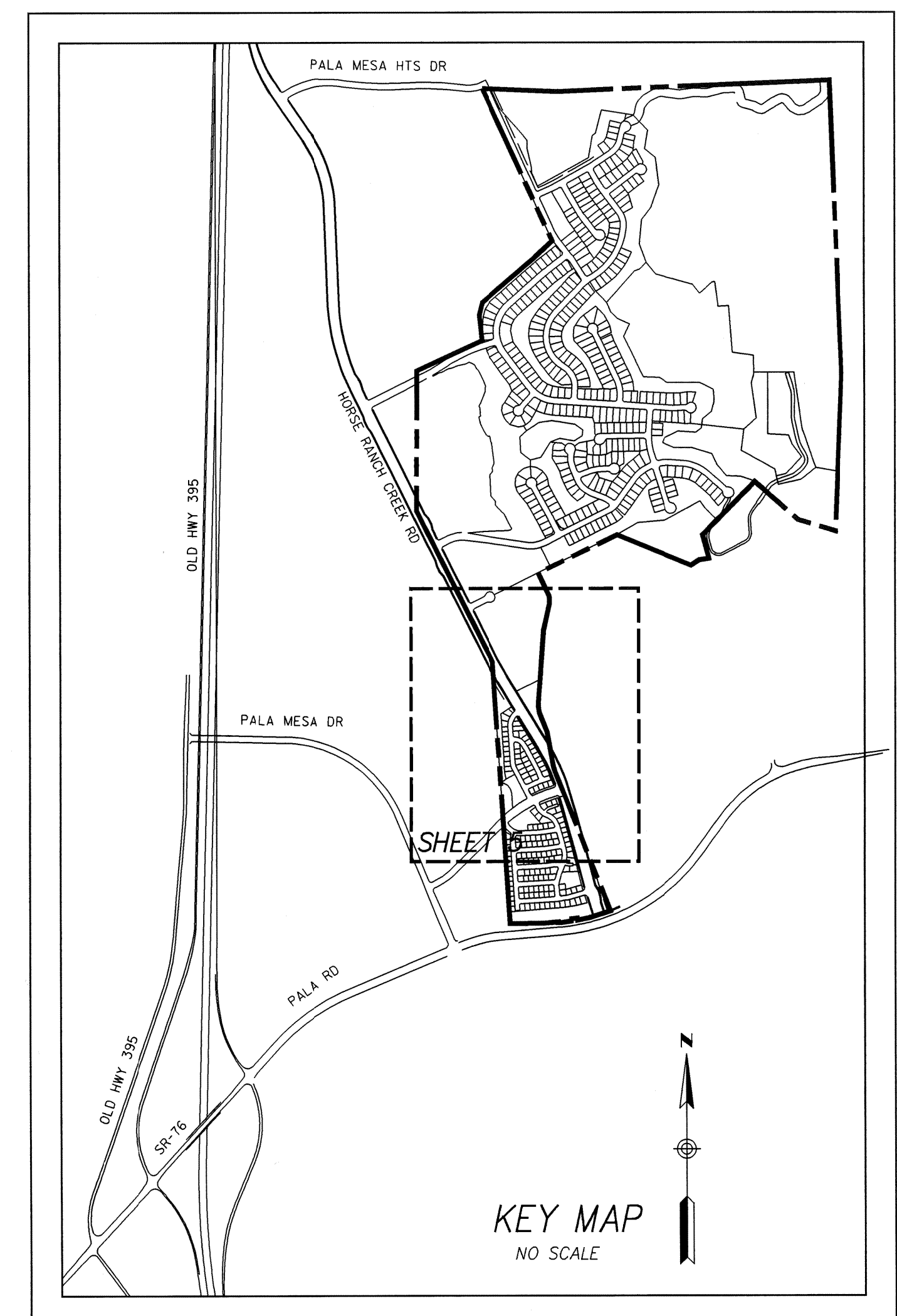
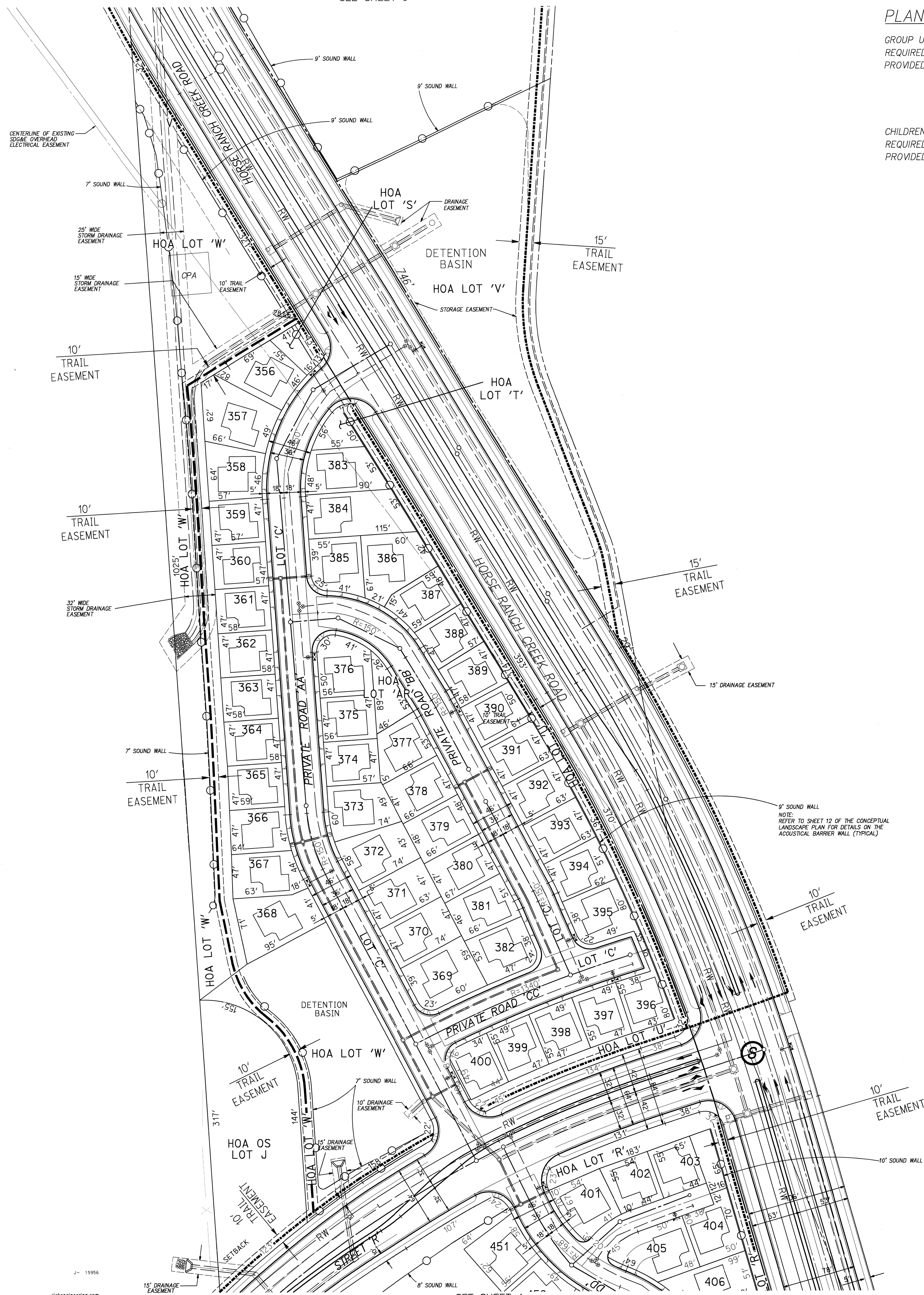
PUBLIC TRAIL
(SEE DETAIL ON SHT. 2)PRIVATE TRAIL
(P.A. 1 & 4)

EASEMENT

FUTURE SIGNAL

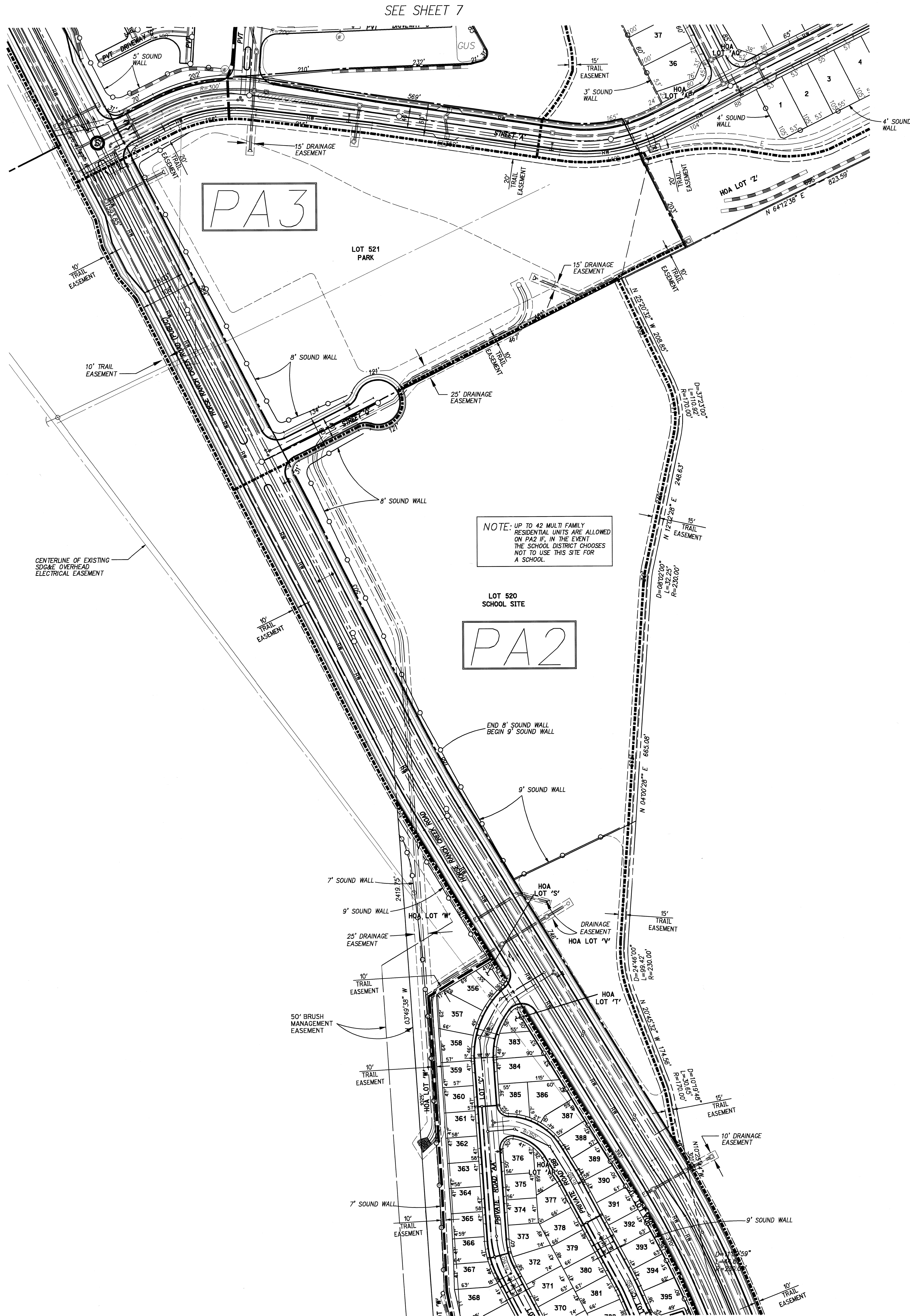


NOTE: EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED



MEADOWOOD

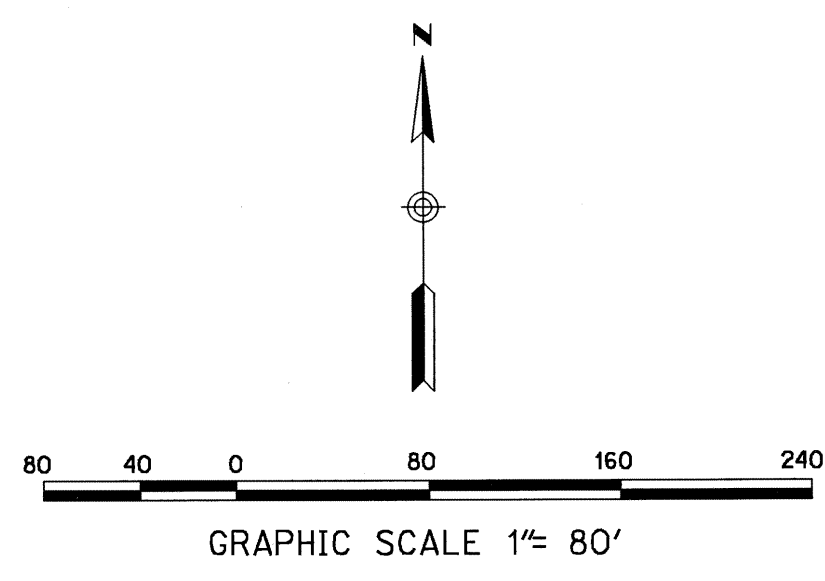
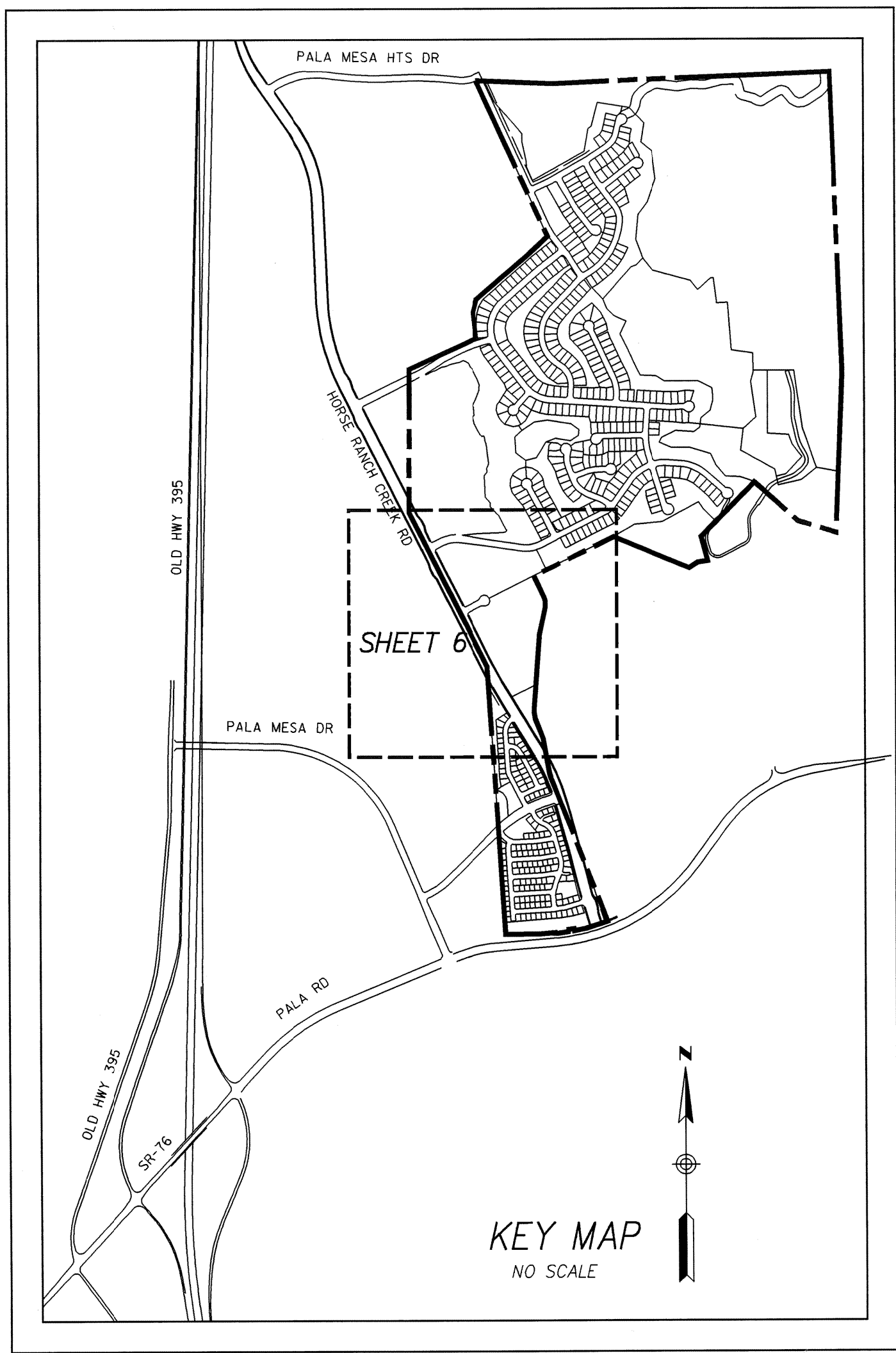
Prepared By:	Rick Engineering Company	Revision 14:	
Name:		Revision 13:	
Address:	3620 Friars Road	Revision 12:	
	San Diego, California 92110	Revision 11:	
Phone #:	(619) 291-0707	Revision 10:	
Project Address:	PALA ROAD EAST OF INTERSTATE 15	Revision 9:	
	COUNTY OF SAN DIEGO	Revision 8:	
Project Name:	MEADOWOOD	Revision 7:	
		Revision 6:	8/21/2009
		Revision 5:	6/29/2009
		Revision 4:	4/9/2009
		Revision 3:	4/9/2008
		Revision 2:	4/15/2007
		Revision 1:	9/15/2005
Sheet Title:	'B' DESIGNATOR	Original Date:	2/2/2004
SITE PLAN		Sheet	5 of 22
		COUNTY OF SAN DIEGO	
		TRACT NO. YTM 554RPL4	



LEGEND

PROJECT BOUNDARY	---
PLANNING AREA	PA1
PLANNING AREA LINE	---
RIGHT OF WAY	---
LOT LINE	---
CURB	---
PERIMETER SOUND WALL	○
LOT NUMBER	364
PROPOSED STORM DRAIN	---
PUBLIC TRAIL (SEE DETAIL ON SHT. 2)	---
PRIVATE TRAIL (P.A. 1 & 4)	---
EASEMENT	---
FUTURE SIGNAL	Ⓢ

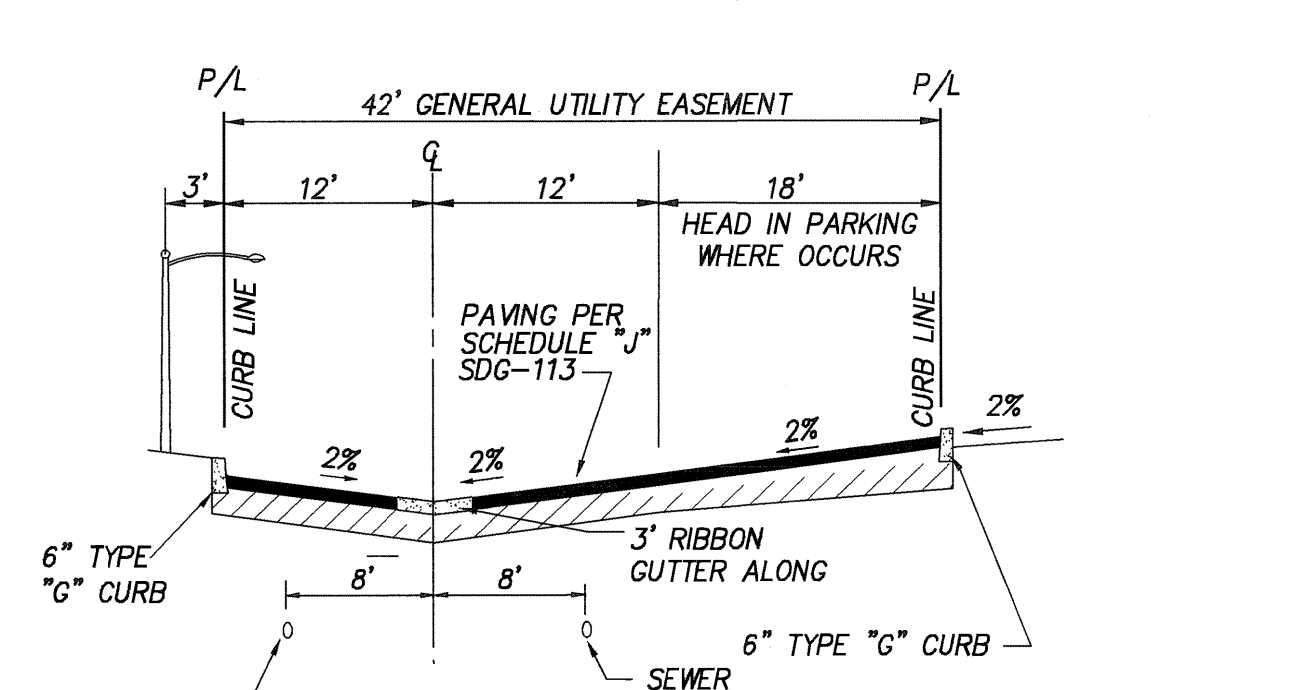
NOTE: EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED



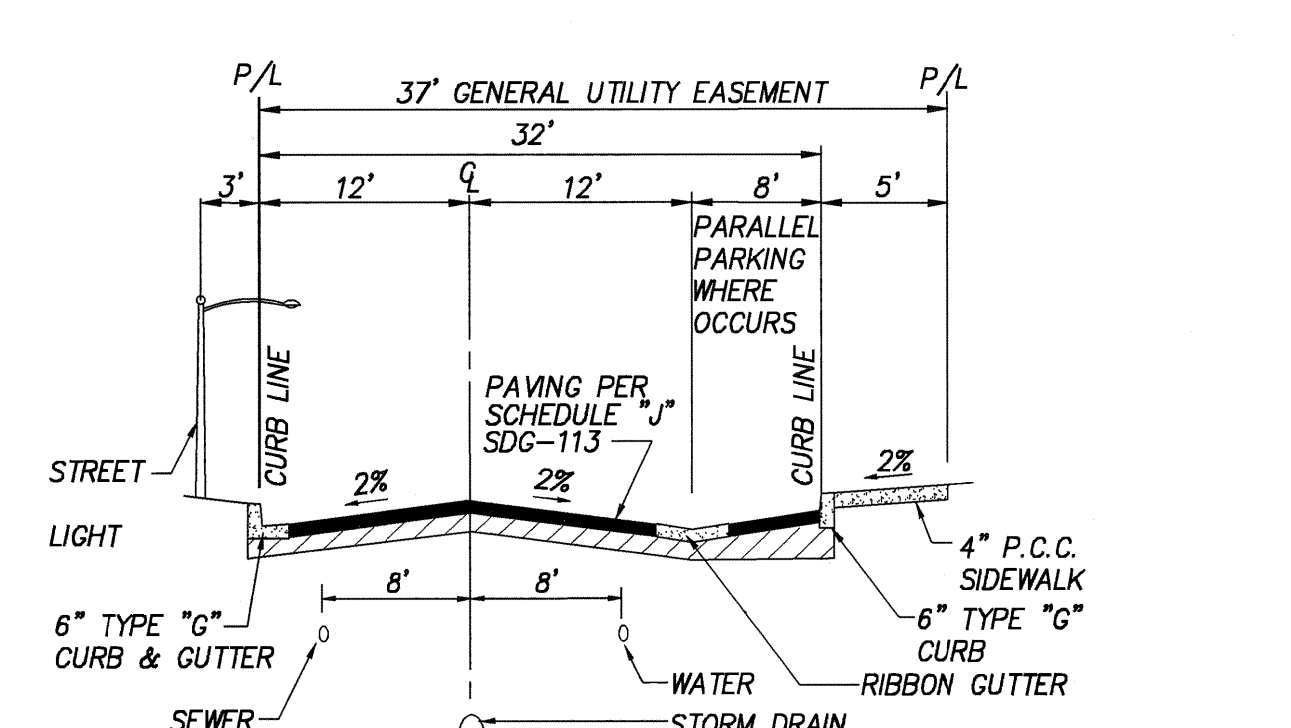
MEADOWOOD

Prepared By:	Rick Engineering Company	Revision 14:	
Name:		Revision 13:	
Address:	5620 Friars Road	Revision 12:	
	San Diego, California 92110	Revision 11:	
Phone #:	(619) 291-0707	Revision 10:	
Project Address:	PALA ROAD EAST OF INTERSTATE 15	Revision 9:	
	COUNTY OF SAN DIEGO	Revision 8:	
Project Name:	MEADOWOOD	Revision 7:	8/21/2009
		Revision 6:	6/29/2009
		Revision 5:	4/9/2009
		Revision 4:	4/9/2008
		Revision 3:	4/15/2007
		Revision 2:	9/15/2005
		Revision 1:	
Original Date:	2/2/2004		
Sheet Title:	"B" DESIGNATOR	Sheet	6 of 22
SITE PLAN			
PLANNING AREA 2 OPTION			

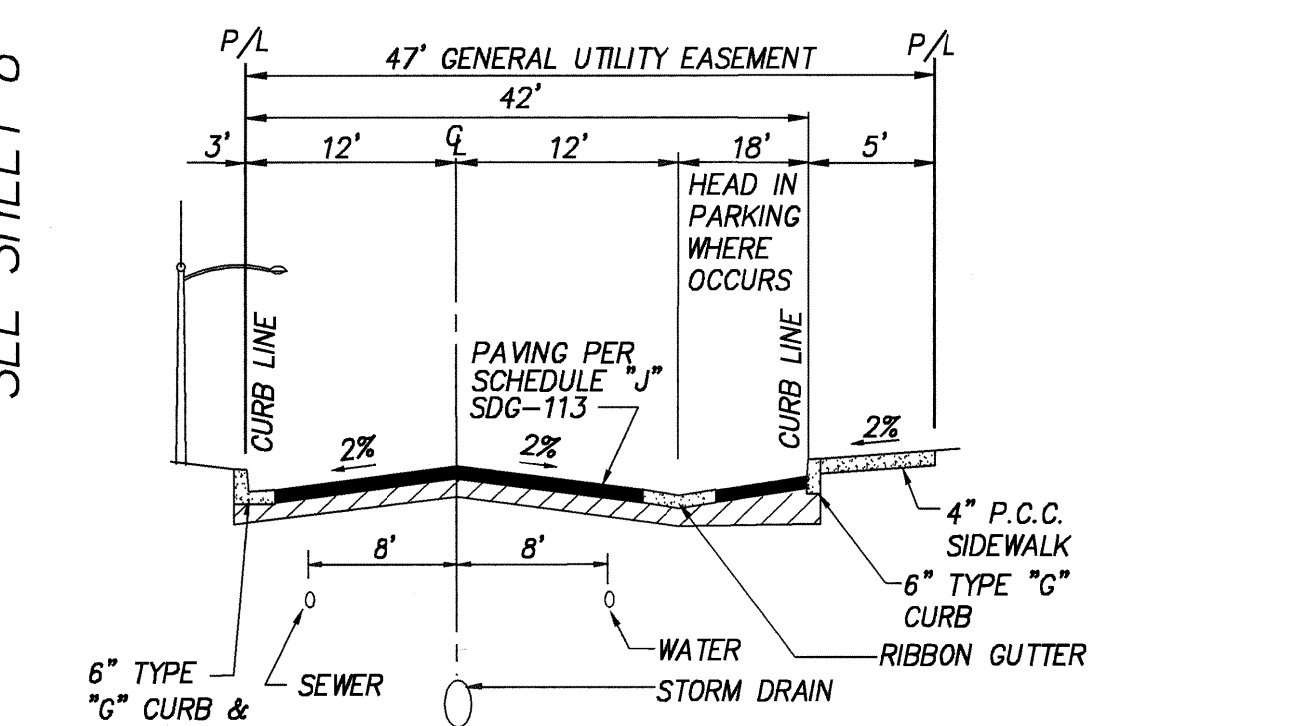
COUNTY OF SAN DIEGO
TRACT NO. YTM 5354RPL1



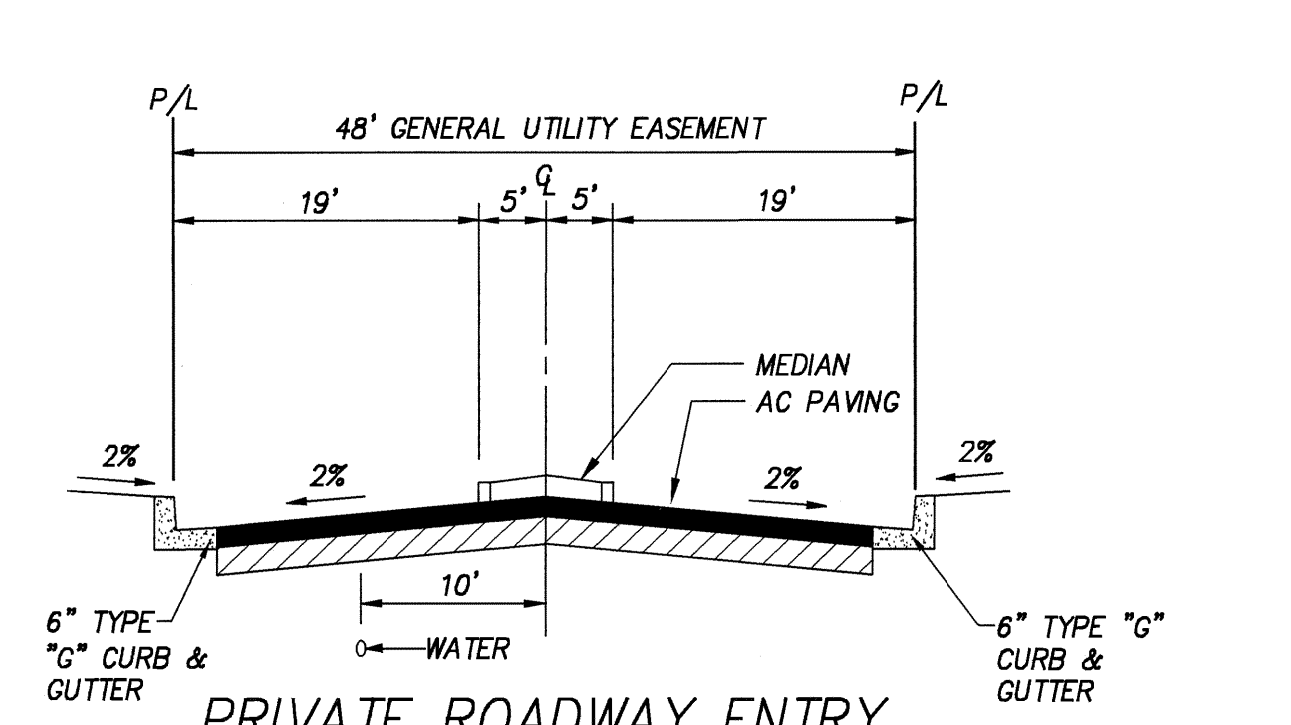
* PERPENDICULAR PARKING ONE SIDE (WHERE OCCURS)
PRIVATE DRIVEWAY C,D,F,G,H,I,J,K,L,M,N,O,P,R



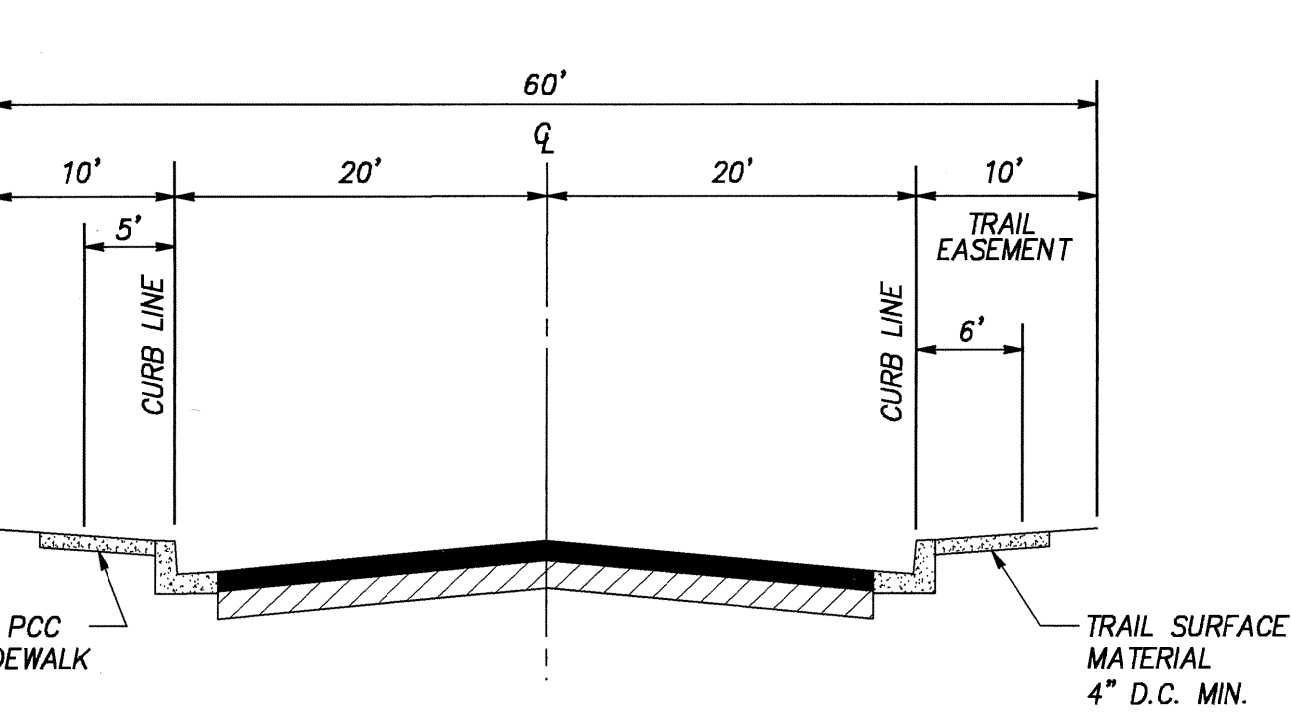
* PARALLEL PARKING ONE SIDE (WHERE OCCURS)
PRIVATE ROADWAY 'E', 'S'



* PERPENDICULAR PARKING ONE SIDE (WHERE OCCURS)
PRIVATE ROADWAY 'E', 'S'



TYPICAL PRIVATE ROADWAY SECTIONS
NO SCALE



STREET Q
PUBLIC ROADWAY SECTIONS
NO SCALE

LEGEND

PROJECT BOUNDARY

PLANNING AREA LINE

RIGHT OF WAY

LOT LINE

CURB

PERIMETER SOUND WALL

LOT NUMBER

PROPOSED STORM DRAIN

PUBLIC TRAIL
(SEE DETAIL ON SHT. 2)

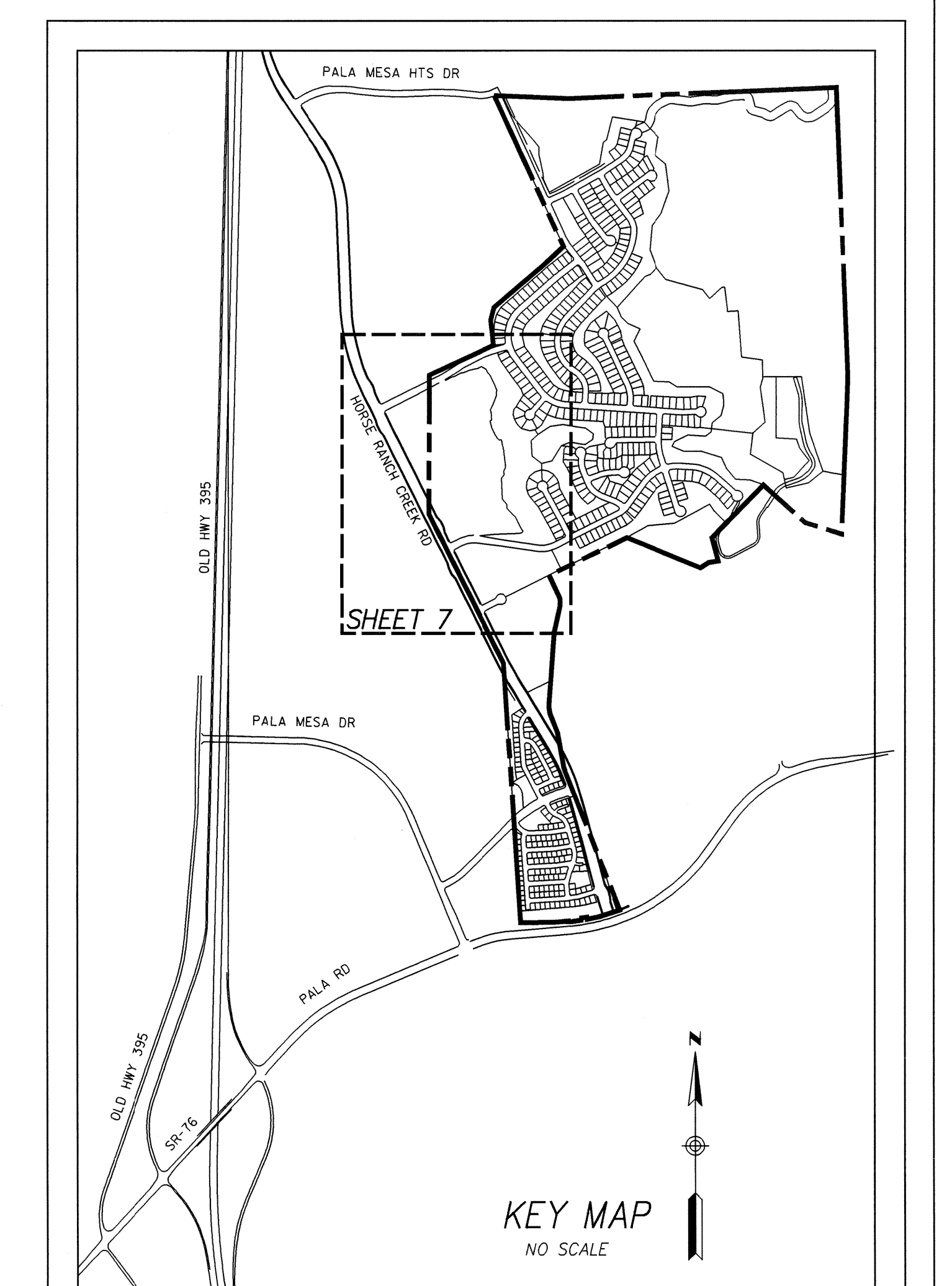
PRIVATE TRAIL
(P.A. 1 & 4)

EASEMENT

FUTURE SIGNAL

NOTE: EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED

* NOTE: WHERE STREET PARKING IS NOT ALLOWED, THE CURB WILL BE PAINTED RED, AND NO PARKING SIGNS WILL BE POSTED.



PLANNING AREA 4

GROUP USABLE OPEN SPACE (GUS)
REQUIRED 325 x 200 SF = 1.49 ACRES
PROVIDED = 1.5 ACRES

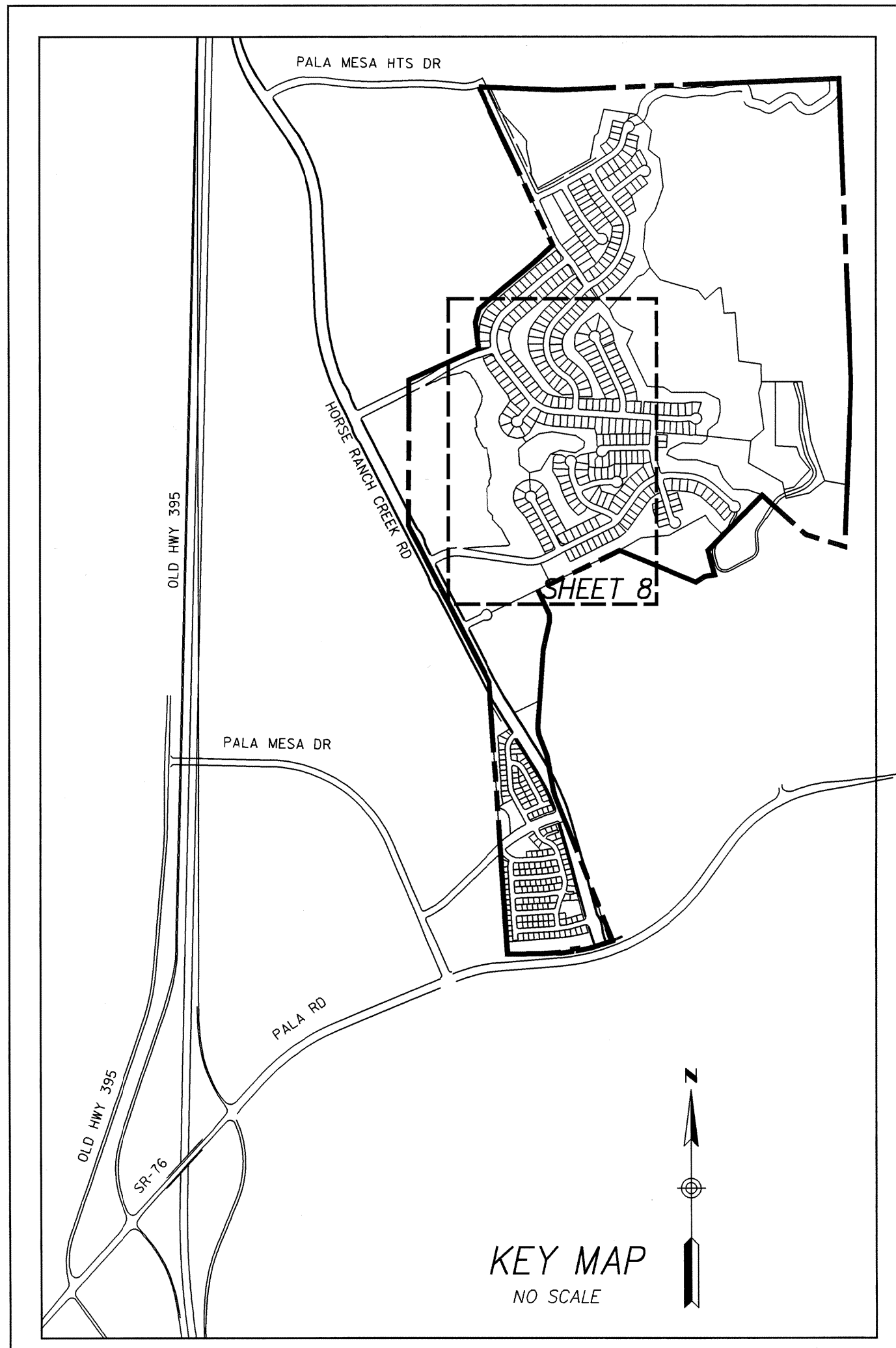
CHILDREN'S PLAY AREA (CPA)
REQUIRED (325 UNITS) = 1,600 SF/0.04 ACRES
PROVIDED (1 AREAS) = 2,374 SF/ 0.05 ACRES

MEADOWOOD	
Prepared By: Name: Rick Engineering Company	Revision 14:
Address: 3620 Friars Road San Diego, California 92110	Revision 13:
Phone #: (619) 291-0707	Revision 12:
Project Address: PALA ROAD EAST OF INTERSTATE 15 COUNTY OF SAN DIEGO	Revision 11:
Project Name: MEADOWOOD	Revision 10:
Sheet Title: "B" DESIGNATOR SITE PLAN	Revision 9:
Original Date: 2/2/2004	Revision 8:
Sheet 7 of 22	Revision 7:
COUNTY OF SAN DIEGO	Revision 6:
TRACT NO. YTM 6364RPL4	Revision 5:
	Revision 4:
	Revision 3:
	Revision 2:
	Revision 1:

- LEGEND
- PROJECT BOUNDARY
- PLANNING AREA LINE
- RIGHT OF WAY
- LOT LINE
- CURB
- PERIMETER SOUND WALL
- LOT NUMBER
- PROPOSED STORM DRAIN
- PUBLIC TRAIL
(SEE DETAIL ON SHT. 2)
- PRIVATE TRAIL
(P.A. 1 & 4)
- EASEMENT

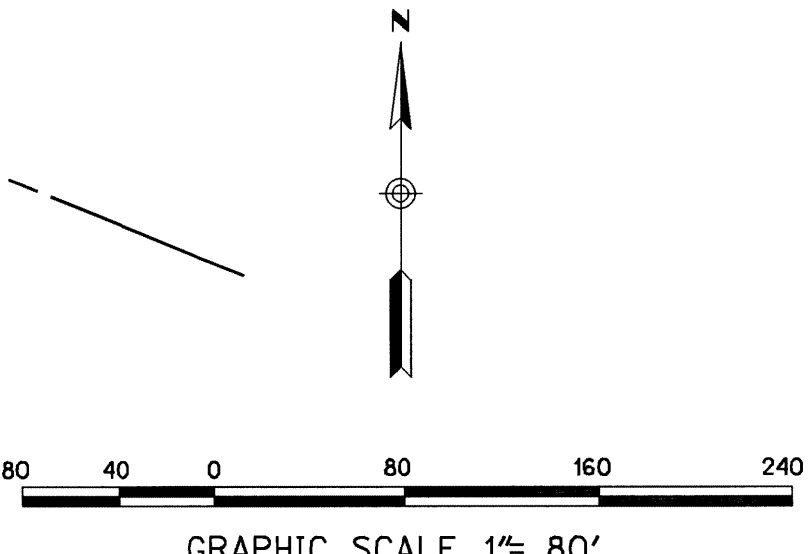
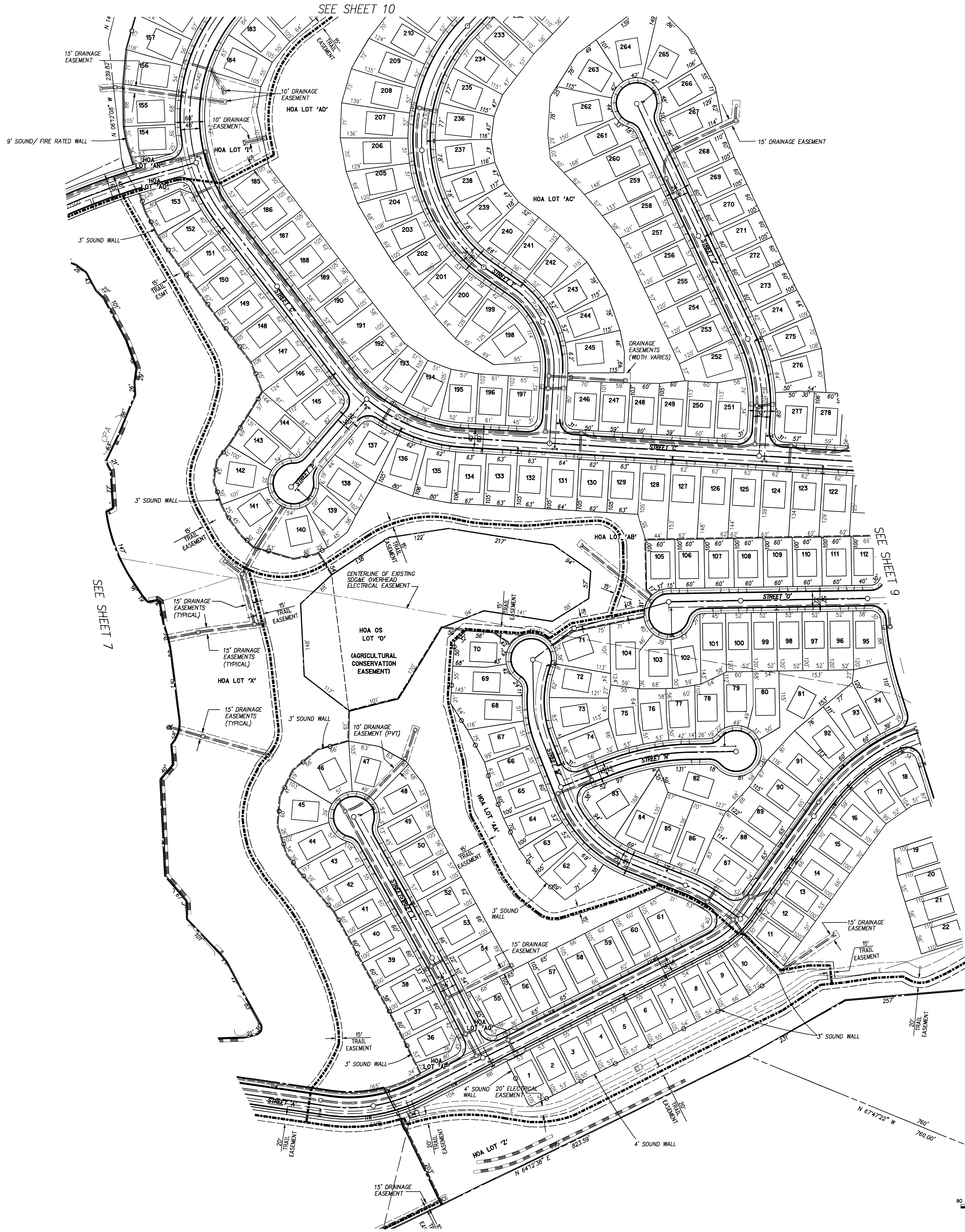
NOTE: EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED

364

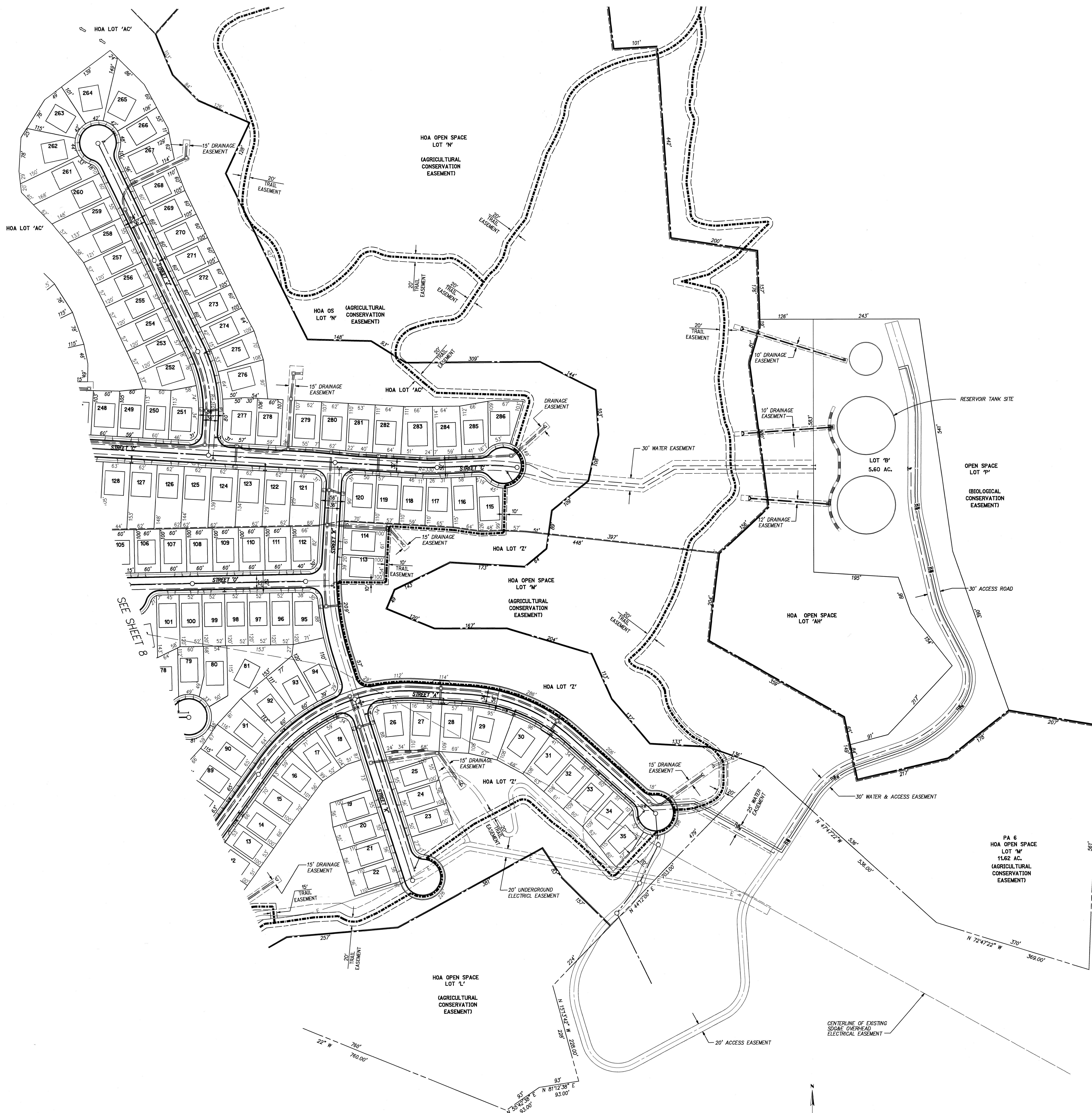


MEADOWOOD

Prepared By:	Rick Engineering Company	Revision 14:	
Name:		Revision 13:	
Address:	3620 Friars Road San Diego, California 92110	Revision 12:	
Phone #:	(619) 291-8787	Revision 11:	
Project Address:	PALA ROAD EAST OF INTERSTATE 15 COUNTY OF SAN DIEGO	Revision 10:	
Project Name:	MEADOWOOD	Revision 9:	
Sheet Title:	'B' DESIGNATOR SITE PLAN	Revision 8:	
Original Date:	3/2/2004	Revision 7:	
Sheet	8 of 22	Revision 6:	8/21/2009
COUNTY OF SAN DIEGO		Revision 5:	5/29/2009
TRACT NO. VTM 5354RPL		Revision 4:	4/9/2009
		Revision 3:	4/9/2008
		Revision 2:	4/15/2007
		Revision 1:	9/15/2005



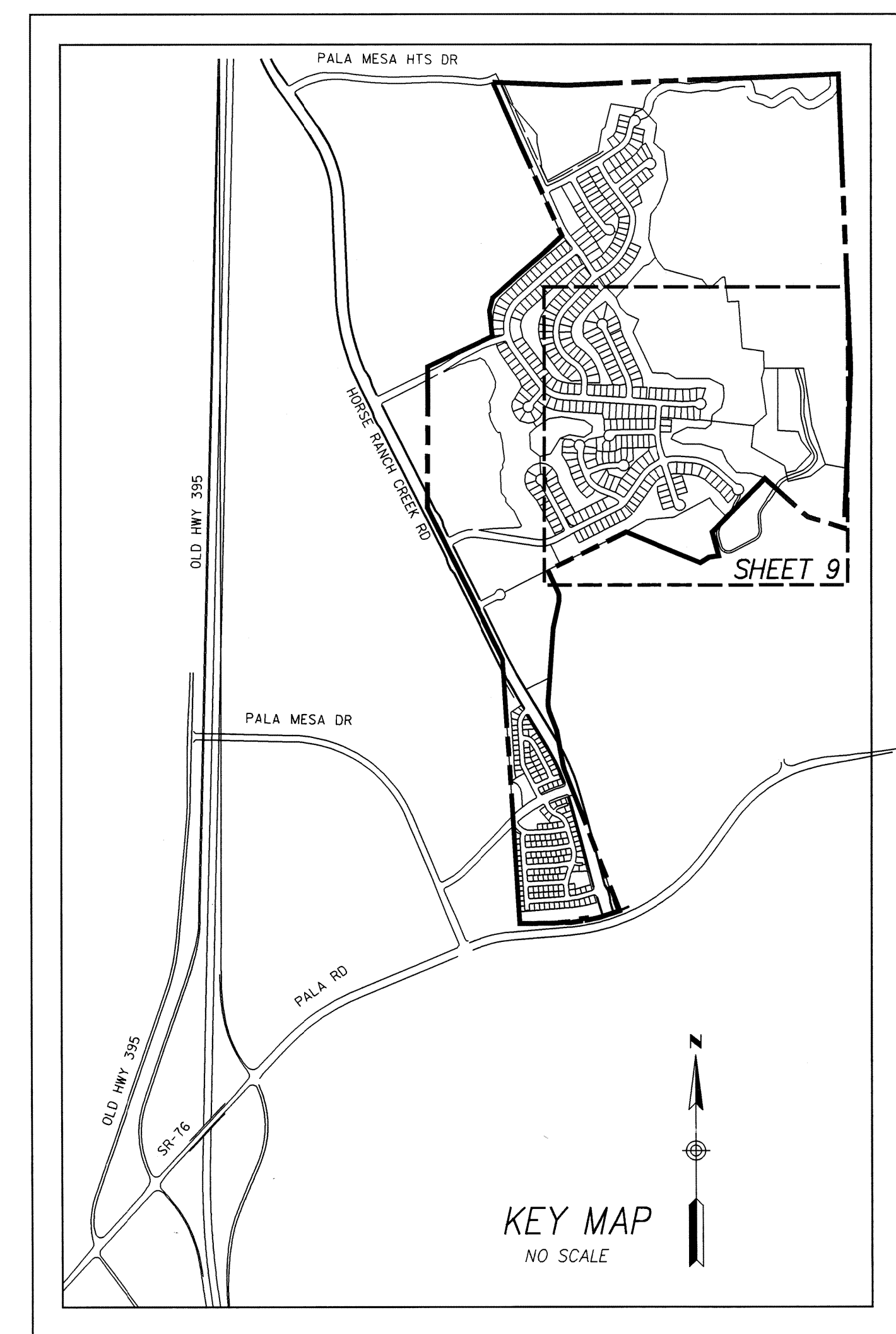
SEE SHEET 10



- LEGEND**
- PROJECT BOUNDARY
 - PLANNING AREA LINE
 - RIGHT OF WAY
 - LOT LINE
 - CURB
 - PERIMETER SOUND WALL
 - LOT NUMBER
 - PROPOSED STORM DRAIN
 - PUBLIC TRAIL (SEE DETAIL ON SHT. 2)
 - PRIVATE TRAIL (P.A. 1 & 2)
 - EASEMENT

364

NOTE: EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED



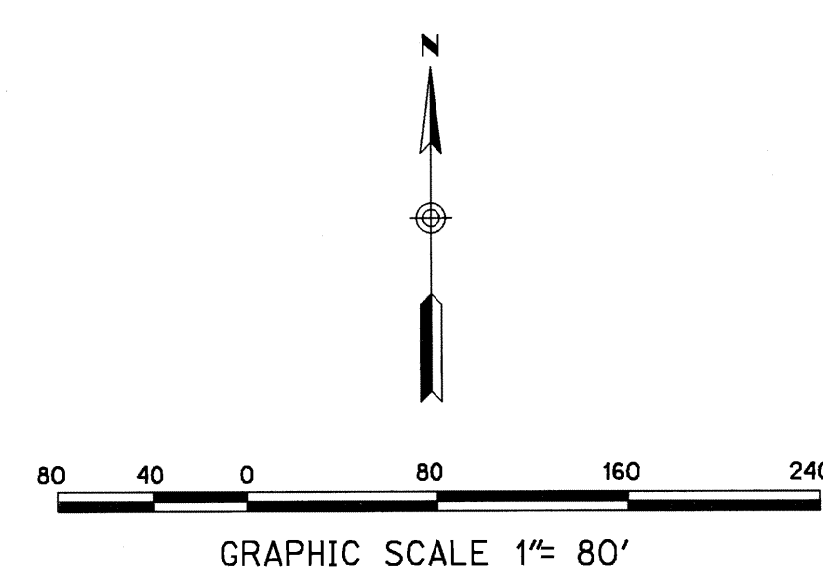
MEADOWOOD

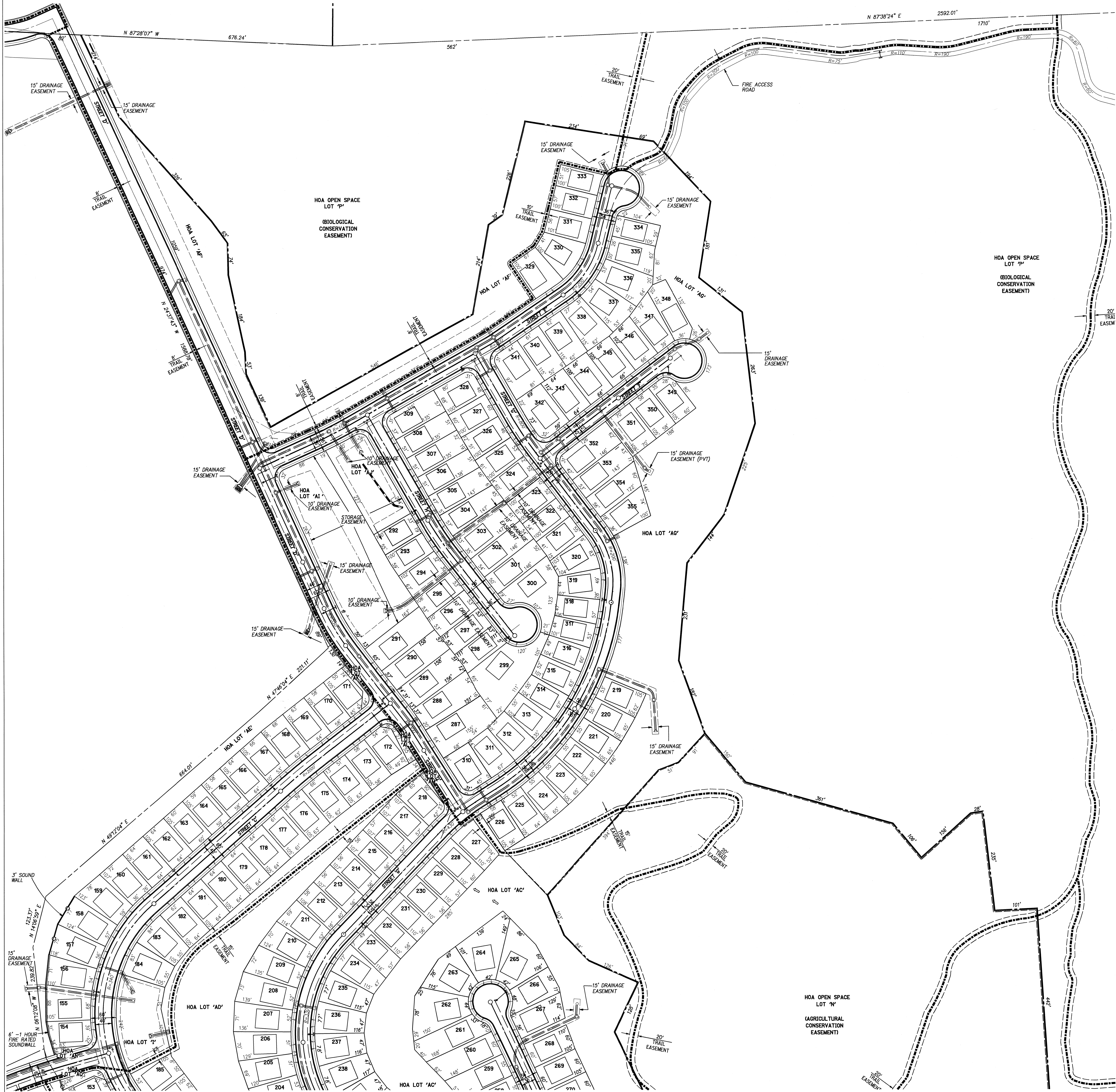
Prepared By:	Rick Engineering Company	Revision 14:	
Name:		Revision 13:	
Address:	5620 Friars Road San Diego, California 92110	Revision 12:	
Phone #:	(619) 291-0707	Revision 11:	
Project Address:	PALA ROAD EAST OF INTERSTATE 15 COUNTY OF SAN DIEGO	Revision 10:	
Project Name:	MEADOWOOD	Revision 9:	
Sheet Title:	'B' DESIGNATOR SITE PLAN	Revision 8:	
Original Date:	2/2/2004	Revision 7:	8/21/2009
Revision 6:	6/29/2009	Revision 5:	4/9/2009
Revision 4:	4/9/2008	Revision 3:	4/15/2007
Revision 2:	9/15/2005	Revision 1:	

Sheet 9 of 22

COUNTY OF SAN DIEGO
TRACT NO. YTM 6354RPL1

J = 15956

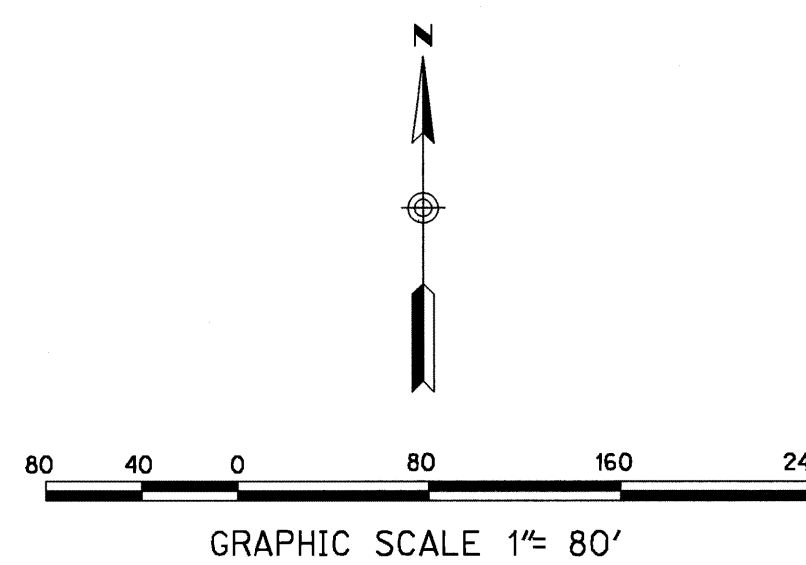
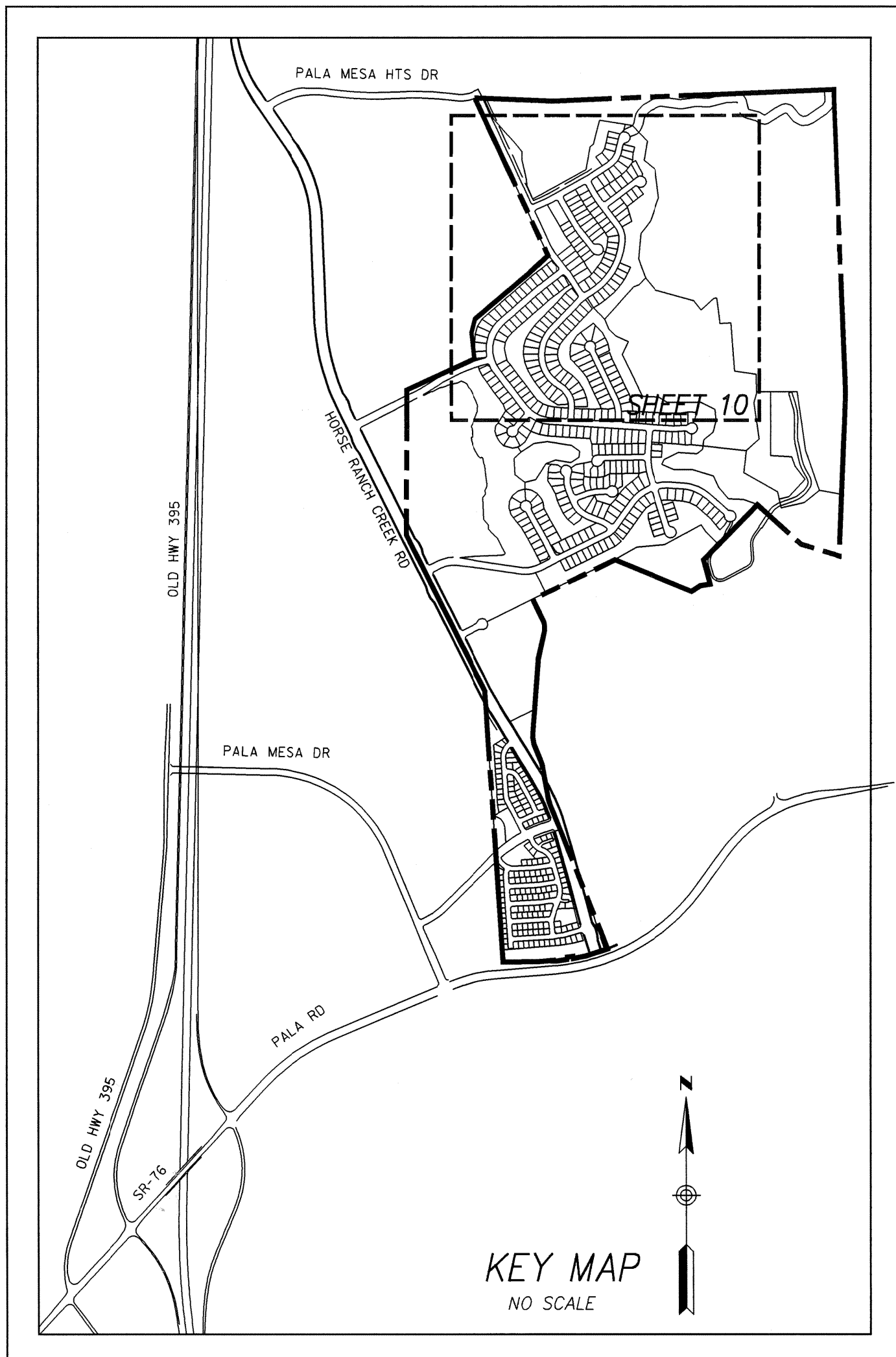




LEGEND

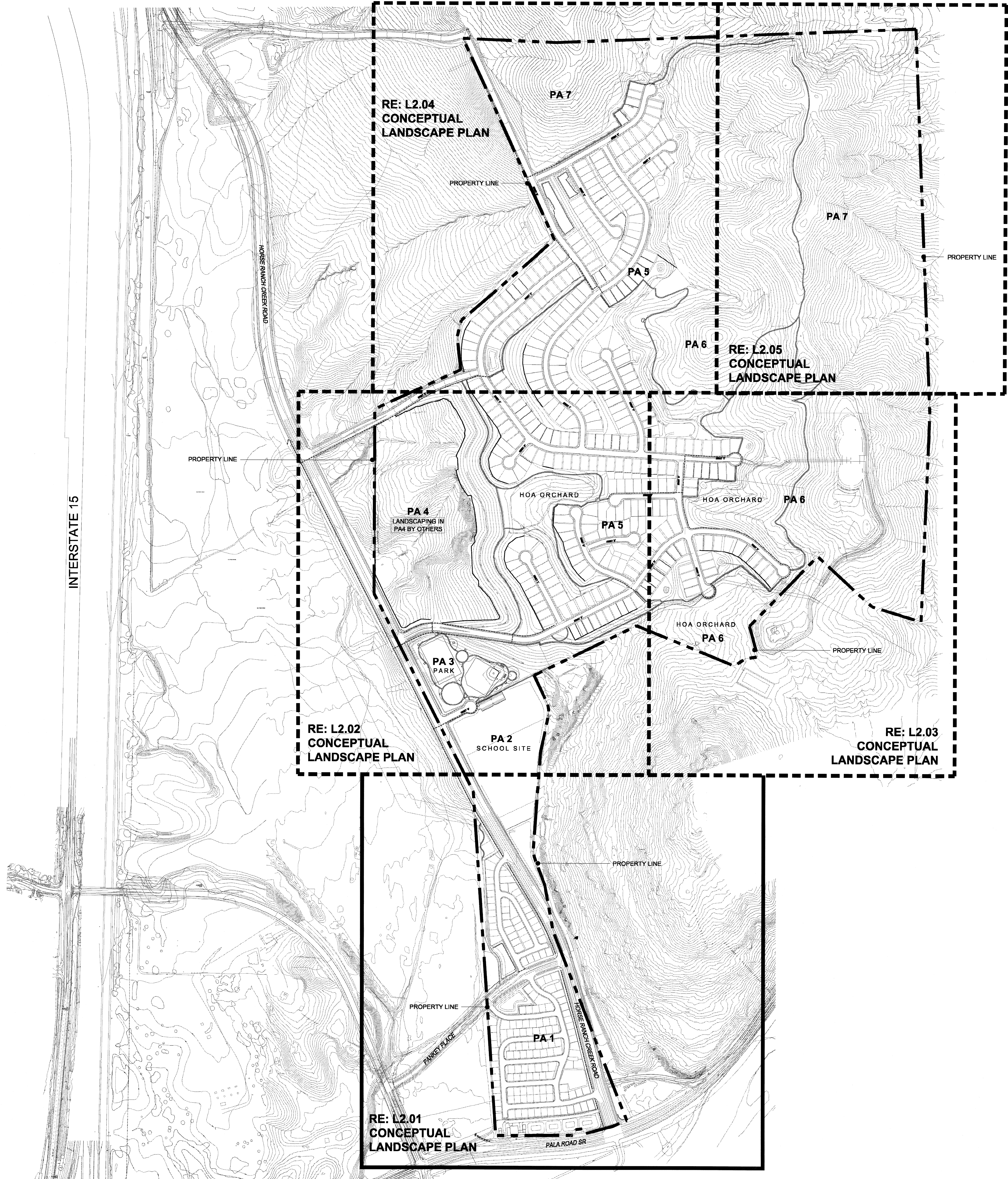
- PROJECT BOUNDARY
- PLANNING AREA LINE
- RIGHT OF WAY
- LOT LINE
- CURB
- PERIMETER SOUND WALL
- LOT NUMBER
- PROPOSED STORM DRAIN
- PUBLIC TRAIL (SEE DETAIL ON SHT. 2)
- PRIVATE TRAIL (P.A. 1 & 4)
- EASEMENT

NOTE: EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED



MEADOWOOD

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	San Diego, California 92110	Revision 11:	
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Project Address:	PALA ROAD EAST OF INTERSTATE 15	Revision 9:	
	COUNTY OF SAN DIEGO	Revision 8:	
Project Name:	MEADOWOOD	Revision 7:	8/21/2009
		Revision 6:	6/29/2009
		Revision 5:	4/9/2009
		Revision 4:	4/9/2008
		Revision 3:	4/13/2007
		Revision 2:	9/15/2005
		Original Date:	2/3/2004
Sheet Title:		Sheet:	10 of 22
"B" DESIGNATOR			
SITE PLAN			
			COUNTY OF SAN DIEGO
			TRACT NO. YTM 5354RPL4



THE LANDSCAPE DESIGN CONCEPT

THE LANDSCAPE CONCEPT FOR THE COMMUNITY IS DESIGNED TO CAPTURE THE RUSTIC CHARACTER AND BEAUTY OF THE REGION. MATERIALS WILL BE CHOSEN FOR THEIR NATURAL QUALITIES AND RURAL AESTHETICS. CITRUS GROVES WILL BE PRESERVED WHENEVER POSSIBLE TO REFLECT THE CHARACTER OF THE REGIONAL AGRICULTURE. PLANT MATERIALS ARE SELECTED BASED ON HARDINESS, BEAUTY AND SUSTAINABLE QUALITIES SUCH AS MAINTENANCE AND WATER CONSERVATION. RE-VEGETATION AREAS ARE CAREFULLY DEVELOPED WITH NATIVE AND DROUGHT TOLERANT PLANTINGS THAT WILL PROVIDE EROSION CONTROL AND LONG TERM SUSTAINABILITY.

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

PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO PLANT TYPE, DESIGN INTENT AND ENVIRONMENTAL EXPOSURE. THESE PLANTING AREAS (UNLESS OTHERWISE NOTED) WILL RECEIVE COMPLETE WATER COVERAGE BY MEANS OF A STATE-OF-THE-ART, AUTOMATICALLY CONTROLLED, ELECTRICALLY OPERATED, UNDERGROUND SPRINKLER SYSTEM WITH HEAD TO HEAD COVERAGE OR HIGH EFFICIENCY / LOW FLOW IRRIGATION IRRIGATION SYTEM. PERMANENT IRRIGATION, TEMPORARY IRRIGATION, OR NON-IRRIGATED (NATURALIZED) PLANTING AREAS ARE PART OF THE DESIGN INTENT OF THE PROJECT. THE IRRIGATION SYSTEM WILL COMPLY WITH THE COUNTY CODES, REGULATIONS AND STANDARDS.

MAINTENANCE

ALL SLOPE PLANTINGS, PUBLIC STREETSCAPES, AND PARKS SHALL BE MAINTAINED BY THE MASTER HOMEOWNERS ASSOCIATION (HOA). FRONT YARDS, PRIVATE STREET YARDS, 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 DISEASED OR DEAD PLANTS SHALL BE TREATED OR REPLACED PER CONDITIONS OF THE PERMIT.

NOTE:

TO THE EXTENT FEASIBLE, A COMBINATION OF WALLS AND BERMING WILL BE PROVIDED FOR SOUND ATTENUATION WITH A MAXIMUM HEIGHT OF 6' IN CIRCUMSTANCES WHERE THIS IS NOT FEASIBLE, WALL HEIGHTS WILL BE CONSTRUCTED CONSISTENT WITH THE MITIGATION MEASURES OF THE EIR AND MAY EXCEED THIS HEIGHT.

GENERAL NOTES:

1. MINIMUM 15 GAL. SIZE STREET TREES SHOULD BE INSTALLED OUTSIDE AND INSIDE OF THE PUBLIC RIGHT-OF-WAY. AN ENCROACHMENT PERMIT WILL BE APPLIED FOR WITH THE DEPARTMENT OF PUBLIC WORKS TO ALLOW TREES TO BE PLANTED AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT(s)-OF-WAY WHERE NECESSARY. PRIVATE ROADS AND WILL BE MAINTAINED BY THE MASTER HOA OR INDIVIDUAL HOME OWNER. TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL MEET THE LOCAL DESIGN COMMUNITY DESIGN GUIDELINES. 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.
2. STREET TREE REQUIREMENT: NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES.
3. WOOD MULCH SHALL BE UNIFORMLY SPREAD TO A 2" DEPTH IN ALL PLANTING AREAS WITH SLOPE LESS THAN 3:1
4. FIBAR MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2000 POUNDS PER ACRE IN HYDROSEEDDED AREAS.
5. 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.
6. PRIOR TO GRADING THE FIRST 8 INCHES OF TOP SOIL SHALL BE STOCKPILED AND REAPPLIED ON SLOPES AFTER THE COMPLETION OF GRADING.
7. PARKING LOT TREES SHALL BE PRIMARILY EVERGREEN IN NATURE TO PROMOTE SCREENING AND AND HEAT RELIEF CAPABILITIES.
8. ALL TRASH ENCLOSURES SHALL BE SCREENED FROM PUBLIC VIEW.

AREA CALCUALTIONS:

	SF	PERCENTAGE
PA 1		
TURF	7,000	6.7%
ORNAMENTALS	16,681	16.2%
SLOPES	79,645	77.1%
PA1 TOTAL	103,336	100%

PA3 (PARK)

TURF - ATHLETIC USE	89,866	35.2%
TURF - NON-ATHLETIC USE	67,285	26.2%
ORNAMENTALS	28,735	11.2%
SLOPES	69,989	27.4%
PA3 TOTAL	255,875	100%

REMAINING PROJECT AREA

TURF	12,560	0.8%
ORNAMENTALS	197,180	10.6%
SLOPES	1,645,453	88.6%
REMAINING AREA TOTAL	1,855,193	100%

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MEADOWOOD

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PALA ROAD EAST OF INTERSTATE 15

Project Name:

MEADOWOOD

Sheet Title:

OVERALL PLAN

L1.00
NOT TO SCALE

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: APRIL 09, 2009
Revision 5: JANUARY 19, 2009
Revision 4: DECEMBER 18, 2008
Revision 3: APRIL 09, 2008
Revision 2: APRIL 15, 2007
Revision 1: SEPTEMBER 15, 2005

Original Date: FEBRUARY 2, 2004

Sheet **11** of **22**

COUNTY OF SAN DIEGO
TRACT NO. 5354