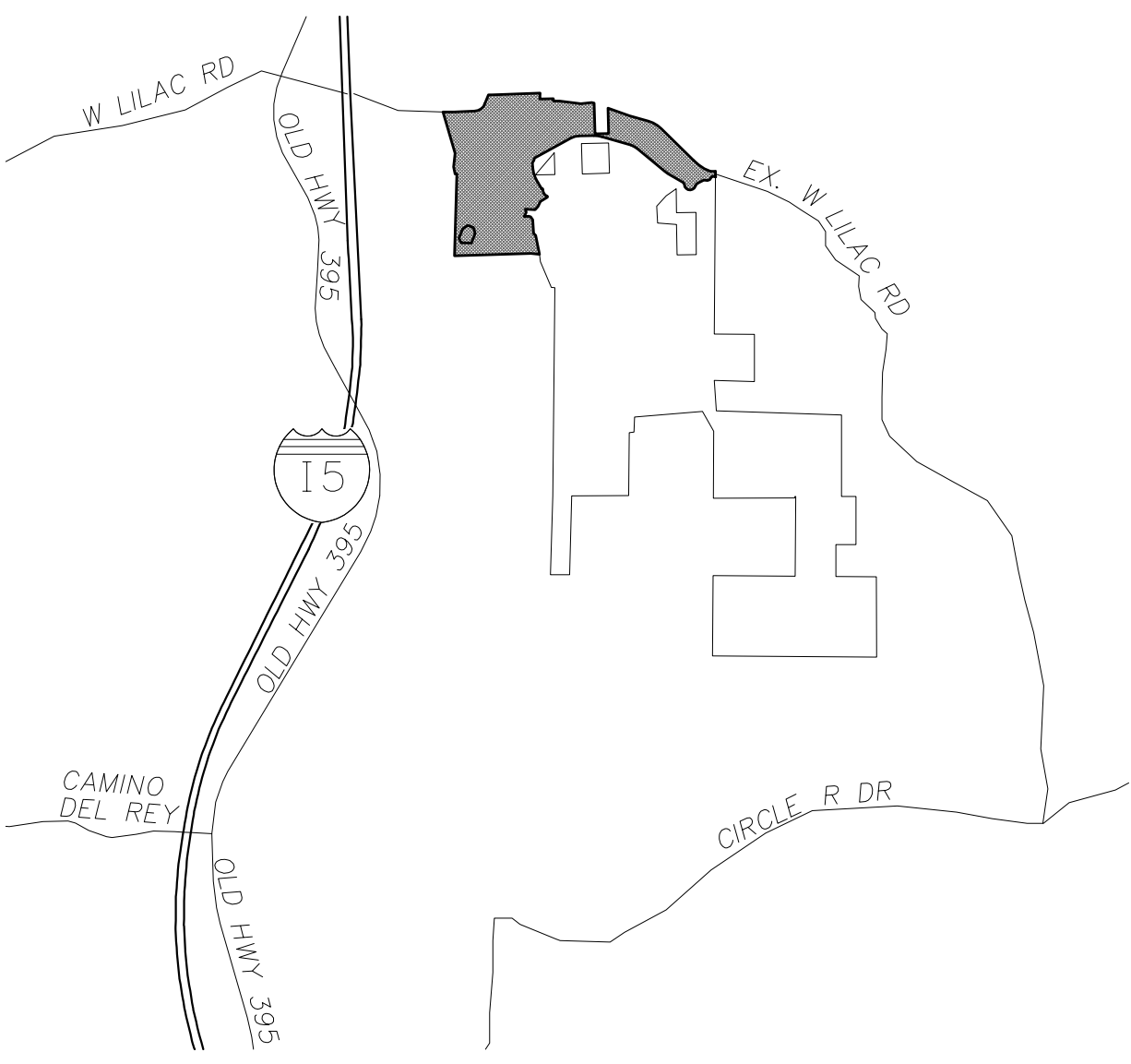


COUNTY OF SAN DIEGO TRACT 5572-RPL5
IMPLEMENTING TM LANDSCAPE CONCEPT PLAN FOR:
LILAC HILLS RANCH

VICINITY MAP



LANDSCAPE SHEET INDEX

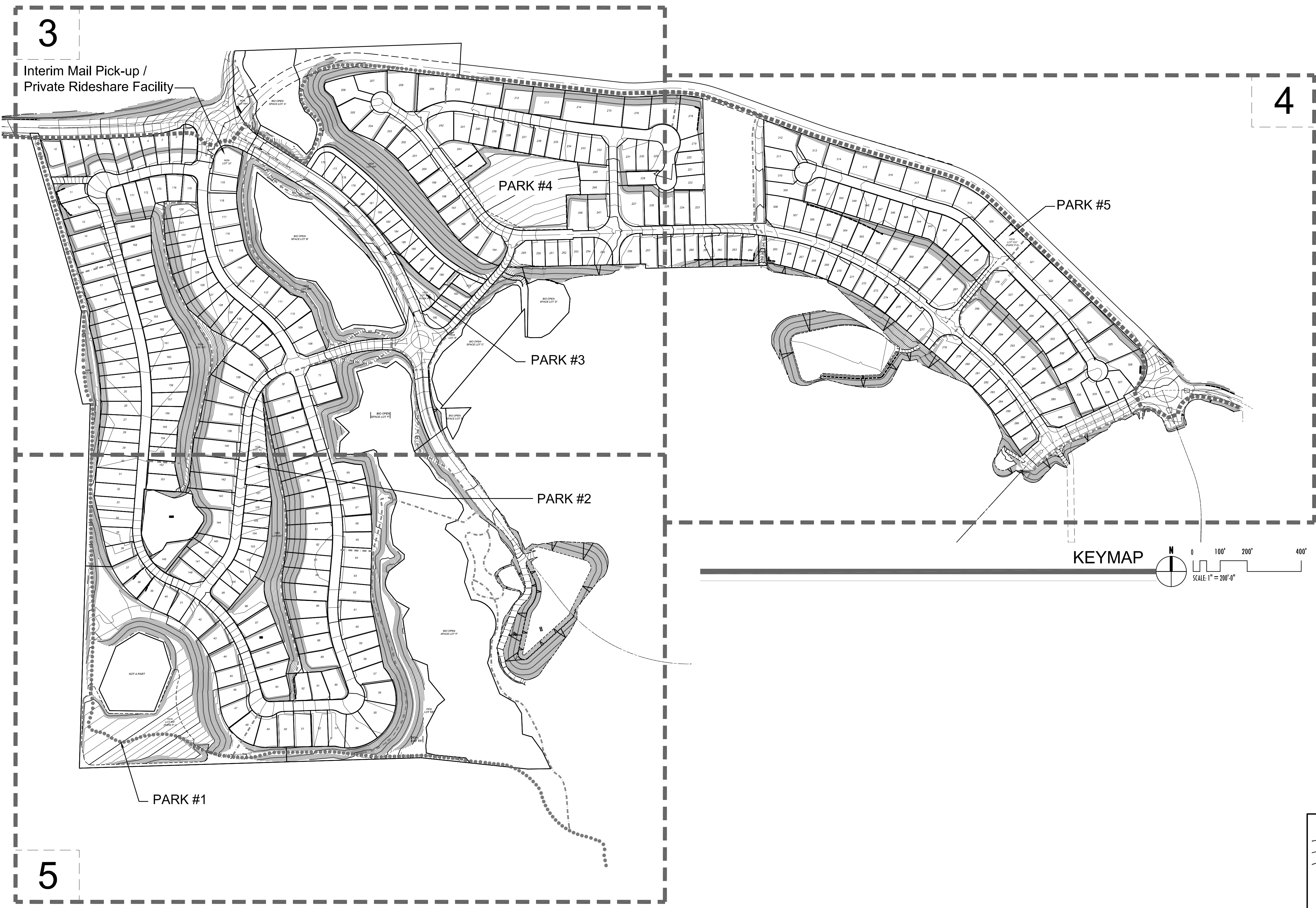
SHEETS	PLANS
1	LANDSCAPE TITLE SHEET
2	LANDSCAPE NOTES
3-5	LANDSCAPE CONCEPT PLAN
6-8	LANDSCAPE PARKS CONCEPT
9	LANDSCAPE DETAILS
10	WALL & FENCE PLAN

TRAIL CONCEPT LEGEND

- TYPE 'D' MULTI-USE TRAIL
- COMMUNITY TRAIL
- RANCH MULTI-USE TRAIL
- FEEDER TRAIL

LANDSCAPE CONCEPT LEGEND

- NATURALIZED TRANSITION LANDSCAPE ZONE
 - TREES
 - 75% 15 GALLON & 25% 24" BOX
 - ARBUSUS MENZIESII / MADRONE
 - CERCIS OCCIDENTALIS / WESTERN REDBUD
 - JUGLANS CALIFORNICA / SOUTHERN CALIFORNIA BLACK WALNUT
 - PISTACIA CHINENSIS / CHINESE PISTACHE
 - QUERCUS AGRIFOLIA / COAST LIVE OAK
 - SHRUBS & GROUNDCOVERS
 - 60% 1 GALLON & 40% 5 GALLON
 - ARCTOSTAPHYLOS DENSIFLORA / SONOMA DENSIFLORA
 - BACCHARIS P. CONSANGUINEA / CHAPARRAL BROOM
 - CAREX PANSA / SANDDUNE SEDGE
 - COTONEASTER HORIZONTALIS / ROCK COTONEASTER
 - COTONEASTER LACTEUS / RED CLUSTERBERRY
 - HETEROMELES ARBUTIFOLIA / TOYON
 - CEANOTHUS CONCHA / NCN
 - RHAMNUS CALIFORNICA / CALIFORNIA WILD ROSE
 - SALVIA GREGII / AUTUMN SAGE
- COMMUNITY ENTRY ROAD AND MEDIAN
 - TREE
 - 100% 24" BOX
 - ARBUSUS MENZIESII / MADRONE
 - CERCIS OCCIDENTALIS / WESTERN REDBUD
 - JUGLANS CALIFORNICA / SOUTHERN CALIFORNIA BLACK WALNUT
 - OLEA EUROPAEA 'WILSONII' / WILSON OLIVE
 - PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
 - QUERCUS AGRIFOLIA / COAST LIVE OAK
 - QUERCUS DOUGLASII / BLUE OAK
 - SHRUBS AND GROUNDCOVERS
 - 60% 1 GALLON & 40% 5 GALLON
 - CALLISTEMON VIMINALIS 'LITTLE JOHN' / NCN
 - CEANOTHUS 'WHEELERS CANYON'
 - ENCELIA CALIFORNICA / CALIFORNIA ENCELIA
 - GAZANIA SPLENDENS / GAZANIA
 - RHAPHIOLEPIS INDICA / INDIAN HAWTHORN
 - ROSMARINUS OFFICIANIALIS 'PROSTATUS' / PROSTATE ROSEMARY
 - SALVIA SPP / SAGE
 - VINCA MAJOR / PERIWINKLE
- INTERIOR SLOPE
 - TREE
 - 60% 15 GALLON & 40% 24" BOX
 - ARBUSUS UNEDO / STRAWBERRY TREE
 - CERCIS OCCIDENTALIS / WESTERN REDBUD
 - OLEA EUROPAEA 'WILSONII' / WILSON OLIVE
 - QUERCUS AGRIFOLIA / COAST LIVE OAK
 - SHRUBS AND GROUNDCOVERS
 - 60% 1 GALLON & 40% 5 GALLON
 - CEANOTHUS 'JOYCE COULTER'
 - ENCELIA CALIFORNICA / CALIFORNIA ENCELIA
 - HETEROMELES ARBUTIFOLIA / TOYON
 - LANTANA MONTEVIDENSIS / TRAILING LANTANA
 - RHAMNUS CALIFORNICA / COFFEEBERRY
 - RIBES SPECIOSUM / FUCHSIA FLOWERING GOOSEBERRY
 - ROSA CALIFORNICA / CALIFORNIA WILD ROSE
 - VINCA MAJOR / PERIWINKLE
- NEIGHBORHOOD
 - TREE
 - 100% 24" BOX
 - ARBUSUS MARINA / MADRONE
 - GEUERA PARVIFLORA / AUSTRALIAN WILLOW
 - KOELREUTERIA BIPINNATA / CHINESE FLAME TREE
 - PISTACIA CHINENSIS / CHINESE PISTACHE
 - PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
 - QUERCUS ILEX / HOLLY OAK
 - SHRUBS AND GROUNDCOVERS
 - 60% 1 GALLON & 40% 5 GALLON
 - CALLISTEMON VIMINALIS 'LITTLE JOHN' / NCN
 - CEANOTHUS SPP / CALIFORNIA LILAC
 - COPROSMA KIRKII / MIRROR PLANT
 - GAZANIA SPLENDENS / GAZANIA
 - LANTANA SPP / LANTANA
 - MAHONIA SPP / BARBERRY
 - RHAPHIOLEPIS INDICA / INDIAN HAWTHORN
 - VINCA MAJOR / PERIWINKLE
- GROVE / VINEYARD
 - GROVE TREE
 - 60% 15 GALLON & 40% 24" BOX
 - AVACADO
 - CITRUS / LEMON
 - CITRUS / LIME
 - CITRUS / ORANGE
 - CITRUS / GRAPEFRUIT
 - VINEYARD
 - 100% BARE ROOT
 - GOLDEN MUSCAT
 - LAKE MONT
 - RELANCE



PLANTING NOTES

1. ALL NEW LANDSCAPING CONFORMS TO THE FOLLOWING DOCUMENTS:
 - LILAC HILL RANCH SPECIFIC PLAN AMENDMENT (SPA)
 - LILAC HILL RANCH FIRE PROTECTION, PLANTING PALETTE
 - COUNTY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS
 - COUNTY OF SAN DIEGO FIRE PROTECTION PLAN FOR FUEL MODIFICATION
 - COUNTY OF SAN DIEGO WATER CONSERVATION - ORDINANCE 10032
2. ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES WILL BE PERMANENTLY RE-VEGETATED AND IRRIGATED PER THE PERMANENT REVEGETATION AND IRRIGATION REQUIREMENTS AS PER COUNTY OF SAN DIEGO LANDSCAPE REGULATION.
3. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE COUNTY OF SAN DIEGO LANDSCAPE REGULATION AND ALL OTHER APPLICABLE REGIONAL AND STATE STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
4. STREET TREES: STREET TREES SHALL BE PROVIDED WITHIN THE PUBLIC RIGHT-OF-WAY AREA, BETWEEN THE CURB AND PROPERTY LINE, AT A LINEAR RATE OF 40 FEET. ALL STREET TREES MUST BE A MINIMUM SIZE OF 24 INCH BOX AND PLANTED IN A MINIMUM OF 40 SQUARE FEET PERMEABLE AREA. THE STREET TREE SPECIES SELECTED SHALL BE BASED ON THE APPROVED SPECIFIC PLAN FOR LILAC HILL RANCH.
5. MINIMUM STREET TREE SEPARATION DISTANCE:

MINIMUM DISTANCE TO STREET TREE:

IMPROVEMENT:

TRAFFIC SIGNALS (STOP SIGN)

20 FEET

UNDERGROUND UTILITY LINES

5 FEET

ABOVE GROUND UTILITY STRUCTURES

10 FEET

DRIVEWAY (ENTRIES)

10 FEET

INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)

25 FEET

SEWER MAINS AND SEWER LATERALS

10 FEET
6. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
7. MAINTENANCE: THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER CONDITION 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. MAINTENANCE RESPONSIBILITIES ARE DIVIDED INTO THE FOLLOWING:
- RESPONSIBLE ENTITY:

AREA(S) RESPONSIBLE FOR:

INDIVIDUAL PROPERTY OWNER

RESIDENTIAL PROPERTIES

HOMEOWNERS ASSOCIATION

HOA COMMON AREAS, BRUSH MANAGEMENT ZONES #B, PRIVATE STREETS, PARKS, ENTRY SIGNAGE AND LANDSCAPING.

PUBLIC AGENCY MAINTENANCE

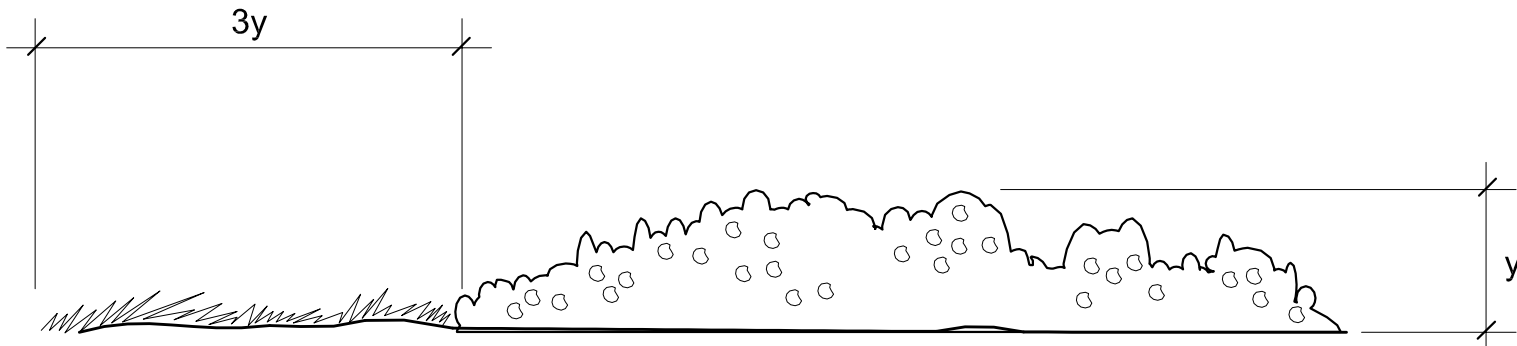
PUBLIC STREET
8. VOLATILE AND INVASIVE SPECIES SHALL NOT BE PLANTED WITHIN THE BRUSH MANAGEMENT ZONE AND ADJACENT TO OPEN SPACE ELEMENTS/LOTS.
9. NO STRUCTURES OR LANDSCAPING OF ANY KIND, INCLUDING ENHANCED PAVING, SHALL BE INSTALLED IN OR OVER ANY EASEMENT PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT REMOVAL AGREEMENT.

BRUSH MANAGEMENT NOTES AND DETAILS

WITHIN THE LILAC HILLS RANCH DEVELOPMENT, BRUSH MANAGEMENT ZONES A AND B WILL BE THOUGHTFULLY AND STRATEGICALLY IMPLEMENTED IN ORDER TO BLEND THE PROPOSED SITE ELEMENTS INTO THE NATURAL HILLSIDES, PROVIDE A LOGICAL AND DEFENSIBLE PERIMETER FOR FIRE, EROSION, AND OTHER NATURALLY OCCURRING HAZARDS, AND REHABILITATE THE DISTURBER TRANSITION FROM THE NATURAL ENVIRONMENT TO THE BUILT. THE BRUSH MANAGEMENT ZONES WILL INCORPORATE PLANTING, IRRIGATION, AND MAINTENANCE PRACTICES REQUIRED WITHIN THE COUNTY OF SAN DIEGO TO PROVIDE AN EFFECTIVE FIRE BREAK BETWEEN ALL STRUCTURES AND CONTIGUOUS AREAS OF NATIVE OR NATURALIZED VEGETATION. AS OUTLINED IN THE FIRE PROTECTION PLAN BY FIREWISE 2000, THIS PROJECT WILL ADHERE TO ALL REQUIREMENTS AND PROVIDE A THOUGHTFUL TRANSITION TO EXISTING CONDITIONS.

ZONE A

- CLEAR ALL UNDESIRABLE NON-NATIVE VEGETATION (APPENDIX 'B')
- NO PLANTING OF UNDESIRABLE NON-NATIVE VEGETATION (APPENDIX 'B')
- PLANT APPROVED VEGETATION (APPENDIX 'A') IN SINGLES/CLUSTERS
- NO PYROPHYTES CAN BE PLANTED. EXCEPTION: NON-FIRERESISTIVE TREES (CONIFERS, PEPPERS, EUCALYPTUS, & ACACIA) CAN BE PLANTED AND MAINTAINED (WITH PRIOR FIRE MARSHALL APPROVAL) IF LOCATED SO THAT THERE IS 50' MIN. MATURE CANOPY CLEARANCE FROM STRUCTURES.
- NO DENSE PLANT MASSES ADJACENT TO STRUCTURES OR UNDER TREES
- TREES ALLOWED IF THEY ARE PRUNED TO MAINTAIN 10' VERTICAL SEPARATION ABOVE UNDERLYING SHRUBS/GROUNDCOVER OR 3X THE HEIGHT OF THE UNDERSTORY OR 10' (WHICHEVER IS GREATER).
- TREE CLUSTERS OF 3 MAXIMUM WITH 10' MATURE CANOPY SEPARATION (LESS THAN 20% SLOPE) OR 20' (MORE THAN 20% SLOPE).
- MATURE CANOPY WILL BE 10' MINIMUM FROM BUILDING EAVES AND NOT OVERHANG ANY STRUCTURES.
- MULCH, CHIPS, OTHER SMALL CUTTINGS MAY BE EVENLY SPREAD TO A MAXIMUM DEPTH OF 4" AND WILL BE 50' MIN FROM BUILDINGS.



ZONE B

CAN BE CLEARED IN CONFORMANCE WITH ZONE A REQUIREMENTS OR MODIFIED PER THE FOLLOWING:

- FUEL VOLUME TO BE REMOVED OR THINNED BY 50%.
- TEMPORARY IRRIGATION USED ONLY TO ESTABLISH FIRE-RESISTIVE LANDSCAPING.
- ALL GRASSES AND WEEDS WILL BE MOWED OR WEED-WHIPPED (NO PULLING OR ROOT REMOVAL) TO A 4 IN. HT. BY JUNE 1ST OF EACH YEAR OR WHEN FUEL IS CURED (WHICHEVER IS FIRST).
- VEGETATIVE DEBRIS/TRIMMINGS WILL BE REMOVED FROM SITE OR CONVERTED TO MULCH (EVENLY SPACED WITH 4" MAX. DEPTH).
- VEGETATION WITHIN 30' OF NEW ROADS WILL BE MODIFIED/REDUCED TO 50% OF FULL COVERAGE AREA.
- NONE OF THE FOLLOWING WILL BE PERMITTED TO GROW IN THIS ZONE
 - ARTEMISIA CALIFORNICA, CALIFORNIA SAGEBRUSH
 - ERIOGONUM FASCICULATUM, FLAT-TOPPED BUCKWHEAT
 - SALVIA MELLIFERA, BLACK SAGE

MAINTENANCE

YEAR-ROUND MAINTENANCE WILL INCLUDE THE FOLLOWING:

- PRUNE AND THIN TREES AROUND STRUCTURES TO A PROPER CANOPY SEPARATION.
- BRANCHES OVERHANGING ROOFS WILL BE REMOVED.
- TRASH AND COMBUSTIBLE DEBRIS WILL BE CLEARED FROM GUTTERS, ROOFS, AND AROUND STRUCTURES.
- IRRIGATION SYSTEMS WILL BE MAINTAINED IN FULL WORKING CONDITION.

WATER DELIVERY SYSTEM AND IRRIGATION NOTES

THE IRRIGATION SYSTEM UTILIZED FOR THIS PROJECT WILL CONSIST OF AN AUTOMATIC CONTROLLER, PVC PIPE, SPRAY/ROTARY/ROTOR SYSTEMS WITH LOW GALLONAGE IRRIGATION HEADS. RECYCLED WATER PRODUCED ON-SITE WILL BE EFFICIENTLY USED TO WATER THE LANDSCAPE ALONG WITH SUPPLEMENTAL POTABLE WATER (AS NEEDED). WATER CONSERVING PRINCIPLES WILL BE APPLIED IN THE DESIGN AS FOLLOWS:

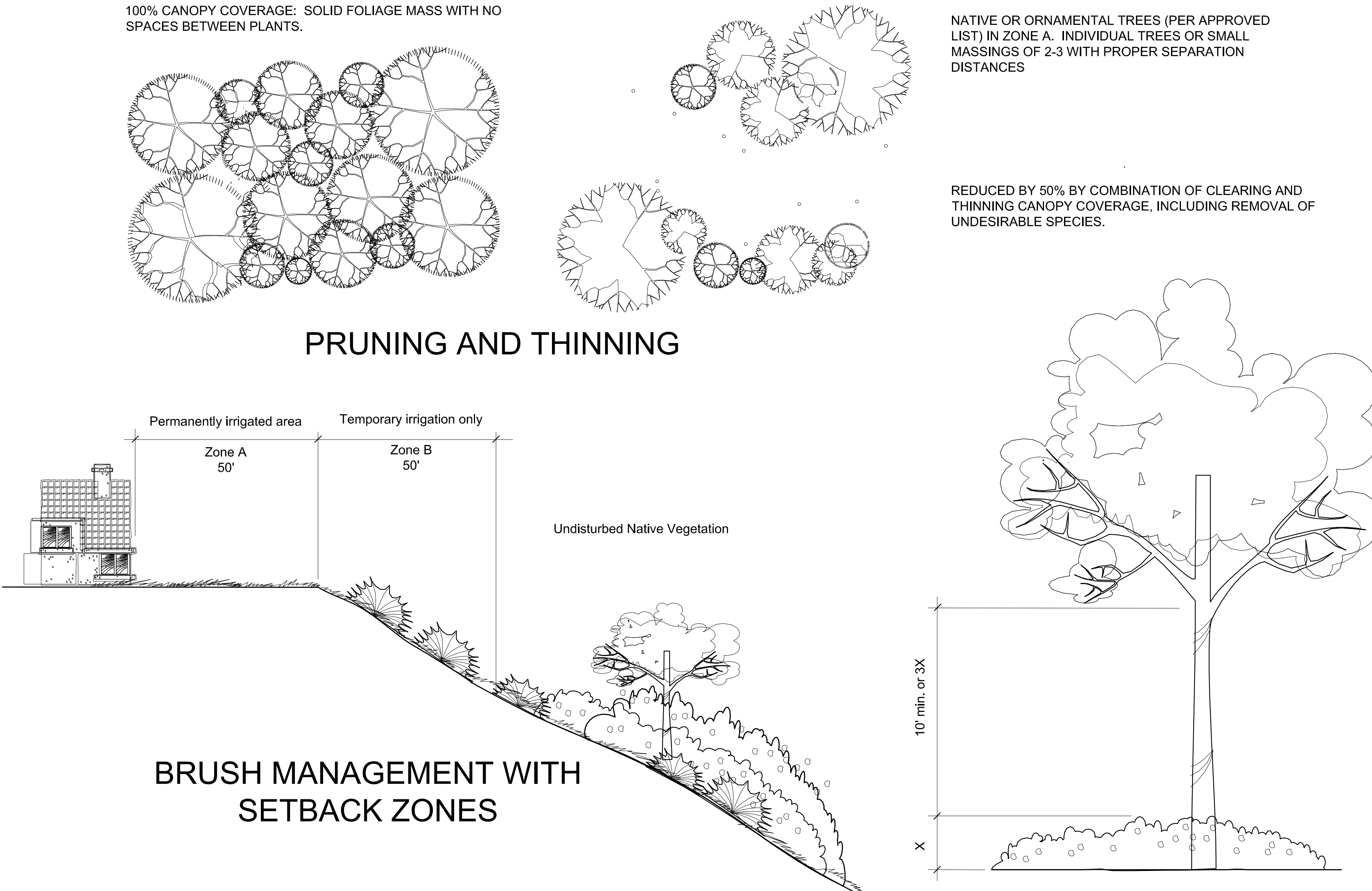
1. AUTOMATIC IRRIGATION CONTROLLERS WITH THE CAPABILITY OF BEING SET FOR MULTIPLE RUN TIMES IN ONE DAY FOR EACH STATION, THEREBY REDUCING RUN-OFF BY SUPPLYING ONLY THE AMOUNT OF WATER THAT THE SOIL CAN ABSORB AT ONE TIME. IN ADDITION, THE IRRIGATION MANAGER WILL HAVE THE ABILITY TO ADJUST RUNTIMES BASED ON C.I.M.I.S. DATA.
2. THE USE OF A RAIN SHUT-OFF SWITCH TO OVERRIDE THE CURRENT CONTROLLER SCHEDULE IN THE EVENT THAT WEATHER TEMPORARILY REDUCES THE WATER REQUIREMENTS.
3. IRRIGATION HEAD LAYOUT WILL BE APPROXIMATELY "HEAD TO HEAD", MEANING THAT EACH SPRINKLER'S COVERAGE RADIUS REACHES TO THE NEXT IRRIGATION HEAD IN THE SYSTEM. THIS WILL PROVIDE A BETTER DISTRIBUTION UNIFORMITY (DU) TO COVER ALL LANDSCAPE AREAS WITH THE SAME AMOUNT OF WATER, THUS MINIMIZING OVERWATER IN SOME AREAS OR UNDERWATERING IN OTHERS.
4. MATCHED PRECIPITATION RATE NOZZLES WILL BE UTILIZED. BY MATCHING PRECIPITATION RATE, IT IS MEANT THAT THE DESIGNER CAN USE VARYING SPRAY PATTERNS (I.E. 90 DEG, 180 DEG, 360 DET, ETC.) AND DIFFERENT SETS OF NOZZLES (10 FOOT, 12 FOOT, ETC.) ON THE SAME REMOTE CONTROL VALVE WHILE STILL MAINTAINING EQUAL WATER DISTRIBUTION. THIS ALSO ADDS TO AN INCREASED DISTRIBUTION UNIFORMITY (DU).
5. ANTI-DRAIN VALVES WILL BE USED IN SPRINKLER BODIES WHERE LOW HEAD DRAINAGE MAY OCCUR. BY PREVENTING THIS, THINGS SUCH AS POOLING AND EROSION WILL BE MINIMIZED.
6. LOW PRECIPITATION RATE NOZZLES WILL BE USED IN THE DESIGN TO REDUCE WATER FLOW (IN COMPARISON TO CONVENTIONAL OR STANDARD GALLONAGE NOZZLES WHICH EMIT CONSIDERABLY MORE WATER IN THE SAME AMOUNT OF TIME), DECREASING THE PROBABILITY OF WATER WASTE BY RUN-OFF.
7. IRRIGATION STATIONS (AREA THAT ONE REMOTE CONTROL VALVE WILL SERVE) WILL BE SEPARATED TO CONSERVE WATER AS FOLLOWS:

a. SLOPE AREAS WILL BE SEPARATED FROM FLAT AREAS.

b. TOP AND BOTTOM OF SLOPES WILL BE ON SEPARATE SYSTEMS.

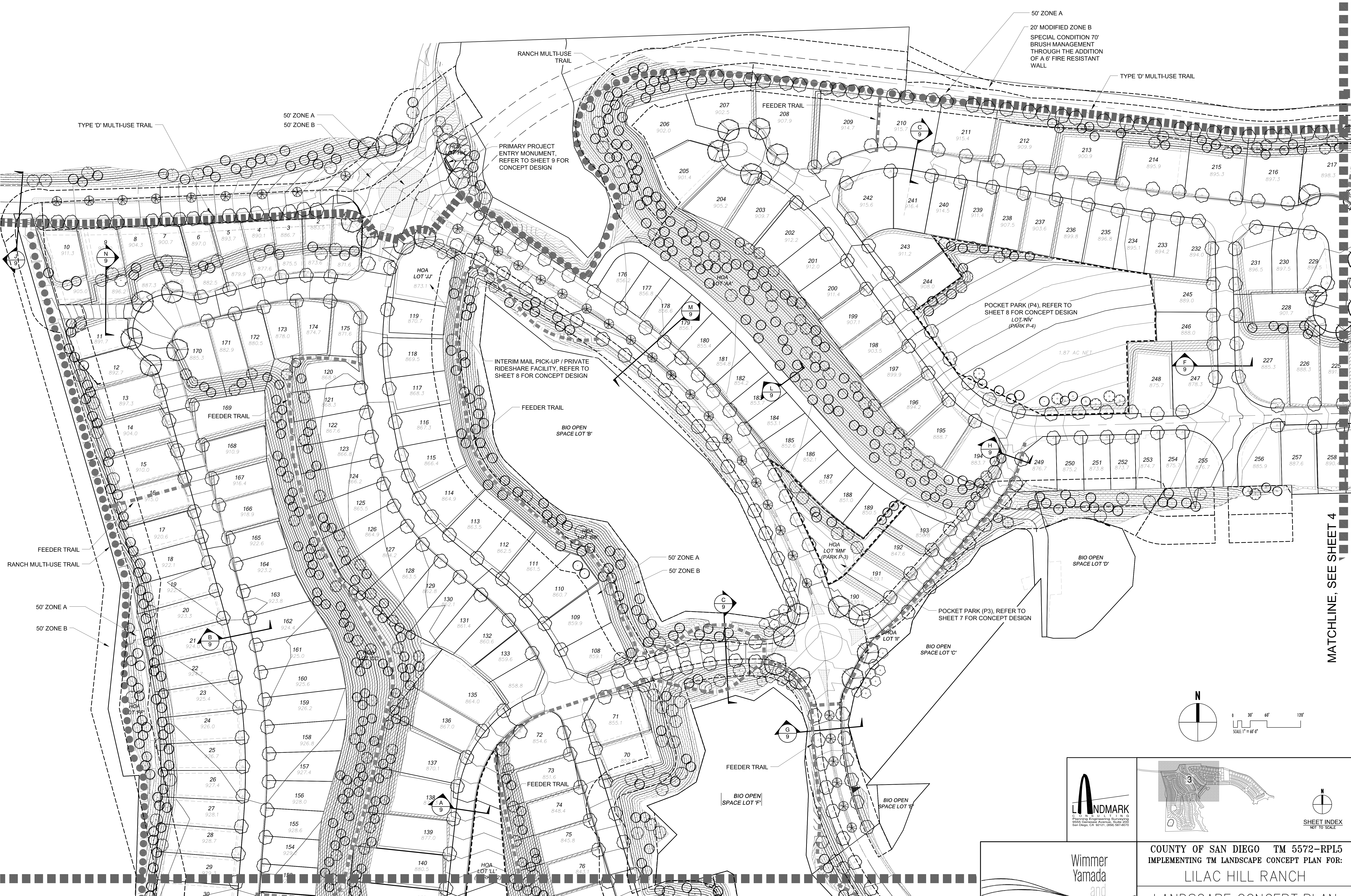
c. DIFFERING MICROCLIMATE AREAS WILL BE ON DIFFERENT STATIONS.
- ALL AREAS LISTED HAVE DIFFERENT WATERING REQUIREMENTS AND RUN TIMES WILL BE INDIVIDUALLY DETERMINED BASED ON CURRENT C.I.M.I.S. DATA, SOIL CHARACTERISTICS, AND SITE GRADING BY THE OWNER OR IRRIGATION MANAGER.

PRUNING AND THINNING



BRUSH MANAGEMENT WITH SETBACK ZONES

PRUNING AND THINNING



50' ZONE A
20' MODIFIED ZONE B
SPECIAL CONDITION 70'
BRUSH MANAGEMENT
THROUGH THE ADDITION
OF A 6" FIRE RESISTANT
WALL

TYPE 'D' MULTI-USE TRAIL

TYPE 'D' MULTI-USE TRAIL

50' ZONE A
50' ZONE B

PRIMARY PROJECT
ENTRY MONUMENT,
REFER TO SHEET 9 FOR
CONCEPT DESIGN

INTERIM MAIL PICK-UP / PRIVATE
RIDESHARE FACILITY, REFER TO
SHEET 8 FOR CONCEPT DESIGN

FEEDER TRAIL

BIO OPEN
SPACE LOT 'B'

POCKET PARK (P4), REFER TO
SHEET 8 FOR CONCEPT DESIGN
LOT 'NN'
(PARK P-4)

1.87 AC NET

BIO OPEN
SPACE LOT 'D'

POCKET PARK (P3), REFER TO
SHEET 7 FOR CONCEPT DESIGN

BIO OPEN
SPACE LOT 'C'

BIO OPEN
SPACE LOT 'F'

BIO OPEN
SPACE LOT 'E'

HOA LOT 'L'

HOA LOT 'K'

HOA LOT 'J'

HOA LOT 'I'

HOA LOT 'H'

HOA LOT 'G'

HOA LOT 'F'

HOA LOT 'E'

HOA LOT 'D'

HOA LOT 'C'

HOA LOT 'B'

HOA LOT 'A'

HOA LOT 'Z'

HOA LOT 'Y'

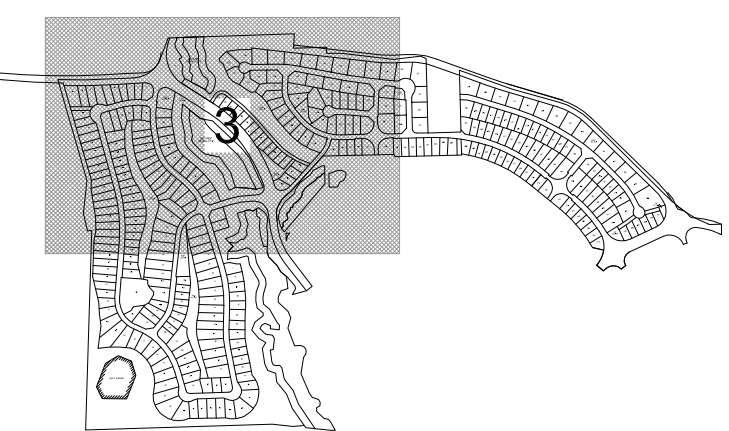
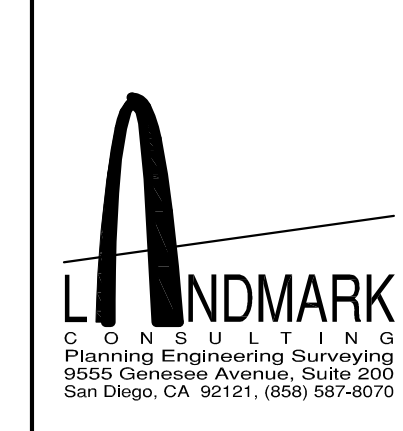
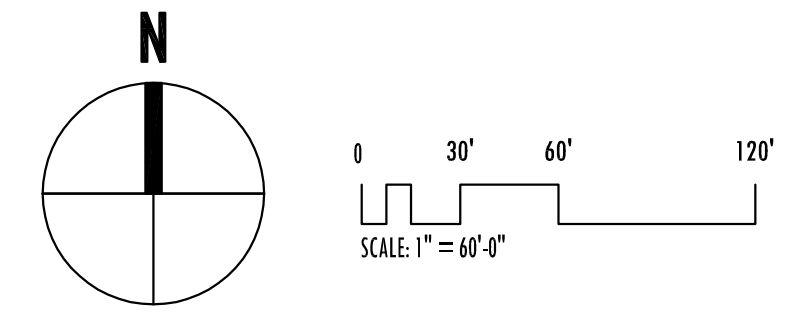
HOA LOT 'X'

HOA LOT 'W'

HOA LOT 'V'

HOA LOT 'U'

HOA LOT 'T'



Wimmer
Yamada
and
Caughy

COUNTY OF SAN DIEGO TM 5572-RPL5
IMPLEMENTING TM LANDSCAPE CONCEPT PLAN FOR:
LILAC HILL RANCH
LANDSCAPE CONCEPT PLAN

12-009.000

SHEET NO. 3 OF 10

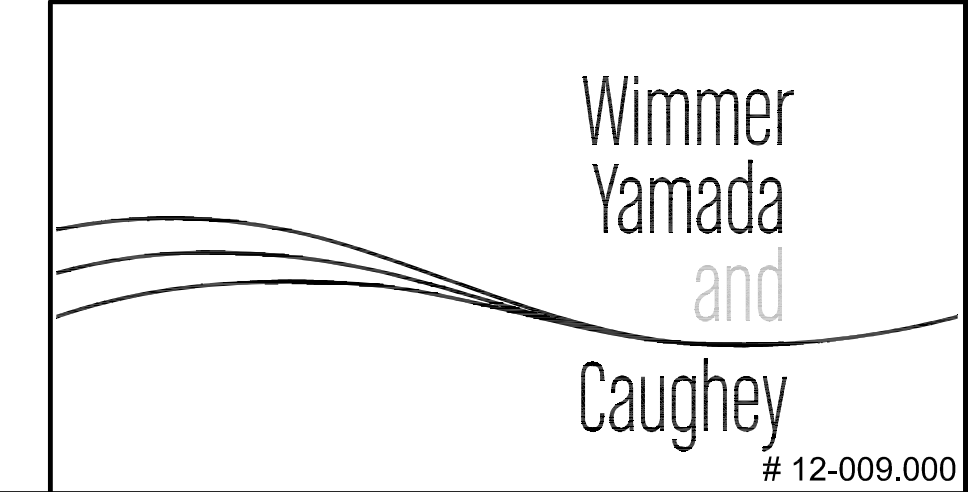
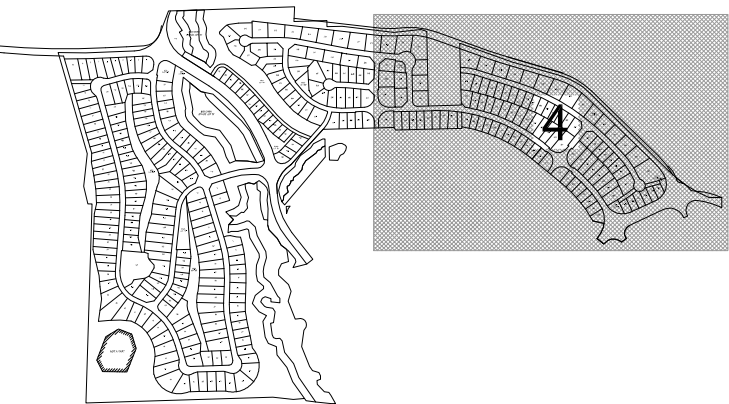
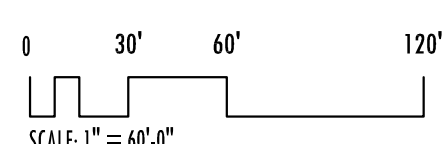
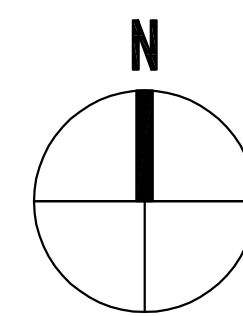
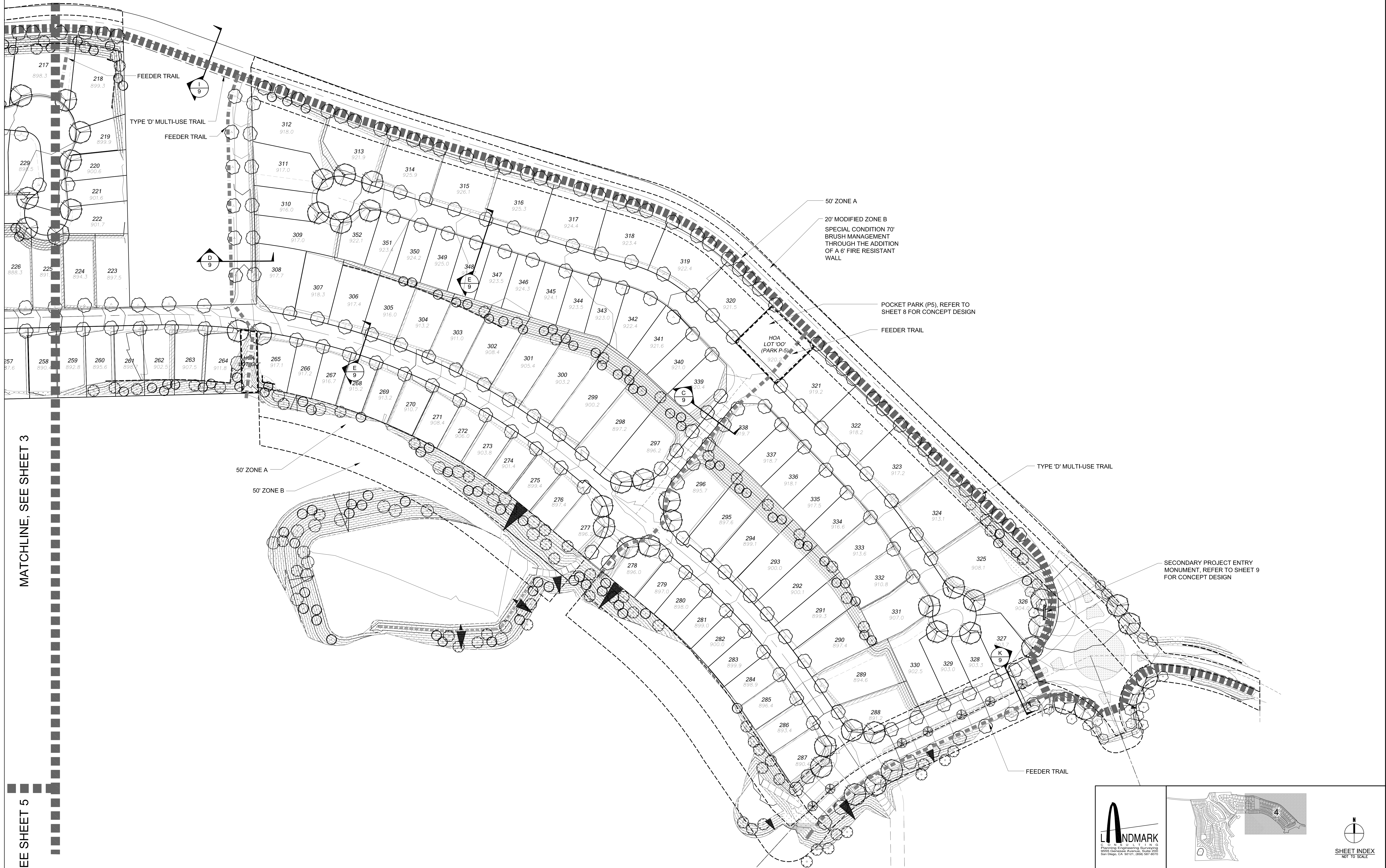
MATCHLINE, SEE SHEET 5

MATCHLINE, SEE SHEET 4

7/16/15

MATCHLINE, SEE SHEET 3

MATCHLINE, SEE SHEET 5



COUNTY OF SAN DIEGO TM 5572-RPL5
IMPLEMENTING TM LANDSCAPE CONCEPT PLAN FOR:
LILAC HILL RANCH
LANDSCAPE CONCEPT PLAN
SHEET NO. 4 OF 10