

FENCING LEGEND

TUBE STEEL FENCING - SEE DETAIL ON SHEET L-05

WOOD/VINYL FENCING - SEE DETAIL ON SHEET L-05

SEE L-02 FOR:
+FIRE SAFETY/DEFENSIBLE SPACE NOTES.
+NOTE A
+NOTE B
+BMP NOTES
+OPEN SPACE PLANTING

SEE L-05 FOR:
+TYPICAL SLOPE PLANTING CONDITIONS

SEE L-06 FOR:
+MAINTENANCE EXHIBIT

PLANTING LEGEND

SYMBOL CATEGORY/DESCRIPTION COMMON NAME SIZE/ PERCENTAGE NUCOLS

ENTRY TREES
ARBUS UNEDO STRAWBERRY TREE 24" BOX L
CERCIS OCCIDENTALIS WESTERN REDBUD L
ERIOBOTRYA DEFLEXA BRONZE LOQUAT M
LAGERSTROEMIA INDICA SP. GRAPE MYRTLE M
RHUS LANCEA AFRICAN SUMAC L

STREET TREES
ARBUS UNEDO STRAWBERRY TREE 24" BOX L
CERCIS OCCIDENTALIS WESTERN REDBUD L
ERIOBOTRYA DEFLEXA BRONZE LOQUAT M
LAGERSTROEMIA INDICA SP. GRAPE MYRTLE M
LOPHOSTEMON CONFERTUS BRISBANE BOX M
+PLATANUS RACEMOSA CALIFORNIA SYCAMORE L
+QUERCUS AGRIFOLIA COAST LIVE OAK L
RHUS LANCEA AFRICAN SUMAC L

SLOPE TREES
ARBUS UNEDO STRAWBERRY TREE 50% - 15 GAL. L
CERCIS OCCIDENTALIS WESTERN REDBUD 50% - 24" BOX L
+PLATANUS RACEMOSA CALIFORNIA SYCAMORE L
PRUNUS C. 'ATROPURPUREA' PURPLE-LEAF PLUM M
+QUERCUS AGRIFOLIA COAST LIVE OAK L

SHRUBS
AGAVE SP. AGAVE 25% - 1 GAL. L
ALOE SP. ALOE 65% - 5 GAL. L
+ANGOSTANTHUS FLAVIDUS KANGAROO PAW L
BOUGAINVILLEA SP. BOUGAINVILLEA L
+CAREX SP. SEDGE M
+CEANOTHUS 'L.T. BLUE' CEANOTHUS SPP. L
CISTUS CRISPUS 'SANTA CRUZ' SANTA CRUZ ROCKROSE L
+CISTUS PURPUREUS ORCHID ROCKROSE L
+DIANELLA CAERULEA CASSIA BLUE L
DIETES BICOLOR FORTNIGHT LILY L
ELEAGNUS FUMIGENS 'FRUITLANDII' SILVERBERRY SPP. L
+FREMONTODENDRON CALIFORNIA GLORY FLAMEBUSH SPP. L
HEMEROCALLIS SP. DAYLILY L
+HESPERALOE PARVIFLORA RED YUCCA L
+HETEROMELLES ARBUTIFOLIA TOYON L
+LIGUSTRUM 'J. TEXANUM' TEXAS PRIVET L
+MULLENBERGIA SP. DEER GRASS L
PHORMIUM SP. NEW ZEALAND FLAX L
PITTOSPORIUM GRA. 'COMPACTA' NON L
PITTOSPORIUM TOBIRA MOCK ORANGE L
+PLUMBAGO AURICULATA CAPE PLUMBAGO L
+PODOCARPUS 'YAKI' SHRUBBY YEW PINE L
PRUNUS C. 'BRIGHT 'N' TIGHT' CAROLINA LAUREL CHERRY L
PYRACANTHA 'SANTA CRUZ' FIRETHORN SPP. L
+RHAMNUS CALIFORNICA 'EVE CASE' CALIFORNIA COFFEEBERRY SPP. L
RHAPHIOLEPIS INDICA INDIAN HAWTHORN L
+RHUS INTEGRIFOLIA LEMONADE BERRY L
+ROSMARINUS OFF. ROSEMARY L
SALVIA GREGGII AUTUMN SAGE L
+SALVIA LEUCANTHA MEXICAN BUSH SAGE L

+PLANTS TO USE WITHIN THE PUBLIC RIGHT OF WAY & APPROPRIATE FOR STORM WATER/EROSION CONTROL
GROUNDCOVERS - COMMON LANDSCAPE AREAS + SLOPES

BACCHARIS P. 'TWIN PEAKS' TWIN PEAKS COYOTE BRUSH FLATS L
GAZANIA LEUCOLAENA TRAILING GAZANIA L
MYOPORIUM P. 'PUTAH CREEK' PUTAH CREEK MYOPORIUM L
ROSMARINUS O. 'PROSTRATUS' PROSTRATE ROSEMARY L
SENECIO MANDRALISCAE BLUE CHALK STICKS L
TRACHELOSPERMUM JASMINOIDES STAR JASMINE L

GROUNDCOVERS - DETENTION BASIN

HYDROSEED MIX 1 - (DETENTION BASIN AREAS)
ACHILLEA MILLEFOLIUM HORDEUM INTERCEDENS L
AGROSTIS PALLENS LEYMUS TRITICOIDES RIO L
DESCAMPISIA CESPITOSA TRIFOLIUM OBUSIFLORUM L
FESTUCA RUBRA 'MOLATE' VULPIA MICROSTACHYS L
HORDEUM BRACHYANTHERUM

PEDESTRIAN TRAIL. CONNECTION FOR FUTURE DEVELOPMENT

BROW DITCH PER CIVIL PLANS

SIDEWALK PER CIVIL PLANS

D.G. TRAIL PER CIVIL PLANS

RIGHT OF WAY

WOOD/VINYL FENCING - SEE SHEET L-05

OPEN SPACE EASEMENT

OPEN SPACE EASEMENT

TUBE STEEL FENCING - SEE SHEET L-05
OPEN SPACE EASEMENT

BROW DITCH PER CIVIL PLANS

D.G. TRAIL PER CIVIL PLANS

OPEN SPACE EASEMENT

OPEN SPACE EASEMENT

TYPICAL SLOPE PLANTING

SCALE: 1" = 10'

MATCHLINE - SEE SHEET LC-02

SCALE: 1" = 30'-0"

gmp

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4010 SORRENTO VALLEY BLVD, SUITE 200
SAN DIEGO CALIFORNIA 92121

Tel: 858.558.8977

LANDSCAPE ARCHITECTURE & PLANNING

SHEET TITLE:

SITE PLAN

PROJECT CLIENT:

BRIGHTWATER
SAN DIEGO COUNTY, CA
PULTE HOMES
27101 Puerta Real, Suite 300
Mission Viejo, CA 92691

DRAWN JR2

APPROVED JR

PLOT DATE 2/5/15

JOB NO. 14-056

DATE 2/5/15

SCALE SEE SHEET

L-01

SHEET 01 OF 06



PLANTING LEGEND

SYMBOL	CATEGORY/DESCRIPTION	COMMON NAME	SIZE/ PERCENTAGE	MULCH INCHES
ENTRY TREES				
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	L
	CERCIS OCCIDENTALIS	NORTHERN REDBUD		L
	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT		M
	LAGERSTROEMIA INDICA SP.	GRAPE MYRTLE		M
	RHUS LANCEA	AFRICAN SUMAC		L
STREET TREES				
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	L
	CERCIS OCCIDENTALIS	NORTHERN REDBUD		M
	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT		M
	LAGERSTROEMIA INDICA SP.	GRAPE MYRTLE		M
	LOPHOSTEMON CONFERTUS	ERISEBAE BOX		M
	*PLATANUS RACEMOSA	CALIFORNIA SYCAMORE		M
	*QUIRCEUS AGRIFFOLIA	COAST LIVE OAK		L
	RHUS LANCEA	AFRICAN SUMAC		L
SLOPE TREES				
	ARBUTUS UNEDO	STRAWBERRY TREE	50% - 15 GAL.	L
	CERCIS OCCIDENTALIS	NORTHERN REDBUD	50% - 24" BOX	L
	*PLATANUS RACEMOSA	CALIFORNIA SYCAMORE		M
	PRUNUS G. ATROPURPUREA*	PURPLE-LEAF PLUM		M
	*QUIRCEUS AGRIFFOLIA	COAST LIVE OAK		L
SHRUBS				
	AGAVE SP.	AGAVE	25% - 1 GAL.	L
	ALO E SP.	ALOE	65% - 5 GAL.	L
	ANGELOZANTHUS FLAVIDUS	KANGAROO PAW	10% - 15 GAL.	L
	BOUGAINVILLEA SP.	BOUGAINVILLEA		L
	*CAREX SP.	SEDGE		M
	*CEANOETHUS 'L.T. BLUE'	CEANOETHUS SPP.		M
	CISTUS CRISPUS 'SANTA CRUZ'	SANTA CRUZ ROCK ROSE		L
	CISTUS PURPUREUS	ORCHID ROCK ROSE		L
	*DIANELLA CAERULEA	CASSA BLUE		M
	DIETES BICOLOR	FORTNIGHT LILY		M
	ELEAGNIS FUNGENS 'FRUITLANDII'	SILVERBERRY SPP.		M
	FREMONTODENDRON 'CALIFORNIA GLORY'	FLANNELBUSH SPP.		L
	HEMEROCALLIS SP.	DAYLILY		M
	HEMEROCALLIS PARVIFLORA	RED YUCCA		M
	HETEROMELLES ARBUTIFOLIA	TOYON		L
	LIGUSTRUM J. TEXANUM	TEXAS PRIVET		L
	*MULLENBERGIA SP.	DEER GRASS		M
	PHORMIUM SP.	NEW ZEALAND FLAX		M
	PITTIOSPORUM CRA. COMPACTA'	NON		M
	PITTIOSPORUM TOBIRA	MOCK ORANGE		M
	*PLUMBAGO AUCULATA	CAPE PLUMBAGO		M
	PODOCARPUS MAKI'	SHRUBBY YEN FINE		M
	PRUNUS G. BRIGHT 'N TIGHT'	CAROLINA LAUREL CHERRY		M
	PYRACANTHA 'SANTA CRUZ'	FIRETHORN SPP.		M
	*RHAMNUS CALIFORNICA 'EVE GAZE'	CALIFORNIA COFFEEBERRY SPP.		M
	RHAPHOLEPIG INDICA	INDIAN HAWTHORN		L
	*RHUS INTEGRIFOLIA	LEMONADE BERRY		L
	*ROS MARINUS OFF.	ROSEMARY		L
	SALVIA GREGGII	AUTUMN SAGE		L
	SAUVIA JULICANTHA	MEXICAN BUSH SAGE		L

PLANTS TO USE WITHIN THE PUBLIC RIGHT OF WAY & APPROPRIATE FOR STORM WATER/EROSION CONTROL
GROUNDCOVERS - COMMON LANDSCAPE AREAS + SLOPES

	BAGCHARIS P. TWIN PEAKS	TWIN PEAKS COYOTE BRUSH FLATS	L
	GAZANIA LEUCOLAEVA	TRAILING GAZANIA	L
	MYOPORIUM P. PUTAH CREEK	PUTAH CREEK MYOPORIUM	L
	ROSMARINUS O. PROSTRATUS	PROSTRATE ROSEMARY	L
	SENECIO MANDRALISCAE	BLUE CHALK STICKS	M
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	M

GROUNDCOVERS - DETENTION BASIN

	HYDROSEED MIX I - (DETENTION BASIN AREAS)
	ACHILLEA MILLEFOLIUM AGROSTIS PALLENS DESCHAMPSIA CESPITOSA FESTUCA RUBRA 'MOLATE' HORDEUM BRACHYANTHERUM HORDEUM INTERCEDENS LEYMUS TRITICOIDES RO TRIFOLIUM OBTUSIFLORUM VULPIA MICROSTACHYS

NOTE A:
PROPOSED LANDSCAPING WITHIN SIGHT VISIBILITY AREAS SHALL BE PLACED SO AS NOT TO OBSCURE VIEWS WHEN INSTALLED OR AT MATURITY. SHRUBS WITHIN THIS AREA SHALL BE NO TALLER THAN 30' AND TREES SHALL BE TRIMMED UP 6' FROM THE GROUND.

NOTE B:
ALL SHRUB AND GROUND COVER AREAS WITH A SLOPE OF 3:1 OR LESS SHALL RECEIVE A 2' DEPTH LAYER OF ORGANIC, SHREDDED BARK MULCH TO CONSERVE WATER, LOWER SOIL TEMPERATURE AND REDUCE WEED GROWTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY.

PROPOSED BMP'S NOTE:
ALL MANUFACTURED SLOPES SHALL BE SPRAYED WITH A BONDED FIBER MATRIX (BFM) AFTER GRADING TO PREVENT EROSION.

FIRE SAFETY/DEFENSIBLE SPACE NOTES:
THE NOTES BELOW ARE FOR REFERENCE ONLY AND SHALL BE SUPERCEDED BY THE COUNTY OF
SAN DIEGO FUEL MODIFICATION GUIDELINES.
ALL ZONES: DEAD AND DYING VEGETATION SHALL BE CLEARED FROM ALL FUEL MODIFICATION
ZONES.

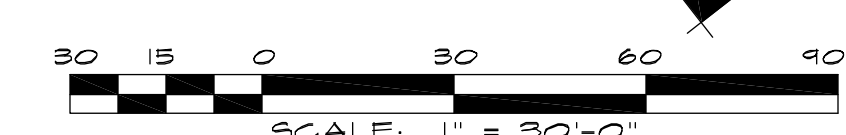
ZONE 'A': FIRE-RESISTANT, PERMANENTLY IRRIGATED LANDSCAPING SHALL BE USED WITHIN THE FIRST 50' FROM THE STRUCTURE. TREE CANOPIES AT MATURITY SHALL BE NO CLOSER THAN 10' TO STRUCTURE.

ZONE 'B': ALL NATIVE PLANTS WITHIN THE REMAINING 50' OF THE 100' DEFENSIBLE SPACE SHALL BE REMOVED. ZONE 'B' SHALL BE PERMANENTLY IRRIGATED AND LANDSCAPED WITH A PLANT PALETTE OF LOW GROWING, LOW FUEL VOLUME PROSTRATE PLANTS (LESS THAN 6 INCHES IN HEIGHT). ZONE 'B' SHALL HAVE VEGETATION CUT TO NO MORE THAN 6" ABOVE GROUND LEVEL, ONCE ANNUALLY, PRIOR TO JUNE 1 OF EACH CALENDAR YEAR.

OPEN SPACE PLANTING
USE ONLY NON-INVASIVE NATIVE PLANT SPECIES ADJACENT TO OPEN SPACE EASEMENT

SEE L-05 FOR:
+TYPICAL SLOPE PLANTING CONDITIONS

SEE L-06 FOR:
+MAINTENANCE EXHIBIT



FILE NAME: S:\4-PROJECTS\4-056-202 LAND ARCH CONCEPT\4-056 CONCEPT.DWG

NOTES

1. A 10' LENGTH MINIMUM OF 24" DEEP ROOT BARRIER SHALL BE INSTALLED WHERE TREES ARE WITHIN 10' OF ANY HARDSCAPE.
2. ALL SHRUB AND GROUND COVER AREAS WITH A SLOPE OF 3:1 OR LESS SHALL RECEIVE A 2" DEPTH LAYER OF ORGANIC, SHREDDED BARK MULCH TO CONSERVE WATER, LOWER SOIL TEMPERATURE AND REDUCE NEED GROWTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY.
3. ALL QUANTITIES SHOWN FOR PROPOSED PLANTING ARE APPROXIMATE AND CONCEPTUAL.

TREE SPACING NOTES

- ALL TREES SHALL BE LOCATED:
- 8' FROM TRANSFORMERS, CABLE, AND PULL BOXES
 - 5' FROM MAILBOXES
 - 5' FROM HYDRANTS (ALL SIDES)
 - 10' FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER/WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES, AND GAS)
 - 10' FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
 - 10' FROM DRIVEWAYS (UNLESS A LINE OF SITE IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
 - 10' FROM TRAFFIC AND DIRECTIONAL SIGNS
 - 15' MIN FROM STREETLIGHTS, OTHER UTILITY POLES

STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT OF WAY IF THE RIGHT OF WAY DOES NOT ALLOW SPACE, SUBJECT TO COUNTY OF SAN DIEGO APPROVAL.

LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF 25' FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER

MINIMUM 15' STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS

SCREEN ALL UTILITIES ACCORDING TO SAN DIEGO COUNTY REQUIREMENTS.

PLANTING/IRRIGATION NOTES

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE SAN DIEGO'S WATER CONSERVATION IN LANDSCAPING ORDINANCE AND THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL.
2. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL BE COMPLIANT WITH THE COUNTY OF SAN DIEGO'S WATER CONSERVATION IN LANDSCAPING ORDINANCE AND THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL.

FENCING LEGEND

TUBE STEEL FENCING - SEE DETAIL ON SHEET L-05

WOOD/VINYL FENCING - SEE DETAIL ON SHEET L-05

TUBE STEEL FENCING -
SEE SHEET L-05

MATCHLINE - SEE
ABOVE RIGHT

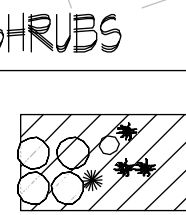
MATCHLINE - SEE
BELOW LEFT

MATCHLINE - SEE SHEET LC-02

MATCHLINE - SEE SHEET LC-04

PLANTING LEGEND

SYMBOL	CATEGORY/DESCRIPTION	COMMON NAME	SIZE/ PERCENTAGE	MULCH
ENTRY TREES				
	ARBUTUS UNEDO CERCIS OCCIDENTALIS ERIOBOTRYA DEFLERA LAGERSTROEMIA INDICA SP. RHUS LANCEA	STRAWBERRY TREE WESTERN REDBUD BRONZE LOQUAT GRAPE MYRTLE AFRICAN SUMAC	24" BOX	L L M M L
STREET TREES				
	ARBUTUS UNEDO CERCIS OCCIDENTALIS ERIOBOTRYA DEFLERA LAGERSTROEMIA INDICA SP. LOPHOSTEMON CONFERTUS PLATANUS RACEMOSA QUERCUS AGRIFOLIA RHUS LANCEA	STRAWBERRY TREE WESTERN REDBUD BRONZE LOQUAT GRAPE MYRTLE BRISBANE BOX CALIFORNIA SYCAMORE COAST LIVE OAK AFRICAN SUMAC	24" BOX	L L M M M M L L
SLOPE TREES				
	ARBUTUS UNEDO CERCIS OCCIDENTALIS PLATANUS RACEMOSA PRUNUS C. 'ATROPURPUREA' QUERCUS AGRIFOLIA	STRAWBERRY TREE WESTERN REDBUD CALIFORNIA SYCAMORE PURPLE-LEAF PLUM COAST LIVE OAK	50% - 15 GAL. 50% - 24" BOX	L L M M L



SHRUBS

AGAVE SP.
ALOE SP.
ANIGOSANTHUS FLAVIDUS
BOUGAINVILLEA SP.
*CAREX SP.
*CEANOTHUS L.T. BLUE
CISTUS CRISPIUS 'SANTA CRUZ'
CISTUS PURPUREUS
*DIANELLA CAERULEA
DIETES BICOLOR
ELEAGNUS PLANGENS 'FRUITLANDII'
FREMONTODENDRON 'CALIFORNIA GLORY'
HEMEROCALLIS SP.
HESPERALOE PARVIFLORA
*HETEROMELES ARBUTIFOLIA
LIGUSTRUM J. 'TEXANUM'
*MUELENBERGIA SP.
PHORNIUM SP.
PITTOSPORUM GRA. 'COMPACTA'
PITTOSPORUM TOBIRA
*PLUMBAGO AURICULATA
PODOCARPUS 'MAKI'
PRUNUS C. 'BRIGHT N' TIGHT'
PYRACANTHA 'SANTA CRUZ'
*RHAMNUS CALIFORNICA 'EVE CASE'
RHAPHIOLEPIS INDICA
*RHUS INTEGRIFOLIA
*ROSMARINUS OFF.
SALVIA GREGGII
*SALVIA LEUCANTHA

AGAVE
ALOE
KANGAROO PAW
BOUGAINVILLEA
SEDGE
CEANOTHUS SPP
SANTA CRUZ ROCKROSE
ORCHID ROCKROSE
GASSA BLUE
FORTNIGHT LILY
SILVERBERRY SPP
FLANNELBUSH SPP.
DAYLILY
RED YUCCA
TOYON
TEXAS PRIVET
DEER GRASS
NEW ZEALAND FLAX
NKN
MOCK ORANGE
CAPE PLUMBAGO
SHRUBBY YEA PINE
CAROLINA LAUREL CHERRY
FIRETHORN SPP
CALIFORNIA COFFEEBERRY SPP.
INDIAN HAWTHORN
LEMONADE BERRY
ROSEMARY
AUTUMN SAGE
MEXICAN BUSH SAGE

25% - 1 GAL.
65% - 5 GAL.
10% - 15 GAL.

*PLANTS TO USE WITHIN THE PUBLIC RIGHT OF WAY & APPROPRIATE FOR STORM WATER/EROSION CONTROL

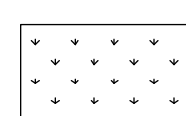
GROUNDCOVERS - COMMON LANDSCAPE AREAS + SLOPES



BACCHARIS P. 'TWIN PEAKS'
GAZANIA LEUCOLAENA
MYOPORUM P. 'PUTAH GREEK'
ROSMARINUS O. 'PROSTRATUS'
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TWIN PEAKS COYOTE BRUSH FLATS
TRAILING GAZANIA
PUTAH GREEK MYOPORUM
PROSTRATE ROSEMARY
BLUE CHALK STICKS
STAR JASMINE

GROUNDCOVERS - DETENTION BASIN



HYDROSEED MIX 1 - (DETENTION BASIN AREAS)
ACHILLEA MILLEFOLIUM
AGROSTIS PALLENS
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FESTUCA RUBRA 'MOLATE'
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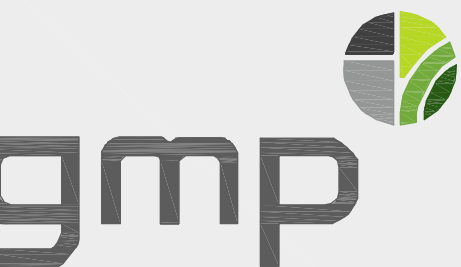
HORDEUM INTERCEDENS
LEYMUS TRITICOIDES RIO
TRIFOLIUM OBTUSIFLORUM
VULPIA MICROSTACHYS

SEE L-02 FOR:
*FIRE SAFETY/DEFENSIBLE SPACE NOTES.
*NOTE A
*NOTE B
*BMP NOTES
*OPEN SPACE PLANTING

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*TYPICAL SLOPE PLANTING CONDITIONS

SEE L-06 FOR:
*MAINTENANCE EXHIBIT

SCALE: 1" = 30'-0"



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SAN DIEGO
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Tel: 858.558.8977

LANDSCAPE
ARCHITECTURE &
PLANNING

SHEET TITLE:

SITE PLAN

PROJECT/CLIENT:

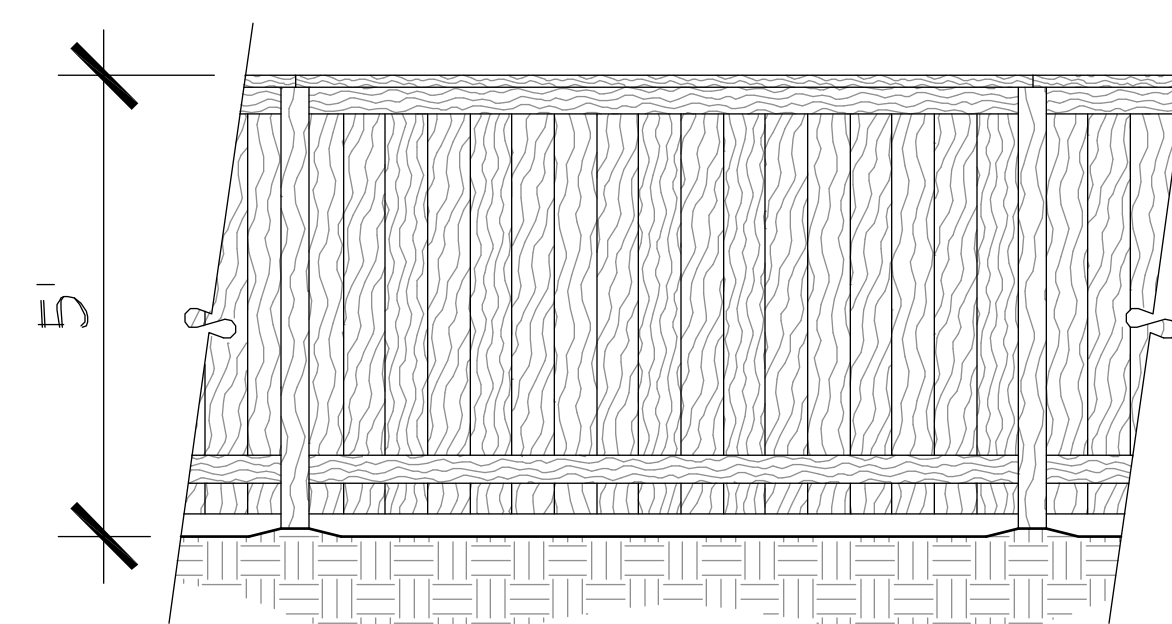
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DRAWN JR2
APPROVED JP
PLOT DATE 2/5/15
JOB NO. 14-056
DATE 2/5/15
SCALE SEE SHEET

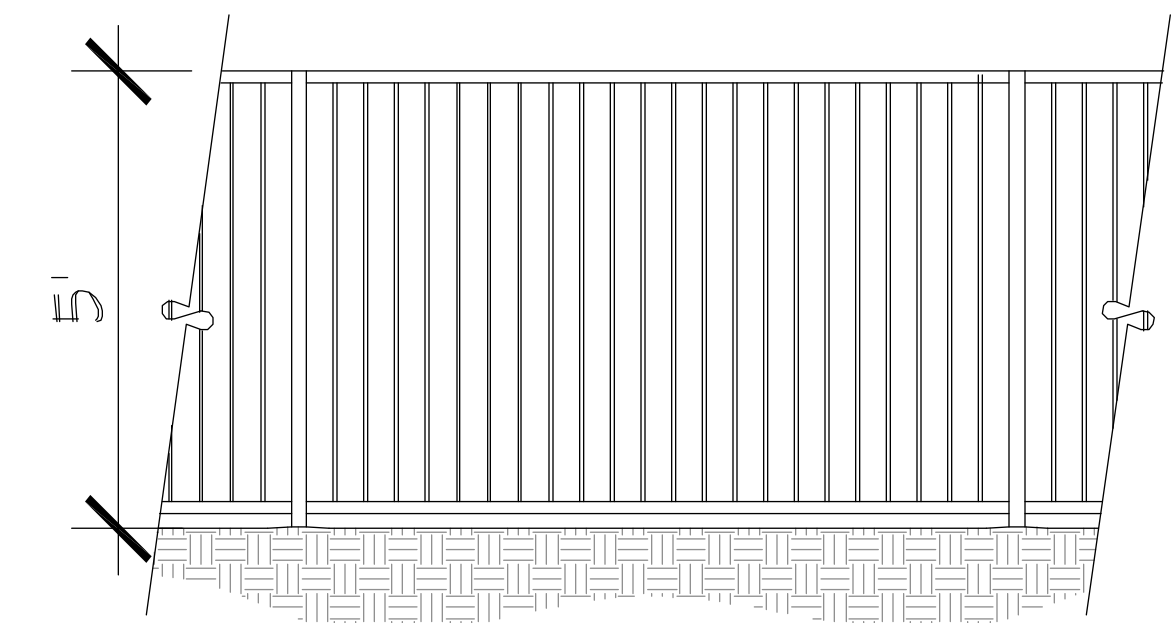
L-03

SHEET 03 OF 06

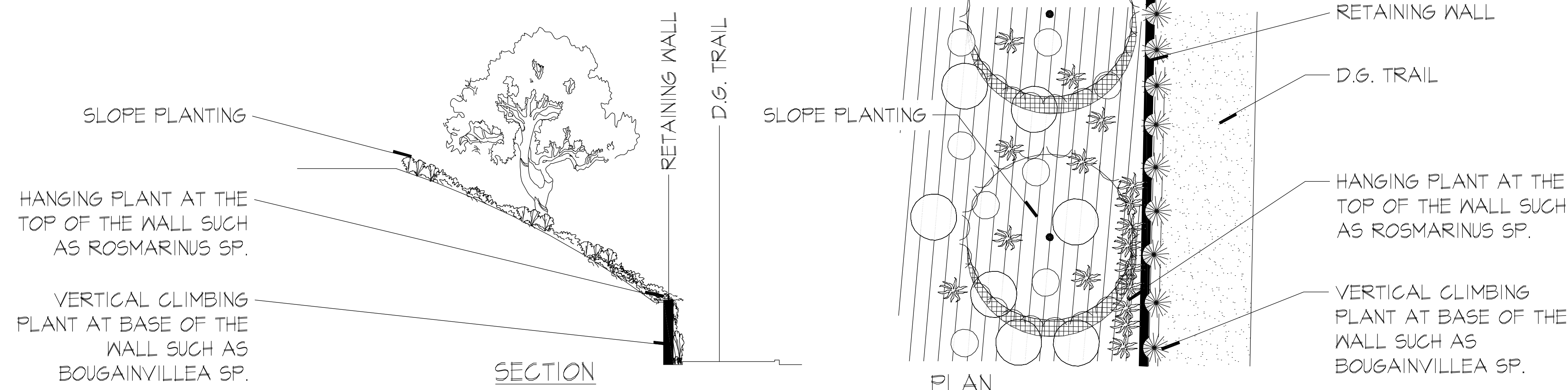
SHEET 04 OF 06



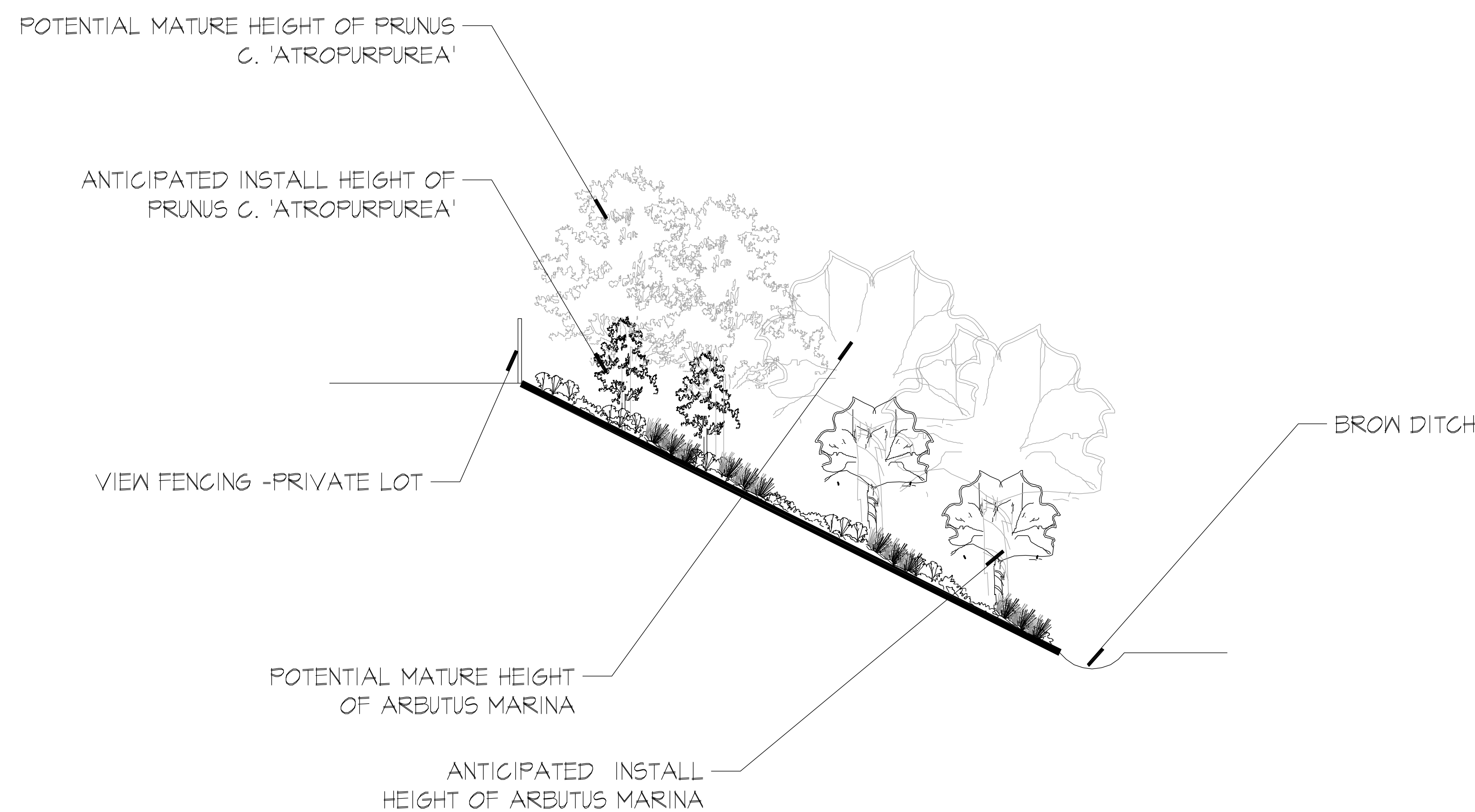
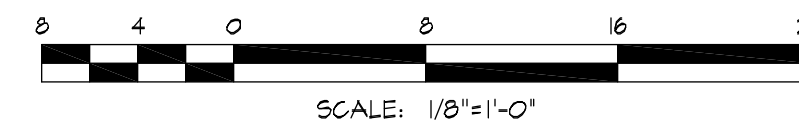
WOOD OR VINYL FENCE



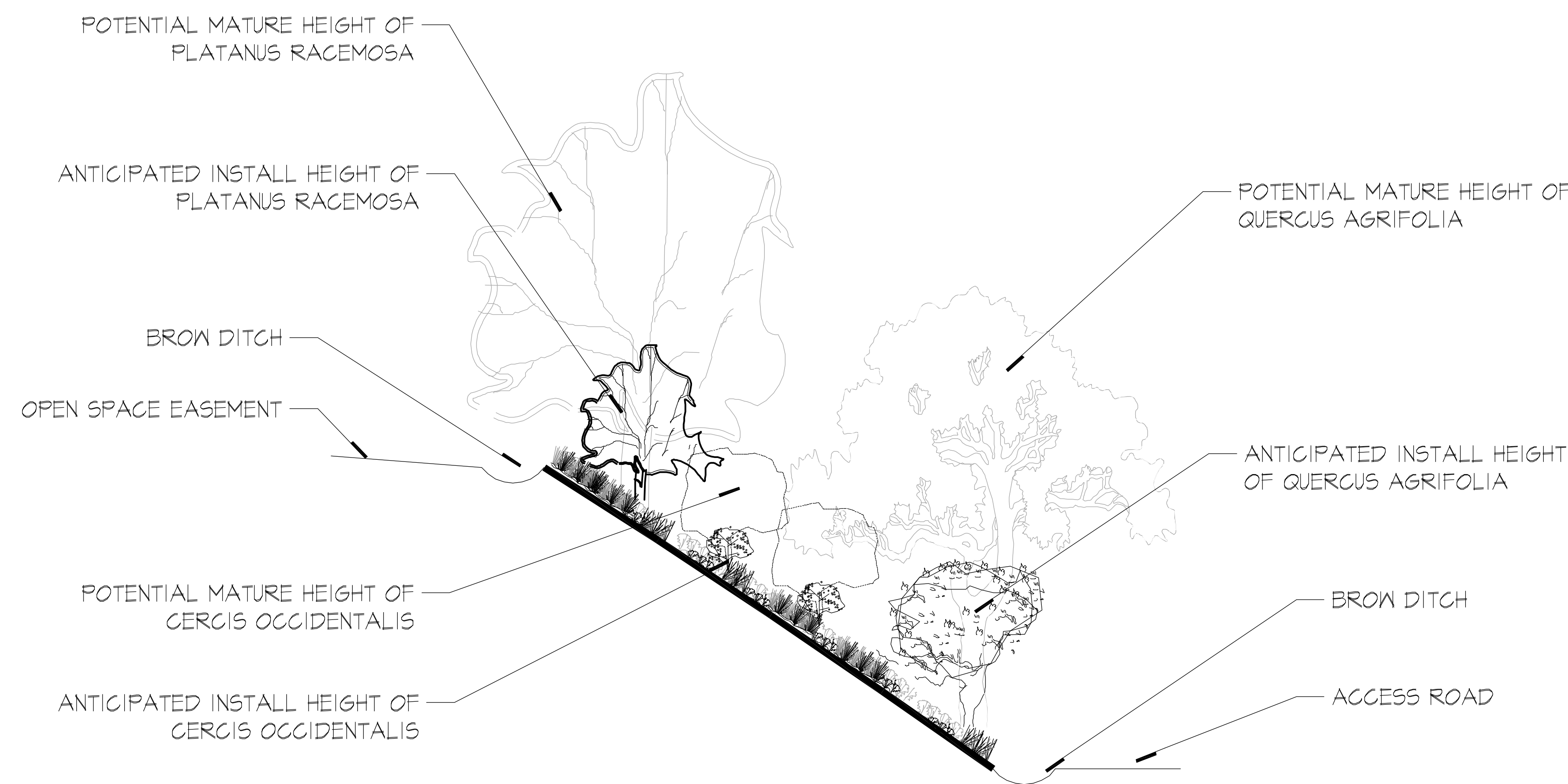
TUBULAR STEEL FENCING



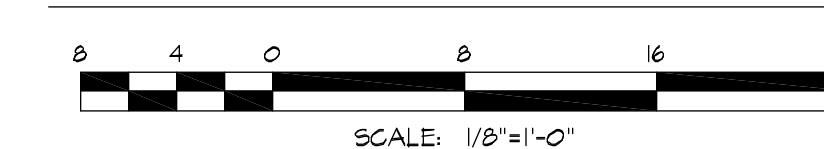
TYPICAL SCREENING AT RETAINING WALLS



TYPICAL 2:1 SLOPE PLANTING

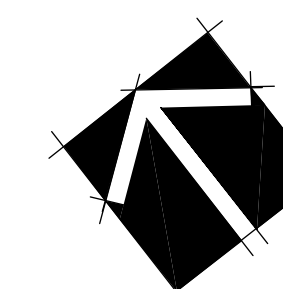


TYPICAL 1.5:1 SLOPE PLANTING

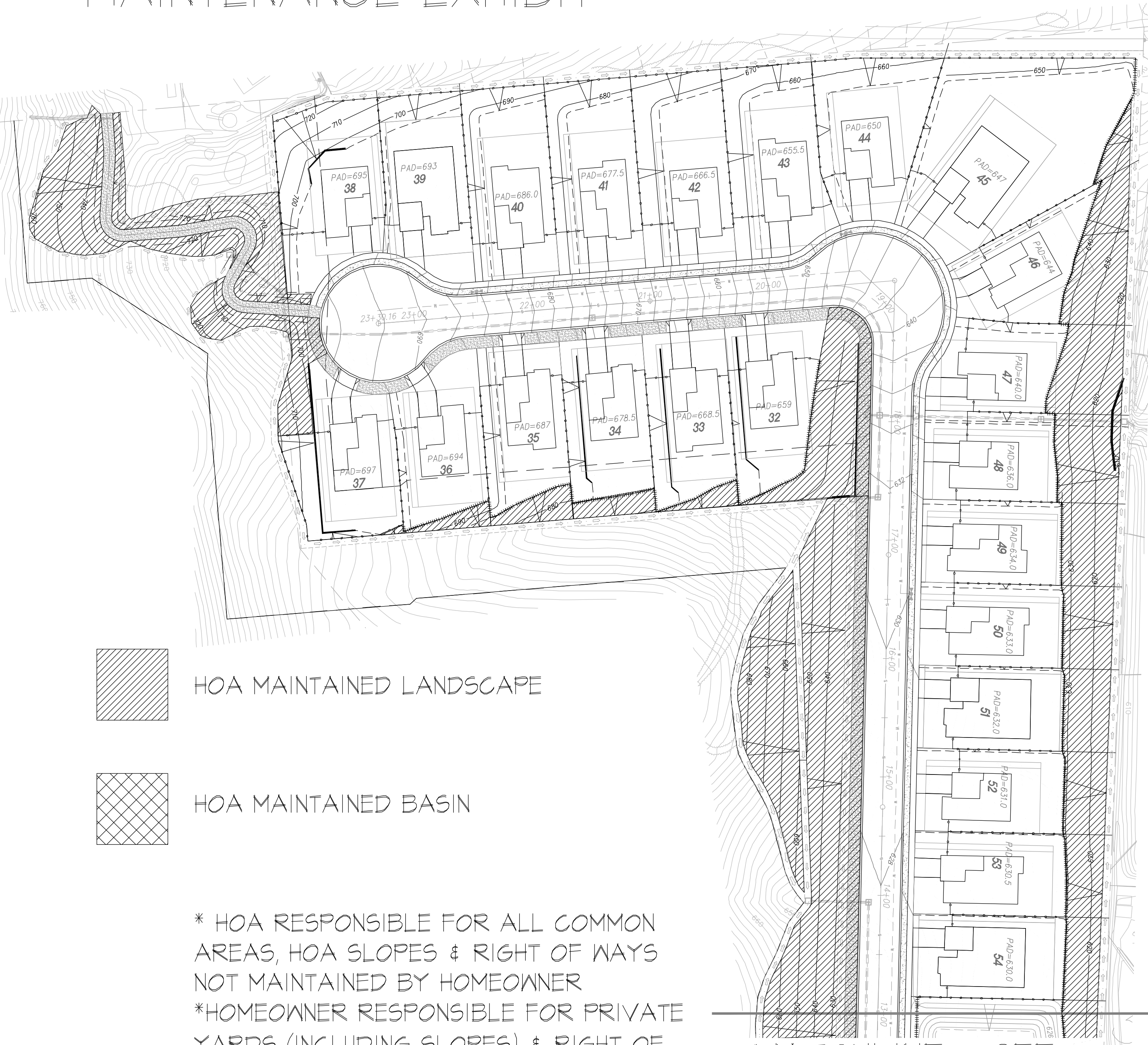


SEE L-02 FOR:
+FIRE SAFETY/DEFENSIBLE SPACE NOTES.
+NOTE A
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SEE L-06 FOR:
+MAINTENANCE EXHIBIT



MAINTENANCE EXHIBIT

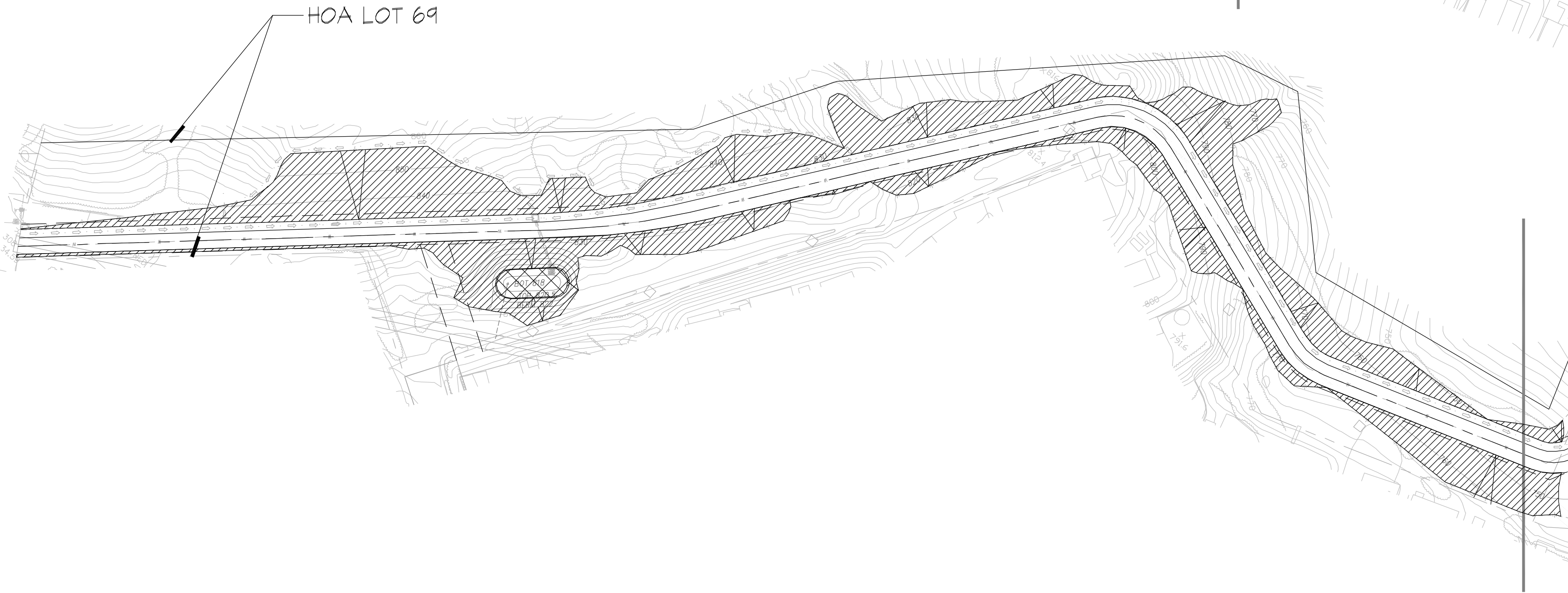


- HOA MAINTAINED LANDSCAPE
- HOA MAINTAINED BASIN

* HOA RESPONSIBLE FOR ALL COMMON AREAS, HOA SLOPES & RIGHT OF WAYS NOT MAINTAINED BY HOMEOWNER
*HOMEOWNER RESPONSIBLE FOR PRIVATE YARDS (INCLUDING SLOPES) & RIGHT OF WAYS DIRECTLY IN FRONT OF HOME
*CONTRACTOR RESPONSIBLE FOR INSTALLATION AND ON GOING MAINTENANCE UNTIL HOA CONFIRMS RESPONSIBILITY. *CONTRACTOR SHALL MAINTAIN PRIVATE LOTS UNTIL HOMEOWNER CONFIRMS RESPONSIBILITY

MATCHLINE - SEE RIGHT

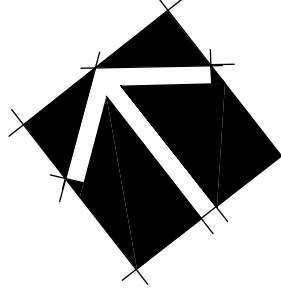
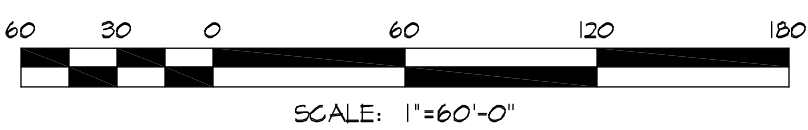
MATCHLINE - SEE BELOW



MATCHLINE - SEE ABOVE

SEE L-02 FOR:
+FIRE SAFETY/DEFENSIBLE SPACE NOTES.
+NOTE A
+NOTE B
+EMP NOTES
+OPEN SPACE PLANTING

SEE L-05 FOR:
+TYPICAL SLOPE PLANTING CONDITIONS



MATCHLINE - SEE LEFT



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SAN DIEGO CALIFORNIA 92121
Tel: 858.558.8977

LANDSCAPE ARCHITECTURE & PLANNING

SHEET TITLE:
MAINTENANCE EXHIBIT

PROJECT CLIENT:
BRIGHTWATER
SAN DIEGO COUNTY, CA
PULTE HOMES
27101 Puerta Real, Suite 300
Mission Viejo, CA 92691

DRAWN JR2
APPROVED JP
PLOT DATE 2/5/15
JOB NO. 14-056
DATE 2/5/15
SCALE SEE SHEET

L-06