

DESIGN STATEMENT:

THE PRIMARY GOAL OF THE LANDSCAPE DESIGN IS TO BLEND AND COMPLEMENT INTO THE EXISTING NATIVE PLANTING IN THE AREA. NATIVE LOW FUEL VOLUME SPECIES WILL BE USED TO RE-VEGETATE THE GRADED SLOPES. THE TREATMENT FOR THE INTERIOR SHALL PRIMARILY BE PARKWAY STREET TREES AND GROUNDCOVER, ORNAMENTAL IN NATURE, FIRE-RESISTENT, AND COMPLIMENT THE BUILDING ARCHITECTURE. THE RECREATION AREAS WILL BE A MIX OF ORNAMENTAL AND NATURALIZED MATERIAL AND LOW MAINTENANCE.

LANDSCAPE DESIGN OBJECTIVES:

1. PLANT MATERIALS SPECIFIED FOR USE ON THIS PROJECT WILL BE FROM THE PALETTE OF PLANTS KNOWN TO PERFORM WELL IN THIS CLIMATIC ZONE AND AMENDED SOIL TYPE.
2. THE PALETTE OF LANDSCAPE PLANT MATERIALS WILL PROVIDE VARIATIONS OF FOLIAGE, BARK, AND FLOWER FORM, TEXTURE, AND COLOR. THESE VARIATIONS WILL BE USED TO BLEND IN WITH EXISTING SURROUNDING LANDSCAPE TREATMENTS ESPECIALLY AT PERIMETER SLOPES.
3. LANDSCAPE PLANTING AREAS WILL BE GRADED TO ASSURE POSITIVE SURFACE DRAINAGE.
4. ONSITE SOILS WILL BE AMENDED TO COMPLY WITH THE RECOMMENDATION OF A CERTIFIED SOILS TESTING LABORATORY.
5. ALL SLOPE ASPECTS 2:1 OR STEEPER MAY RECEIVE JUTE MATTING (OR PER THE RECOMMENDATION BY THE GEO-TECHNICAL ENGINEER).

IRRIGATION:

ORNAMENTAL LANDSCAPE AREAS SHALL HAVE A PERMANENT, AUTOMATIC CONTROLLER WITH A RAIN SENSING OVERRIDE DEVICE, OPERATING A MULTIPLE-VALVE IRRIGATION SYSTEM. THIS SYSTEM WILL BE EFFICIENT AND USE LOW PRECIPITATION HEADS, SEGREGATED BASED ON PLANT MATERIAL TYPE AND ASPECT, AND BE DESIGNED TO MINIMIZE OVERSPRAY ONTO ANY NATIVE AREAS, HARDSCAPE SURFACE. RECYCLED WATER MAY BE USED, IF AVAILABLE. PERMANENT IRRIGATION WILL BE PROVIDED FOR THE REQUIRED STREET TREES AN INTERIOR SLOPES PER THE PLANT LEGEND ON SHEETS 8 & 9. TEMPORARY IRRIGATION WILL BE PROVIDED FOR THE PERIMETER SLOPES TO REVEGETATE AND STABILIZE THE SLOPES FOR EROSION CONTROL. THE PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.

GRADING & LANDSCAPE NOTES:

1. PERMANENT REVEGETATION - ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE REVEGETATED.
2. TEMPORARY REVEGETATION - GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 CALENDAR DAYS SHALL BE TEMPORARILY REVEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. TEMPORARY IRRIGATION SYSTEMS MAY BE USED TO ESTABLISH THE VEGETATION
3. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE
4. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDING

MAINTENANCE NOTE:

PLANTING AND IRRIGATION WITHIN THE PROJECT SHALL BE MAINTAINED BY THE PROPERTY OWNER ASSOCIATION. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

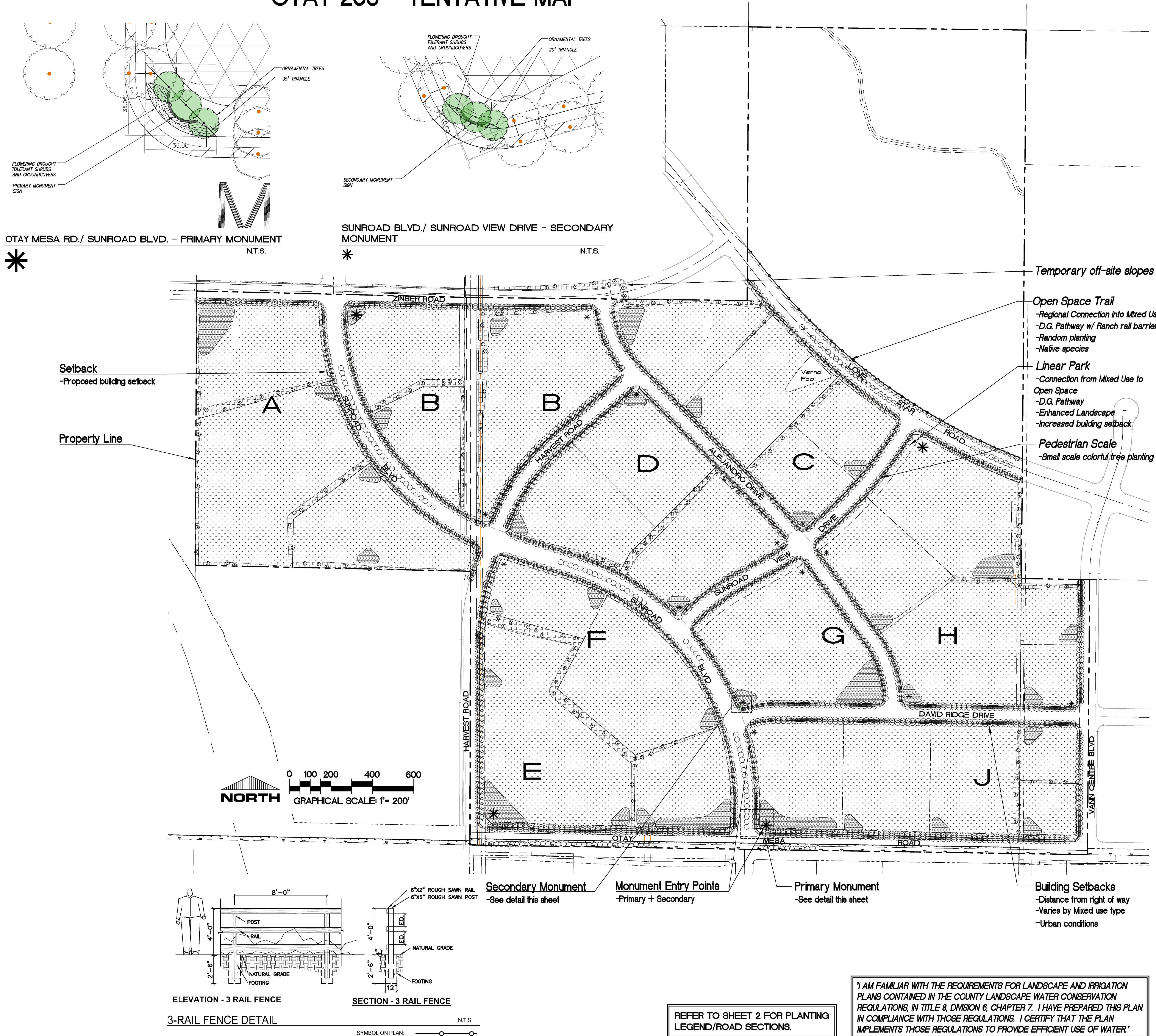
MINIMUM TREE SEPARATION DISTANCE:

TRAFFIC SIGNAL, STOP SIGN	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS	25 FEET
SEWERS	10 FEET

NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE COUNTY OF SAN DIEGO LANDSCAPE REGULATIONS GRADING ORDINANCE AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. NO IMPROVEMENTS, INCLUDING ENHANCED PAVING, IRRIGATION AND LANDSCAPING, SHALL BE INSTALLED IN OR OVER ANY PUBLIC EASEMENT PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT.
3. PERMANENT MONUMENT SIGNAGE MAYBE PROPOSED BY THE DEVELOPER.
4. MINIMUM 24-INCH BOX SIZE STREET TREES SHALL BE INSTALLED ADJACENT TO THE PUBLIC RIGHT-OF-WAY. TREE PLANTING AREAS SHALL HAVE A MINIMUM 40 SQUARE FEET OF AIR-AND-WATER, PERMEABLE AREA.
5. INSTALL ALL APPROVED LANDSCAPE AND OBTAIN ALL REQUIRED LANDSCAPE INSPECTION FORMS. COPIES OF THESE APPROVED DOCUMENTS MUST BE SUBMITTED TO THE COUNTY.
6. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER/SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE COUNTY.
7. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WHICH WRAP AROUND THE ROOT BALL ARE NOT PERMITTED
8. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
9. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY MAY BE LOCATED WITHIN TEN FEET OF ANY SEWER FACILITIES.
10. ALL REQUIRED STREET TREES ARE PLANTED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON PRIVATE PROPERTY. IF TREE PLANTING IS PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY, A COPY OF AN ENCROACHMENT MAINTENANCE & REMOVAL AGREEMENT WILL BE OBTAINED BY THE DEPARTMENT OF PUBLIC WORKS.
11. EROSION CONTROL PLANTING IS PROVIDED FOR ALL SLOPES OVER 3 FEET IN VERTICAL HEIGHT AND ADDITIONAL PLANTING (AS PER SECTION 87.417 OF THE GRADING ORDINANCE) IS PROVIDED FOR SLOPES OVER 15 FEET IN VERTICAL HEIGHT.
12. ALL LANDSCAPE SHALL BE KEPT TO LESS THAN 24" IN VEHICULAR SIGHT VISIBILITY TRIANGLES.
13. LANDSCAPE PLANTING AS CONTAINER STOCK OR HYDROSEED SHALL BE PROVIDED TO THE EDGE OF PAVEMENTS OR SIDEWALK AS NO BARREN SOIL WILL REMAIN.

LANDSCAPE CONCEPT PLAN FOR:
COUNTY OF SAN DIEGO TRACT No. _____
ENVIRONMENTAL LOG NO. 98-19-013B
OTAY 250 - TENTATIVE MAP



PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
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EXPIRES 07/31/17

TENTATIVE MAP

COUNTY OF SAN DIEGO
TRACT
OTAY 250
COUNTY OF SAN DIEGO, CALIFORNIA

REVISIONS

PHASE

PROJECT NO. 4140

REVIEWED BY JB/CR

DRAWN BY CR

DATE Jan. 15, 2016

LANDSCAPE
PLANS

SHEET TITLE

L-1

LANDSCAPE CONCEPT PLAN FOR:
COUNTY OF SAN DIEGO TRACT No. _____
ENVIRONMENTAL LOG NO. 98-19-013B
OTAY 250 - TENTATIVE MAP

PLANTING FOR PUBLIC STREETS

PROPERTY OWNER'S ASSOCIATION MAINTAINED (PERMANENTLY IRRIGATED)

THE STREET RIGHT OF WAY AND RECREATIONAL AREAS ARE TO BE PLANTED WITH A MIX OF EVERGREEN AND SEASONALLY CHANGING SHADE TREES. ACCENT TREE ARE LOCATED AT INTERSECTIONS AND RECREATION AREAS WITH COLORFUL SHRUBS PROVIDING INTEREST AT A PEDESTRIAN SCALE. TRANSITIONAL EDGES TO OPEN SPACE SHOULD HAVE DROUGHT TOLERANT, AND ORNAMENTAL MATERIALS OF TREES, SHRUBS, AND NATURALIZED DROUGHT TOLERANT GRASSES) - MAINTAINED BY PROPERTY OWNER'S ASSOCIATION. TREE ROOT BARRIERS SHALL BE PROVIDED FOR STREET TREES IN PARKWAYS. TREE ROOT BARRIERS SHALL EXTEND A MINIMUM OF 5' TO EITHER SIDE OF THE CENTER OF THE TRUCK ALONG SIDEWALKS AND/OR CURBS.

PLANT MATERIAL	MATURE HEIGHT & SPREAD	QTY.
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TREES

EVERGREEN ROUND HEAD, SHADE TREE - 100% 24" BOX OR LARGER		
(2) ARBUTUS MARINA	MARINA STRAWBERRY	35' x 25'
CUPANOPSIS ANACARDIOIDES	CARROTWOOD	30' x 15'
ERIOBOTRYA DEFLXA	BRONZE LOQUAT	20' x 20'
(1) GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	30' x 20'
PODOCARPUS GRACILIOR	FERN PINE	50' x 25'
RHUS LANCEA	AFRICAN SUMAC	30' x 25'
(1) TRISTANIA CONFERTA	BRISBANE BOX	25' x 25'
(1) QUERCUS AGRIFOLIA	COAST LIVE OAK	50' x 40'
STREET TREES DECIDUOUS ROUND HEAD, SHADE TREE - 100% 24" BOX OR LARGER		
ALBIZIA JULIBRISSIN	SILK TREE (MIMOSA)	40' x 60'
(2) ARBUTUS MARINA	MARINA STRAWBERRY	35' x 25'
JACARANDA MIMOSIFOLIA	JACARANDA	30' x 25'
(2) KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	30' x 40'
PARKINSONIA FLORIDA	PALO VERDE	25' x 25'
(1) PLATANUS ACERIFOLIA	LONDON PLANETREE	70' x 35'
(2) PYRUS CALLERYANA	ORNAMENTAL PEAR	50' x 50'
UPRIGHT VERTICAL ACCENT TREES - 100% 24" BOX		
BRACHYCHITON ACERIFOLIUS	FLAME TREE	40' x 15'
HYMENO SPORUM FLAUM	SWEET SHADE	25' x 20'
(2) LIQUIDAMBAR STYRACIFLUA	ROUND-LOBED SWEET GUM	45' x 25'
'ROTUNDILOBA'		
(1) PINUS CANARIENSIS	CANARY ISLAND PINE	70' x 30'
PHEONIX CANARIENSIS	CANARY ISLAND DATE PALM	50' x 20'
PEDESTRIAN SCALE ACCENT TREE - 100% 24" BOX		
(1) AGONIS FLEXUOSA	PEPPERMINT WILLOW	20' x 20'
ARBUTUS UNEDO	STRAWBERRY TREE	25' x 15'
(2) CERCIS OCCIDENTALIS	WESTERN REDBUD	12' x 25'
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	25' x 20'
PITTIOSPORUM PHILLYRAEODES	DESERT WILLOW PITTIOSPORUM	30' x 15'
(2) PYRUS CALLERYANA	FLOWERING PEAR	25' x 25'
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY INDIAN HAWTHORN	20' x 10'
TABEBUIA IPE	TABEBUIA	25' x 35'
LARGE SCALE PARK TREE - 100% 24" BOX		
FRAXINUS UNDEI	SHAMEL ASH	35' x 35'
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	30' x 30'
PISTACIA CHINENSIS	CHINESE PISTACHIO	30' x 30'
TIPUNA TIPU	TIPU TREE	30' x 30'
ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM	50' x 60'
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	70' x 35'
SDG&E EXCEPTION TREE LIST - 100% 24" BOX		
RHAPHIOLEPIS 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY	20' x 10'
PITTIOSPORUM PHILLYRAEODES	WILLOW PITTIOSPORUM	30' x 15'
ARBUTUS UNEDO	STRAWBERRY TREE	25' x 15'
NOTE: (1) GATEWAY STREET TREE PER SPECIFIC PLAN (2) GATEWAY SETBACK TREE PER SPECIFIC PLAN		

SHRUBS

LARGE / MEDIUM EVERGREEN SHRUB - 80% 1-GALLON, 20% 5 GALLON-3'-5' o.c.		
CISTUS PURPUREUS	ORCHID ROCKROSE	3' x 3'
DIETES VEGATA	FORTNIGHT LILY	2' x 3'
PHORMIUM TENAX 'MAORI QUEEN'	FLAX	3' x 3'
LIGUSTRUM JAPONICUM 'TEXANUM'	PRIVET	5' x 4'
XYLOSMA CONGESTUM	SHINEY XYLOSMA	6' x 6'
WESTRINGIA FRUTICOSA	COAST ROSEMARY	4' x 4'
SMALL / MEDIUM EVERGREEN FLOWERING SHRUB - 80% 1-GALLON, 20% 5 GALLON-3'-5' o.c.		
ABELIA GRANDIFLORA	GLOSSY ABELIA	4' x 4'
CEANOTHUS SPP	WILD LILAC	3' x 3'
HEMEROCALLIS HYBRIDA	DAYLILY	1.5' x 1.5'
LEUCOPHYLLUM FRUITICOSUM	TEXAS RANGER	3' x 2'
RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	2' x 2'
VIGUIERA LACINIATA	SAN DIEGO SUNFLOWER	4' x 4'
GROUNDCOVERS - 65% 1-GALLON, 35% FLATS-3'-5' o.c.		
BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS BACCHARIS	3' x 7'
CEANOTHUS GRISEUS HORIZONTALIS	SPREADING LILAC	1.5' x 7'
'YANKEE POINT'		
COTONEASTER HORIZONTALIS	COTONEASTER	2' x 3'
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	3' x 3'
GREVILLEA SPP	GREVILLEA	2' x 1'
HAZARDIA SQUARROSA	YELLOW SQUIRREL COVER	2' x 2'
LANTANA MONTEVIDENSIS	LANTANA	2' x 2'
LOTUS SCOPARIUS	DEERWEED	2' x 5'
NEMOPHILA MENZIESII	BABY BLUE EYES	1.5' x 1.5'
PUBLIC RIGHT-OF-WAY GROUNDCOVERS - 100% 1-GALLON-3'-5' o.c.		
CEANOTHUS SPP	LILAC	3' x 3'
CISTUS PURPUREUS	ROCK ROSE	2.5' x 2.5'
LANTANA MONTEVIDENSIS	LANTANA	2' x 3'
RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORNE	5' x 5'
VIGUIERA LACINIATA	SAN DIEGO SUNFLOWER	4' x 4'

GRASSES

NOTE: GRASSES & WILD FLOWERS (SEEDED) UNMANICURED GRASSES PERMANENTLY IRRIGATED TO BE WITHIN THE RIGHT OF WAY, WITHIN OPEN SPACE AREAS	
BROMUS CARINATUS	WILDFLOWERS (SEEDED)
ERIOPOHYLLUM CONFERTIFOLIUM	CLARKIA AMOEBA
HORDEUM BRACHYANTHERUM	COLINSIA HETEROPHYLLA
LASTHENIA CHRYSOSTOMA	LAYIA PLATYGLOSSA
LUPINUS BICOLOR	LINANTHUS GRANDIFOLIUS
LUPINUS NANUS	LUPINUS NANUS
NEMOPHILA MENZIESII	ORTHOCARPUS PURPURASCENS
SISYRINCHIUM BELLUM	PHACELIA CAMPANULARIA
NASSELLA PULCHRA	

INTERIOR SLOPES - PRIVATELY MAINTAINED (PERMANENT IRRIGATION)

THE INTERIOR SLOPE AREAS ARE TO BE PLANTED WITH COLORFUL CONTAINER MATERIAL WITH DEEP ROOTING CHARACTERISTICS IN CONFORMANCE WITH THE GRADING ORDINANCE. DROUGHT TOLERANT NATIVE AND NATURALIZED SPECIES ARE USED PLANTED IN AN INFORMAL PATTERN. SEASONAL MAINTENANCE BY OWNER ONCE ESTABLISHED.

SLOPE TREES

SLOPE TREES - 25% 24" BOX, 75% 15 GALLON

ARBUTUS MARINA	MARINA STRAWBERRY COAST
QUERCUS AGRIFOLIA	LIVE OAK
PITTIOSPORUM ANGUSTIFOLIUM	WEeping PITTIOSPORUM
PLATANUS RACEMOSA SAMBUCUS	CALIFORNIA SYCAMORE BLUE
MEXICANA	ELDERBERRY

SHRUBS / GROUNDCOVERS

SMALL TREES/LARGE SHRUBS- 50% 15 GAL, 50% 5GAL-10'-15' o.c.

ARBUTUS UNEDO	STRAWBERRY TREE
CERCIS OCCIDENTALIS	WESTERN REDBUD
COMAROSTAPHYLIS DIVERSIFOLIA	SUMMER LEAF HOLLY
ERIOBOTRYA DEFLXA	LOQUAT
FEUJA SELLOWIANA	GUAVA
HETEROMELES ARBUTIFOLIA	TOYON
LAGERSTOEIMIA INDICA	CRAPPE MYRTLE
LYONOTHAMNUS FLORIBUNDUS SPP. ASPLENIFOLIUS	SANTA CRUZ IRONWOOD
PRUNUS ILLICIFOLIA	CATALINA CHERRY
RHAMNUS CALIFORNICA	COFFEBERRY
RHUS LANCEA	AFRICAN SUMAC
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE

LARGE/ MEDIUM SHRUBS-50% 1 GAL., 50% 5 GAL-3'-4' o.c.

ADOLPHIA CALIFORNICA	SPINE SHRUB
ELAEAGNUS PUNGENS	SILVERBERRY
RHUS INTEGRIFOLIA	LEMONADE BERRY
RIBES VIBURNIFOLIUM	EVERGREEN CURRENT
RIBES SPECIOSUM	FUCHSIA-FLOWERING GOOSEBERRY
CISTUS PURPUREUS	ORCHID ROCKROSE
DIETES VEGATA	FORTNIGHT LILY
FLAX	FLAX
PHORMIUM TENAX 'MAORI QUEEN'	PRIVET
LIGUSTRUM JAPONICUM 'TEXANUM'	MATILUA POPPY
ROMNEYA COULTERI	SAN DIEGO SUN FLOWER
VIGUIERA LACINIATA	

SMALL/MEDIUM SHRUBS 80% 1 GAL., 20% 5 GAL-2.5'-3' o.c.

ALOE SPP.	ALOE
ABELIA GRANDIFLORA	GLOSSY ABELIA
AGAVE SPP.	AGAVE
CEANOTHUS SPP	WILD LILAC
DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE
HEMEROCALLIS HYBRID	DAYLILY
LEUCOPHYLLUM FRUITICOSUM	TEXAS RANGER
RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN
ENCELIA CALIFORNICA	COAST SUNFLOWER
LOTUS SCOPARIUS	DEERWEED

GROUND COVERS-75% 1 GAL, 25% 5 GAL-6' o.c.

BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH
CEANOTHUS GRIS. HORIZ. YANKEE PT.	YANKEE POINT LILAC
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
GAZANIA LEUCOLAENA	TRAILING GAZANIA
LANTANA SPP.	LANTANA
SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON
SENECIO SERPENS	BLUE CHALKSTICKS

DETENTION BASIN SLOPES (TEMPORARY IRRIGATION)

PLANT MATERIAL

TREES - 25% 24" BOX, 75% 15 GALLON

COMMON NAME	FORM FUNCTION	MATURE HEIGHT & SPREAD
LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	20' HT. x 15' SPRD
POPULUS FREMONTII	WESTERN COTTON WOOD	50' HT. x 20' SPRD
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	70' HT. x 40' SPRD
SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	25' HT. x 25' SPRD

SHRUBS-75% 1 GAL., 25% 5 GAL.

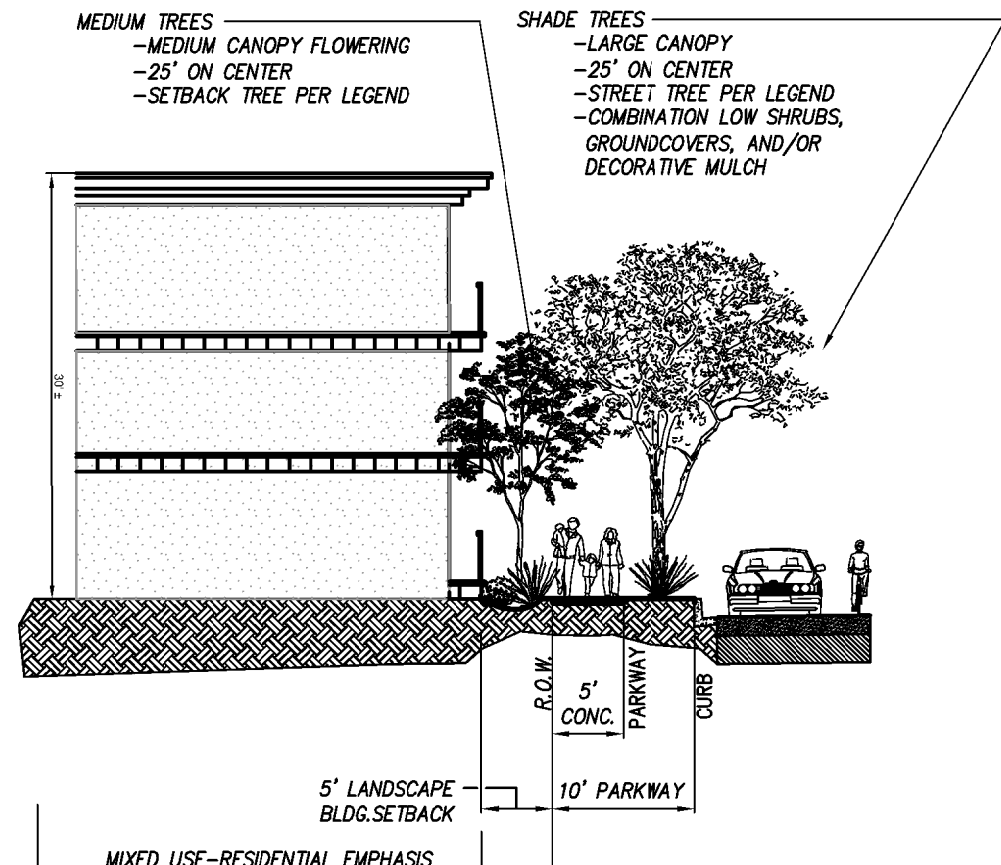
COMMON NAME	LB/AC	% PURITY/GERMINATION
BACCHARIS SALICIFOLIA	MULE FAT	4-10' HT. x 8' SPRD
CAREX SPISSA	SAN DIEGO SEDGE	3-4' HT. x 2-3' SPRD
IVA HAYSIANA	SAN DIEGO MARSH ELDER	1-3' HT. x 8' SPRD
JUNCUS ACUTUS	SPINY RUSH	2' HT. x 2' SPRD
JUNCUS MEXICANUS	MEXICAN RUSH	2' HT. x 2' SPRD
MIMULUS GUTTATUS	GOLDEN MONKEYFLOWER	1-3' HT. x 3' SPRD
OENOTHERA ELATA HOOKERI	YELLOW EVENING PRIMROSE	1-4' HT. x 1' SPRD
PLUCHEA ODORATA	SWEETSCENT	1-3' HT. x 1-3' SPRD
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	3-6' HT. x 5' SPRD
RUBUS URSINUS	CALIFORNIA BLACKBERRY	2-5' HT. x 6' SPRD
SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	20' HT. x 15' SPRD
SCIRPUS ROBUSTUS	BULL TULE	3-5' HT. x 4' SPRD
SCIRPUS ACUTUS	HARD-STEM BULRUSH	2-3' HT. x 3' SPRD
SCIRPUS PUNGENS*	COMMON THREESQUARE	4-6' HT. x 4' SPRD
RIBES SPECIOSUM	FUCHSIA FLOWERING GOOSEBERRY	4-10' HT. x 7' SPRD
RIBES VIBURNIFOLIUM	LOW EVERGREEN SHRUB, AROMATIC, UNDER OAKS	3-4' HT. x 8' SPRD
TYPHA LATIFOLIA*	BROAD-LEAVED CATTAIL	6' HT. x 3' SPRD

* PLANTS FOR DETENTION BASIN AREAS. GROUND WATER & SURFACE RUN-OFF ARE PROPOSED TO PROVIDE MOISTURE FOR PLANT SUSTAINABILITY.

TEMPORARY PAD HYDROSEED (NON-IRRIGATED)

BASIC EROSION CONTROL MIX (CONTACT S&S SEEDS 805.684.0436)

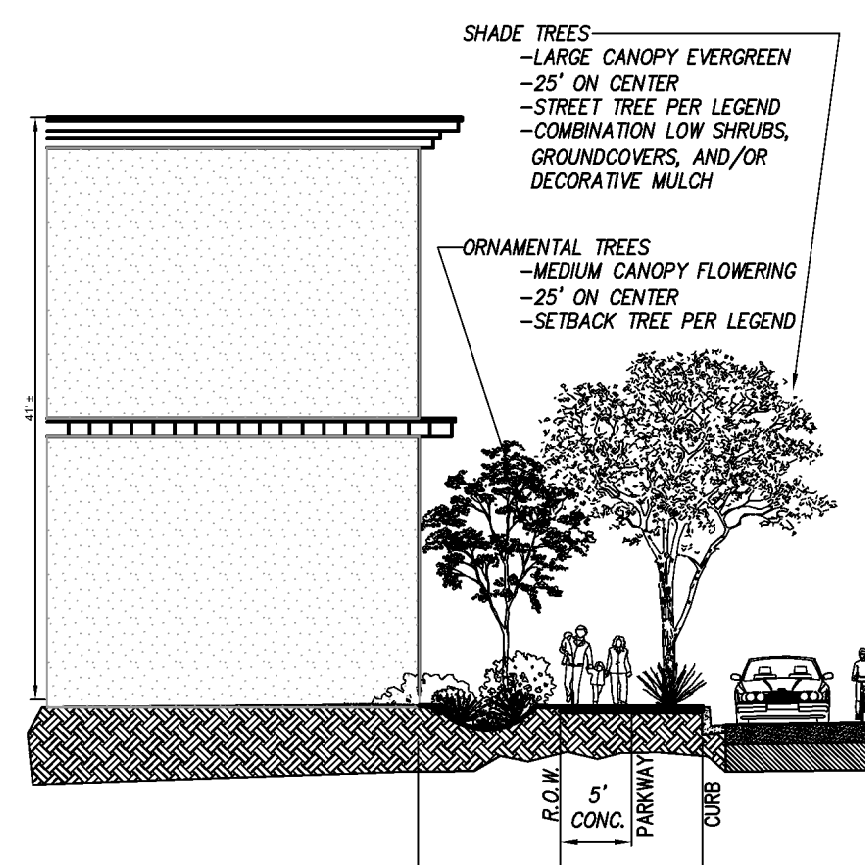
BOTANICAL NAME	COMMON NAME	LB/AC	% PURITY/GERMINATION
BROMUS CARINATUS'CUCAMONGA	Cucamonga Brome	20	85
TRIFOLIUM WILDENOVII	Tomcat Clover	4	85
VULPIA MICROSTACHYS	Small Fescue	8	85



SUNROAD VIEW DR./ ALEJANDRO DR/ HARVEST RD.
(N. OF SUNROAD BLVD)/ DAVID RIDGE DR/
SUNROAD (N.E. SIDE FROM DAVID RIDGE TO
ZINSEER)

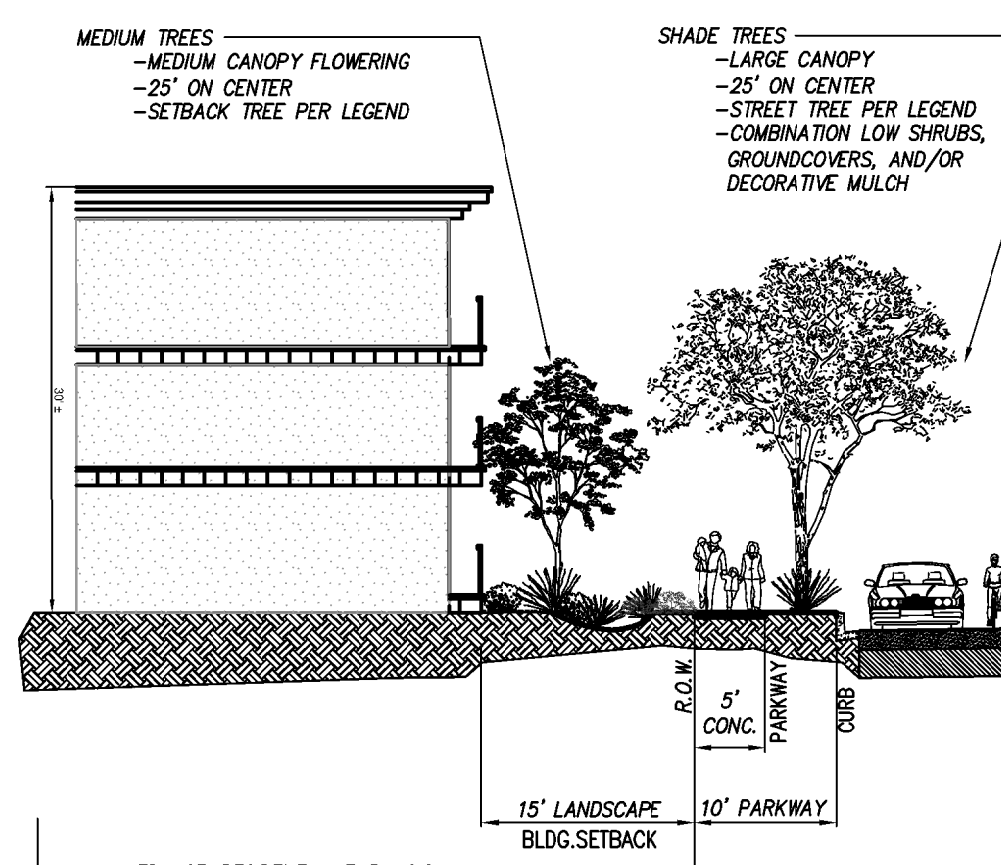
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N.T.S.



VANN CENTER BLVD./ ZINSEER
(PUBLIC)

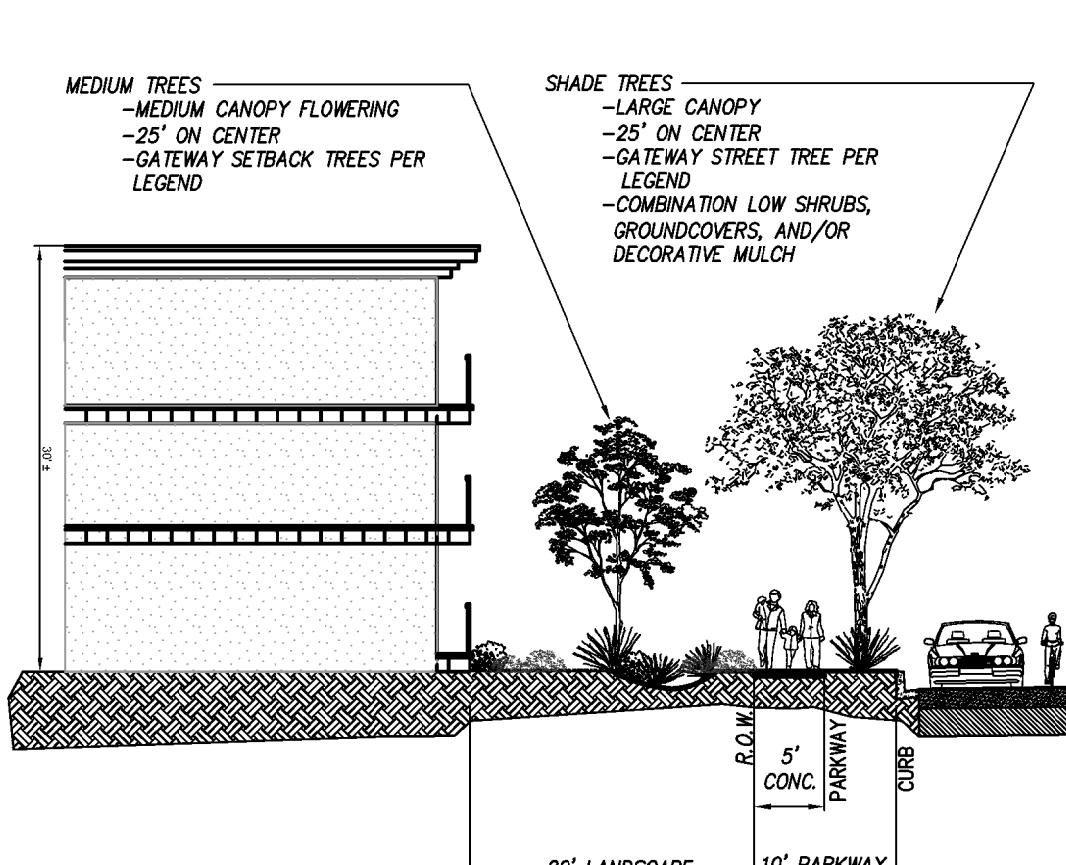
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SUNROAD BLVD (S.W. SIDE + W. SIDE FROM
OTAY MESA ROAD TO DAVID RIDGE DRIVE)

(PUBLIC)

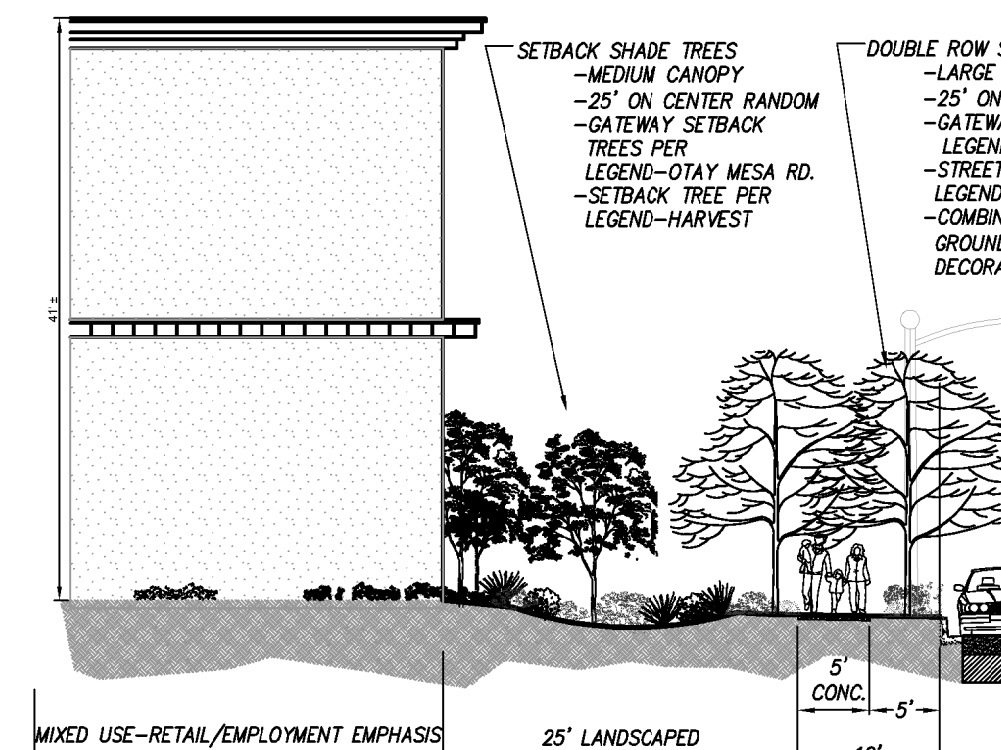
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LONE STAR ROAD (S.E. SIDE)

(PUBLIC)

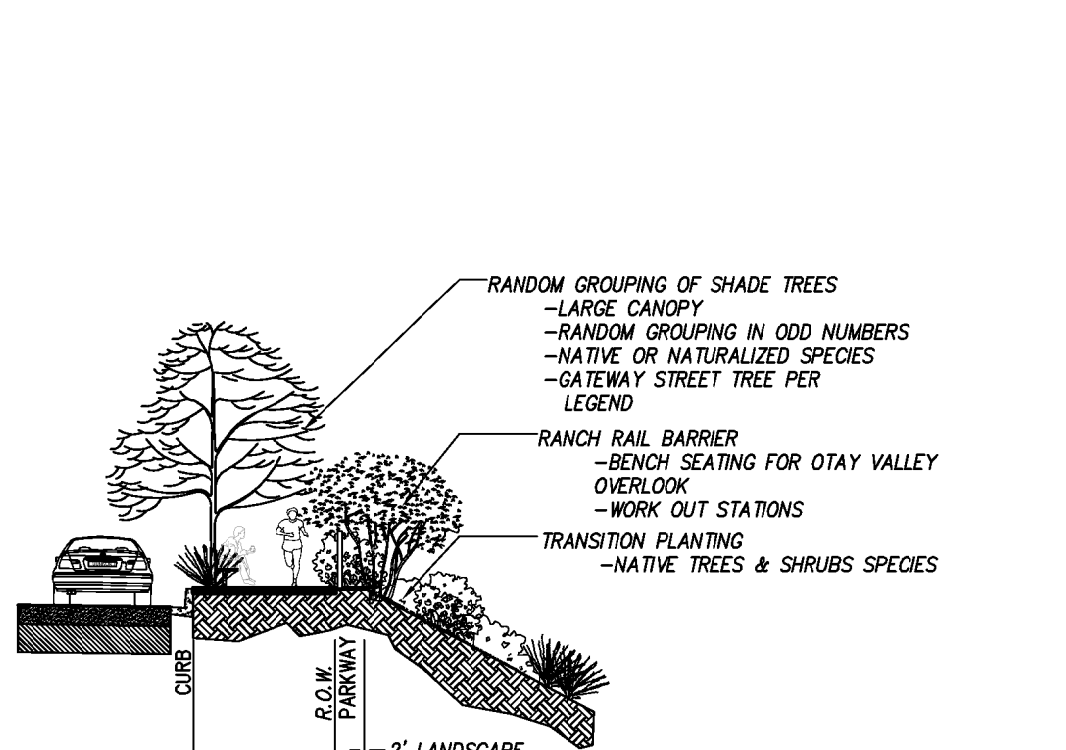
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OTAY MESA RD. (NORTH)/ HARVEST RD.
(S. OF SUNROAD BLVD.)

(PUBLIC)

N.T.S.



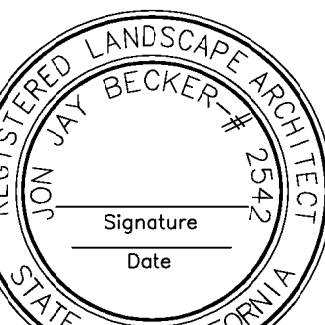
LONE STAR ROAD (N.E. SIDE)

(PUBLIC)

N.T.S.

STREET SECTIONS

PROJECT DESIGN CONSULTANTS
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EXPIRES 07/31/17

TENTATIVE MAP

COUNTY OF SAN DIEGO
TRACT
OTAY 250
COUNTY OF SAN DIEGO, CALIFORNIA

REVISIONS

PHASE	PROJECT NO.	REVIEWED BY	DRAWN BY	DATE
	4140	JB/CR	CR	Jan. 15, 2016

LANDSCAPE
LEGEND/
SECTIONS

SHEET TITLE

L-2