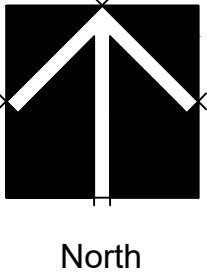
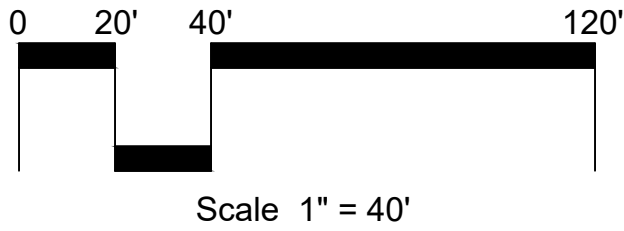
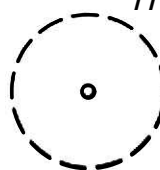
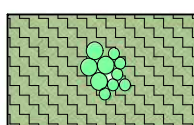


Landscape Concept Plan
Karve Ski Park



PLANT LEGEND				WUCOLS	
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	ZONE 3	
TREES -					
	EXISTING MATURE TREES TO REMAIN (SEE EXISTING TREE SURVEY, SHT. 2)				
	STREET TREES: (24" BOX SIZE)		12		
	LAGERSTROEMIA I. 'NATCHEZ'	NATCHEZ GRAPE MYRTLE		M	
	LOPHOSTEMON CONFERTUS	BRISBANE BOX		M	
	ULMUS P. 'TRUE GREEN'	TRUE GREEN EVERGREEN ELM		L	
	PARKING AREA TREES: (24" BOX SIZE)		25		
	LAGERSTROEMIA I. 'NATCHEZ'	NATCHEZ GRAPE MYRTLE		M	
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW		L	
	ULMUS P. 'TRUE GREEN'	TRUE GREEN EVERGREEN ELM		L	
	SLOPE TREES: (5 - 15 GAL. SIZE)		28		
	X. CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS		M	
	LIQUIDAMBAR STYRACIFLUA	SWEET GUM		M	
	LOPHOSTEMON CONFERTUS	BRISBANE BOX		M	
	PINUS CANARIENSIS	CANARY ISLAND PINE		L	
	PINUS HALEPENSIS	ALLEPO PINE		L	
	FRONTAGE THEME TREES: (24" BOX SIZE) - MIX OF THE FOLLOWING		20		
	QUERCUS AGRIFOLIA	COAST LIVE OAK		L	
	QUERCUS ENGELMANNII	ENGELMANN OAK		L	
	ACCENT & PATIO TREES: (24" BOX SIZE)		10		
	CERCIS C. 'FOREST PANSY'	FOREST PANSY REDBUD		M	
	LAURUS NOBILIS	BAY LAUREL		L	
	MAGNOLIA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY MAGNOLIA		M	
	OLEA 'WILSONII'	FRUITLESS OLIVE		L	
	QUERCUS AGRIFOLIA	COAST LIVE OAK		L	
	EXISTING TREES TO REMOVED (SEE EXISTING TREE SURVEY, SHT. 2)				
SHRUBS -					
	SCREENING SHRUBS: (5 GAL. SIZE)				
	ARBUTUS U. 'COMPACTA'	DWARF STRAWBERRY TREE		L	
	COTONEASTER LACTEUS	PARNEY'S COTONEASTER		L	
	HETEROMELES ARBUTIFOLIA	TOYON		L	
VERTICAL ACCENT SHRUBS: (5 GAL. SIZE)					
	BUXUS M. 'UPTIGHT'	UPTIGHT BOXWOOD		M	
	PITTOSPORUM TENUIFOLIUM	KOHUHU		M	
	PODOCARPUS E. 'ICEE BLUE'	ICEE BLUE YELLOW-WOOD		M	
	PRUNUS C. 'BRIGHT 'N TIGHT'	BRIGHT 'N TIGHT CAROLINA LAUREL		M	
	MASSING/SCREEN SHRUBS: (50% 1 GAL. SIZE AND 50% 5 GAL. SIZE)				
	LIGUSTRUM TEXANUM	TEXAS PRIVET		M	
	OLEA E. 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE		L	
	WESTRINGIA F. 'BLUE GEM'	BLUE GEM COAST ROSEMARY		L	
ACCENT SHRUBS & GRASSES: (50% 1 GAL. SIZE AND 50% 5 GAL. SIZE)					
	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH		L	
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH		L	
	ROSA 'ICEBERG'	ICEBERG SHRUB ROSE		M	
	SENECIO F. 'SKYSCRAPER'	SKYSCRAPPER SENECIO		L	
	LOW ACCENT SHRUBS AND GRASSES: (50% 1 GAL. SIZE AND 50% 5 GAL. SIZE)				
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE		L	
	AGAVE VICTORIAE-REGINAE	QUEEN VICTORIA AGAVE		L	
	DIANELLA R. 'LITTLE REV'	LITTLE REV FLAX LILY		L	
	LOMANDRA L. 'BREEZE'	DWARF MAT RUSH		L	
	GROUND COVER: FLATTED @ 12" O.C.				
	ROSA 'FLOWER CARPET'	GROUND COVER ROSE		M	
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY		L	
	SENECIO SERPENS	BLUE CHALKSTICKS		L	

PLANT LEGEND				WUCOLS	
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	ZONE 3	
SLOPE SHRUBS: (1 GAL. SIZE)					
	CISTUS X. PURPUREUS	ORCHID ROCKROSE		L	
	ENCELIA CALIFORNICA	BUSH SUNFLOWER		L	
SLOPE GROUND COVER: FLATTED @ 12" O.C.					
	BACCHARIS P. 'PIGEON POINT'	PIGEON PT. COYOTE BRUSH		L	
	MYOPORUM 'PUTAH CREEK'	PUTAH CREEK MYOPORUM		L	
	HYDROSEED MIX	(LOW SHRUBS & GRASSES)		L	
BIO-BASIN GRASSES: (PLUGS / 1 GAL. SIZE PLANTED AT 12" O.C.)					
	CAREX TUMULICOLA	FOOTHILL SEDGE		L	
	JUNCUS PATENS	SPREADING RUSH		L	
	MUHLENBERGIA RIGENS	DEER GRASS		L	
VINE: (5 GAL. STAKED, PLANTED 8' O.C.)					
	PANDOREA JASMINOIDES	BOWER VINE		M	
	ROSA BANKSIAE	LADY BANKS' ROSE		M	
	WISTERIA SINENSIS	CHINESE WISTERIA		M	
TWINING VINE ON NOISE ATTENUATION FENCE: (1 GAL. STAKED, PLANTED 6' O.C.)					
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE		M	

LANDSCAPE NOTES:

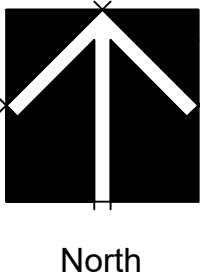
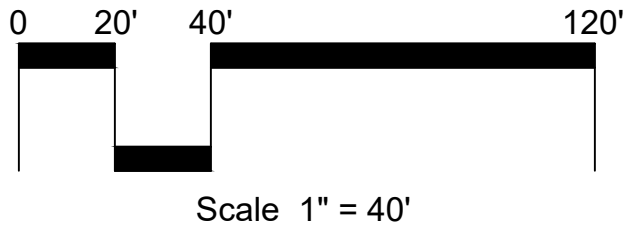
- THE OWNER SHALL MAINTAIN ALL LANDSCAPING.
- STREET TREES SHALL BE LOCATED MINIMUM OF:
3' OUTSIDE OF PUBLIC R.O.W.
5' FROM PAVING
7' FROM SEWER LINES
15' FROM LIGHT POLES
OUTSIDE OF STREET CORNER SIGHT LINES
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A PERMANENT AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM UTILIZING LOW-PRECIPITATION RATE EQUIPMENT AND A SMART CONTROLLER.
- LANDSCAPE CONSTRUCTION DRAWINGS SHALL BE PREPARED TO MEET THE REQUIREMENTS OF THE SAN DIEGO COUNTY 'WATER CONSERVATION IN LANDSCAPE ORDINANCE' 'WATER EFFICIENT LANDSCAPE DESIGN MANUAL
- ALL PROPOSED PLANT MATERIAL OUTSIDE OF SELECT TREES SHALL BE DROUGHT TOLERANT WITH A WUCOLS RATING OF 'LOW'
- ALL PLANTING AREAS SHALL HAVE A 3" LAYER OF SHREDDED BARK MULCH.
- NO TURF GRASS IS PROPOSED.
- EVERY PARKING SPACE IS LOCATED WITHIN 30' OF THE TRUNK OF A TREE.
- EXCEPT WHERE THEY OBSTRUCT VIEWS OF ONCOMING TRAFFIC, ALL SHRUBS ARE CHOSEN AND SPACED TO PROVIDE A CONTINUOUS VISUAL SCREEN, MIN. 30" HEIGHT AFTER 2 YEARS GROWTH.
- ALL LANDSCAPED AREAS, INCLUDING THE PUBLIC R.O.W., SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED.
- ALL TREES WITHIN SIX (6) FT. OF PAVING SHALL HAVE ROOT BARRIERS.

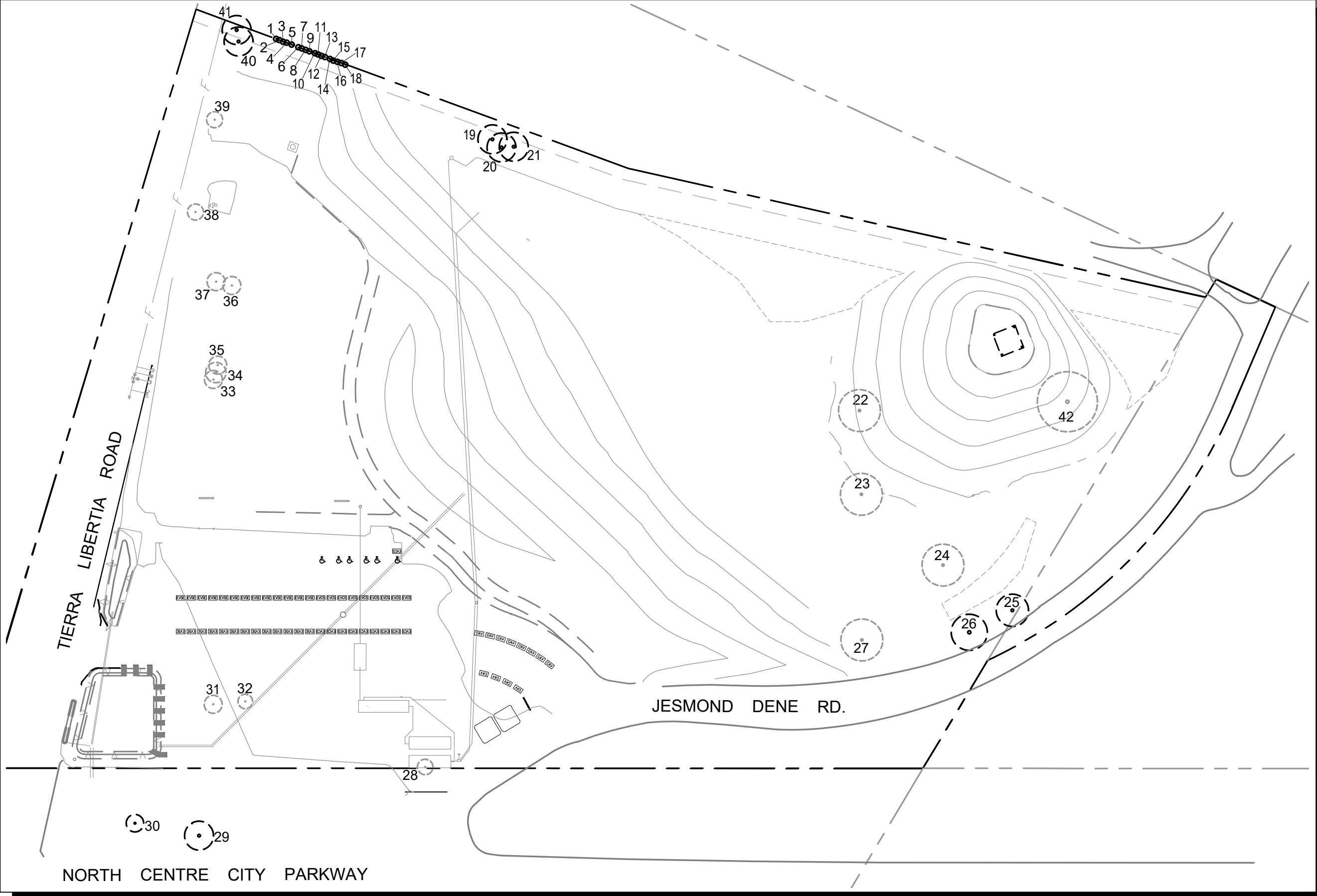
SAN DIEGO CLIMATE ACTION PLAN

PROPOSED NEW TREES:	91 TOTAL
EXISTING TREES REMOVED:	15 TOTAL
TOTAL NET INCREASE IN TREES:	76 TOTAL

Landscape Concept Plan

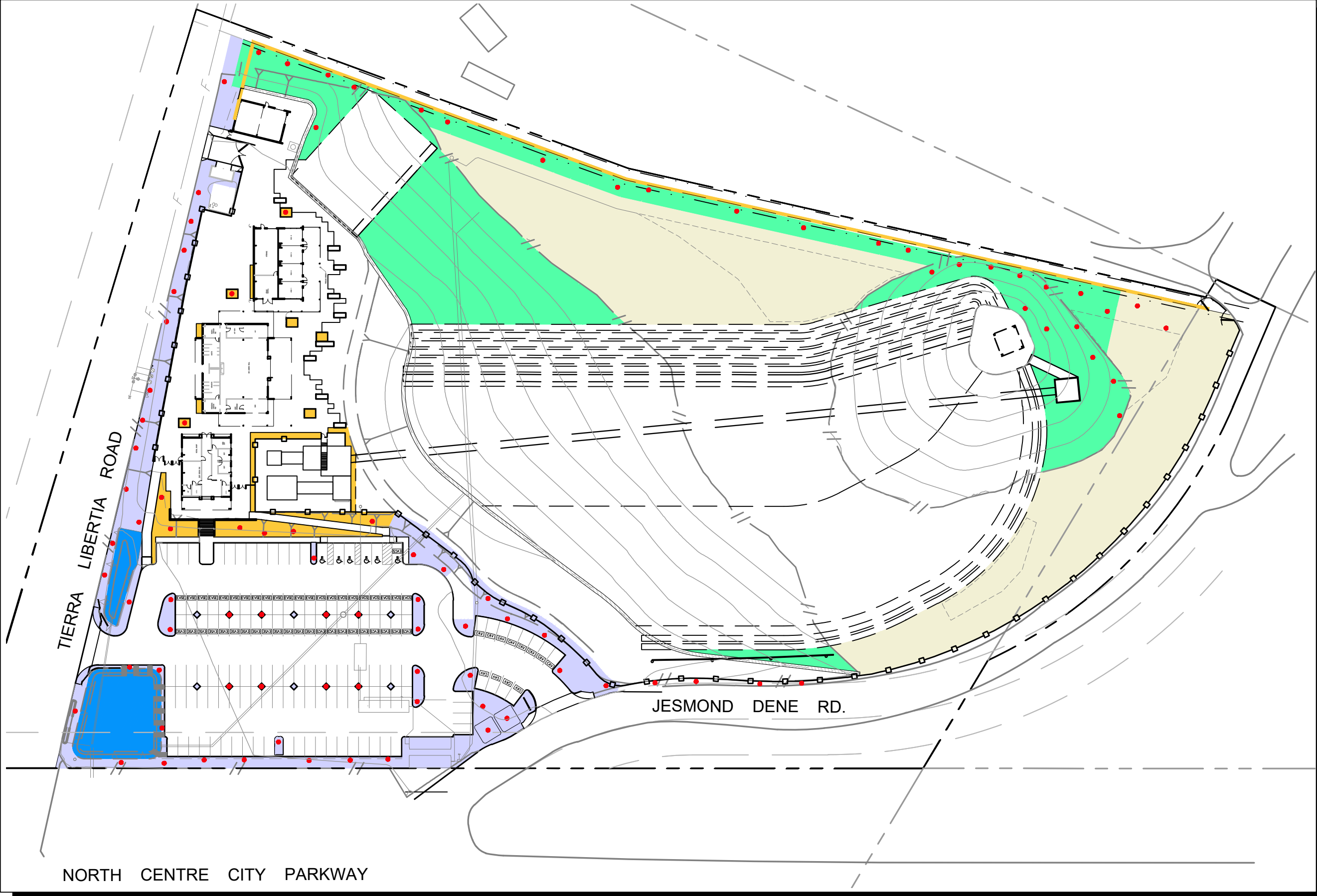
Karve Ski Park





EXISTING TREE SURVEY

Existing Tree Legend					
SYMBOL	GALIPER	BOTANICAL NAME	COMMON NAME	CONDITION	STATUS
1	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
2	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
3	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
4	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
5	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
6	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
7	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
8	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
9	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
10	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
11	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
12	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
13	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
14	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
15	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
16	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
17	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
18	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
19	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
20	6"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMAIN
21	15"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMAIN
22	15"	QUERCUS AGRIFOLIA	COAST LIVE OAK	GOOD	REMOVE
23	12"	QUERCUS AGRIFOLIA	COAST LIVE OAK	GOOD	REMOVE
24	6"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMOVE
25	6"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
26	6"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
27	12"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMOVE
28	4"	CERODIUM SPP.	PALO VERDE	GOOD	REMOVE
29	18"	PHOENIX CANARIENSIS	CANARY ISLAND PALM	GOOD	REMAIN
30	12"	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	GOOD	REMAIN
31	4"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMOVE
32	3"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMOVE
33	8"	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	GOOD	REMOVE
34	15"	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	GOOD	REMOVE
35	6"	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	GOOD	REMOVE
36	3"	FIGUS SPP.	FIG	GOOD	REMOVE
37	4"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMOVE
38	6"	KOELREUTERIA SPP.	GOLDEN RAIN TREE	GOOD	REMOVE
39	5"	QUERCUS AGRIFOLIA	COAST LIVE OAK	GOOD	REMOVE
40	8"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMOVE
41	15"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMOVE
42	24"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMOVE



HYDROZONE MAP

County of San Diego, PDS, Zoning Division
WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETo) 57.0

Hydrozone # / Planting (a) Description	Plant Factor (PF)	Irrigation (b) Method	Irrigation Efficiency (c) (IE)	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area	Estimated Total Water Use (d) (ETWU)
Regular Landscape Areas							
1-shrubs, g.c.	0.5	Drip-sub	0.9	0.56	4,229	2,349	83,029
2-trees, shrubs, g.c.-slopes	0.3	Rotator	0.7	0.43	36,709	15,732	555,984
3-Trees	0.5	Bubblers	0.85	0.59	3,000	1,765	62,365
4-Basins	0.3	Rotators	0.7	0.43	6,360	2,726	96,327
5-Ex. Natural landscape							0
6-trees, shrubs, g.c.	0.3	Drip-sub	0.9	0.33	17,390	5,797	204,854
Totals					67,688	28,369	1,002,559
Special Landscape Areas							
				1.0			0
Totals					0	0	0
Estimated Total Water Use (ETWU) Total							1,002,559
Maximum Water Allowance (MAWA)(e)							1,004,679
Irrigation Efficiency (IE) Average**							1.01

**Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).

ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.42 or below for all areas. Provide Totals based on information calculated in Worksheet above.

Regular Landscape Areas			Totals		
Total ETAF x Area	(B) =		28,369		
Total Area	(A) =		67,688		
Average ETAF	(B) ÷ (A) =		0.42		

All Landscape Areas			Totals		
Total ETAF x Area	(B+D) =		28,369		
Total Area	(A+C) =		67,688		
Site wide ETAF	(B+D) ÷ (A+C) =		0.42		

Hydrozone Legend	
	ZONE 1 SHRUBS, GROUND COVERS - MODERATE WATER USE - DRIP IRRIGATION
	ZONE 2 TREES, SHRUBS, GROUND COVERS ON SLOPES - LOW WATER USE - MP ROTATORS / ROTORS
	ZONE 3 TREES - MODERATE WATER USE - BUBBLERS
	ZONE 4 BIO-BASINS - LOW WATER USE - MP ROTATORS / ROTORS
	ZONE 5 EXISTING NATURAL LANDSCAPE TO REMAIN - NO IRRIGATION
	ZONE 6 TREES, SHRUBS, GROUND COVERS - LOW WATER USE - DRIP IRRIGATION

(d)
ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area

ETo - see Appendix A in Water Efficient Landscap: (ETO = 51.1) Design Manual.
0.62 is the conversion factor to gallons per sq. ft.
ETAF is Plant Factor/Irrigation Efficiency.
Area is the Landscaped Area for each hydrozone.

(e)
MAWA (Annual Gallons Allowed) =
(ETo)(0.62)[(ETAF x LA) + ((1- ETAF) x SLA)]

LA is the total landscape of all hydrozone areas in sq. ft.
SLA is the total special landscape area in square feet.
ETAF is 0.42 for all areas

