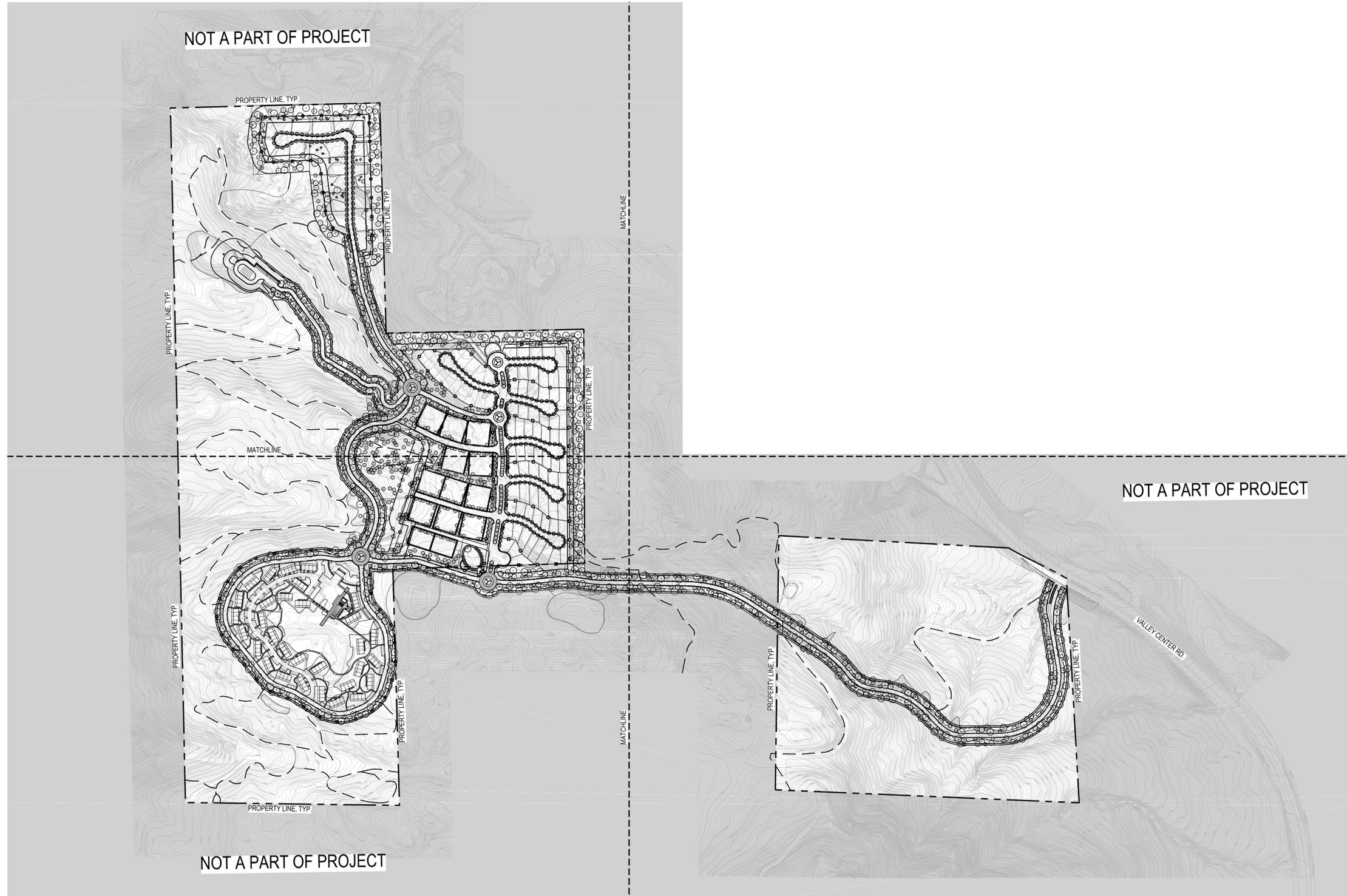


DALEY RANCH RESORT - LANDSCAPE CONCEPT

CITY OF ESCONDIDO, CALIFORNIA



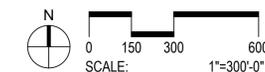
GENERAL LANDSCAPE NOTES

THE FOLLOWING STANDARDS SHALL APPLY TO THE INSTALLATION AND MAINTENANCE OF ALL LANDSCAPED AREAS TO WHICH THIS ARTICLE APPLIES:

- A. GENERAL
 - A.1. **USE OF PLANT MATERIALS.** A HIGH PERCENTAGE OF WATER CONSERVING PLANT MATERIALS SHALL BE UTILIZED IN ALL DESIGNS. THE USE OF TURF IS THEREFORE DISCOURAGED. AREAS APPROVED FOR TURF WILL REQUIRE THE USE OF LOWER WATER USAGE TURF VARIETIES. A HIGHER PERCENTAGE OF TURF MAY BE ALLOWED IF IT IS AN ESSENTIAL PART OF THE DEVELOPMENT, SUCH AS ATHLETIC PLAYING FIELDS FOR SCHOOLS OR PARKS UPON REVIEW OF THE LANDSCAPE PLANS BY THE CITY.
 - A.2. **TURF SPECIES.** TURF SPECIES SHOULD BE LIMITED TO LOW TO MODERATE WATER USING VARIETIES SUCH AS BERMUDA GRASS, BUFFALO GRASS, BAHIA GRASS, ZOYSIA GRASS, AND TALL FESCUE HYBRIDS, RATHER THAN BLUEGRASS OR RYEGRASS VARIETY. TURF SHALL NOT BE USED IN AREAS LESS THAN FIVE (5) FEET WIDE, MEDIANS, SLOPES 4:1 OR GREATER, AND WHEN NOT VISIBLE FROM PUBLIC OR OCCUPANTS VIEW (I.E., BEHIND FENCES)
 - A.3. **PLANT LISTS.** NEW LANDSCAPING SHOULD USE WATER CONSERVING PLANT MATERIALS THAT ARE NATIVE TO THE SAN DIEGO REGION OR ARE ADAPTED TO A HOT DRY SUMMER/COOL WINTER CLIMATE. NON-NATIVE OR ADAPTED VARIETIES THAT REQUIRE LARGE AMOUNTS OF IRRIGATION TO SURVIVE THE HOT DRY SUMMER SEASON ARE TO BE AVOIDED.
 - A.4. **QUALITY OF PLANTS.** ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - A.5. **LANDSCAPE DESIGN.** EXISTING VEGETATION SHOULD BE INCORPORATED INTO THE LANDSCAPE DESIGN WHERE POSSIBLE. (FOR REMOVAL OF MATURE TREES AND SENSITIVE BIOLOGICAL HABITAT SPECIES REFER TO SECTIONS 33-1068 AND 33-1069).
 - A.6. **ROCKY SLOPES.** REQUIREMENTS CONTAINED IN THIS DOCUMENT MAY BE CARRIED FOR LANDSCAPING ON SLOPES WHICH ARE COMPOSED PRIMARILY OF ROCKS OR GRANITE, AS DETERMINED BY THE DIRECTOR. JUSTIFICATION OF THE REQUEST SHALL REQUIRE A LANDSCAPE ARCHITECT'S WRITTEN STATEMENT AND PROPOSED ALTERNATIVES FOR LANDSCAPING.
 - A.7. **TRASH ENCLOSURE AREAS.** WHERE REQUIRED, AS DETERMINED THROUGH A PLOT PLAN APPROVAL PROCESS, FOR INDUSTRIAL, COMMERCIAL, AND MULTIFAMILY RESIDENTIAL PROJECTS. TRASH ENCLOSURE AREAS SHALL CONTAIN A MINIMUM THREE (3) FOOT PLANTING AREA AT THE BASE OF THE ENCLOSURE WALL WHEN THE ENCLOSURE IS VISIBLE FROM THE STREET OR SURROUNDING PROPERTIES. THE LANDSCAPING IN THE PLANTING AREA SHALL CONSIST OF VERTICAL PLANTING (VINES, HEDGES) WHICH WILL SCREEN THE ENCLOSURE IRRIGATION.
- B. **PLANTING ON SLOPES**
 - B.1. ALL MANUFACTURED SLOPES OVER THREE (3) FEET HIGH SHALL BE PLANTED WITH AN APPROPRIATE AND ATTRACTIVE MIX OF TREES, SHRUBS, AND GROUNDCOVER.
 - B.2. GROUNDCOVER TO PROVIDE ONE HUNDRED (100) PERCENT COVERAGE WITHIN ONE (1) YEAR OF INSTALLATION.

LANDSCAPING AND IRRIGATION MAINTENANCE

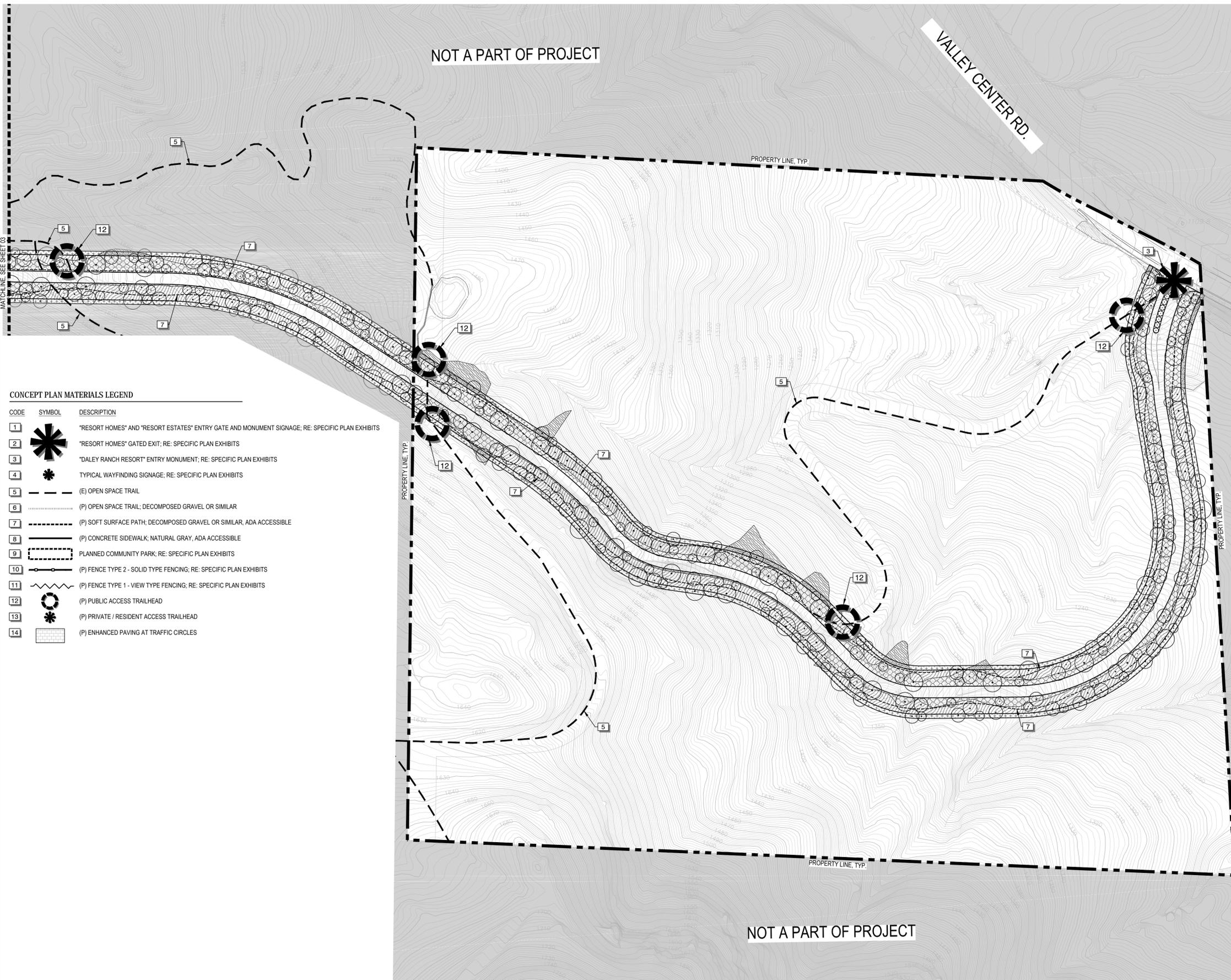
- A. A PROPERTY OWNER USING WATER ON PROPERTY SUBJECT TO A LANDSCAPE APPROVAL OTHER THAN A SINGLE-FAMILY RESIDENCE WITH A TOTAL LANDSCAPED AREA LESS THAN FIVE THOUSAND (5,000) SQUARE FEET, SHALL PREPARE A MAINTENANCE SCHEDULE FOR THE LANDSCAPING AND IRRIGATION SYSTEM ON THE PROJECT. THE SCHEDULE SHALL PROVIDE FOR: (1) ROUTINE INSPECTION TO GUARD AGAINST RUNOFF AND EROSION AND TO DETECT PLANT OR IRRIGATION SYSTEM FAILURE; (2) REPLACEMENT OF DEAD, DYING, AND DISEASED VEGETATION; (3) ERADICATION OF INVASIVE SPECIES; (4) REPAIRING THE IRRIGATION SYSTEM AND ITS COMPONENTS WHEN NECESSARY; (5) REPLENISHING MULCH; (6) SOIL AMENDMENT WHEN NECESSARY TO SUPPORT AND MAINTAIN HEALTH PLANT GROWTH; (7) FERTILIZING, PRUNING, WEEDING, AND MAINTAINING TURF AREAS; AND (8) MAINTENANCE TO AVOID OBSTRUCTION OF MOTORISTS' VIEW. THE SCHEDULE SHALL ALSO IDENTIFY WHO WILL BE RESPONSIBLE FOR MAINTENANCE.
- B. AFTER APPROVAL OF A LANDSCAPE PLAN, THE OWNER IS REQUIRED TO: (1) MAINTAIN AND OPERATE THE LANDSCAPING AND IRRIGATION SYSTEM ON THE PROPERTY CONSISTENT WITH THE MAWA (MAXIMUM APPLIED WATER ALLOWANCE); (2) MAINTAIN THE IRRIGATION SYSTEM TO MEET OR EXCEED AN IRRIGATION EFFICIENCY NECESSARY TO MEET M.A.W.A.; (3) REPLACE BROKEN OR MALFUNCTIONING IRRIGATION SYSTEM COMPONENTS WITH COMPONENTS OF THE SAME MATERIALS AND SPECIFICATIONS, THEIR EQUIVALENT OR BETTER; (4) ENSURE THAT WHEN VEGETATION IS REPLACED, REPLACEMENT PLANTINGS ARE REPRESENTATIVE OF THE HYDROZONE FROM WHICH THE PLANTS WERE REMOVED AND ARE TYPICAL OF THE WATER USE REQUIREMENTS OF THE PLANTS REMOVED, PROVIDED THAT THE REPLACED VEGETATION DOES NOT RESULT IN MIXING HIGH WATER USE PLANTS WITH LOW WATER USE OR VERY LOW WATER USE PLANTS IN THE SAME HYDROZONE. (ORD. NO. 2010-01, §4, 2-3-10)



LANDSCAPE CONCEPT
DALEY RANCH RESORT

CITY OF ESCONDIDO, CALIFORNIA

SHEET
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OF
04



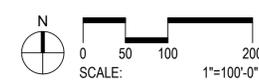
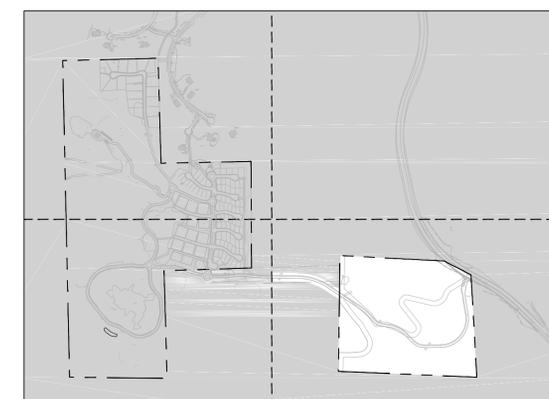
CONCEPT PLAN MATERIALS LEGEND

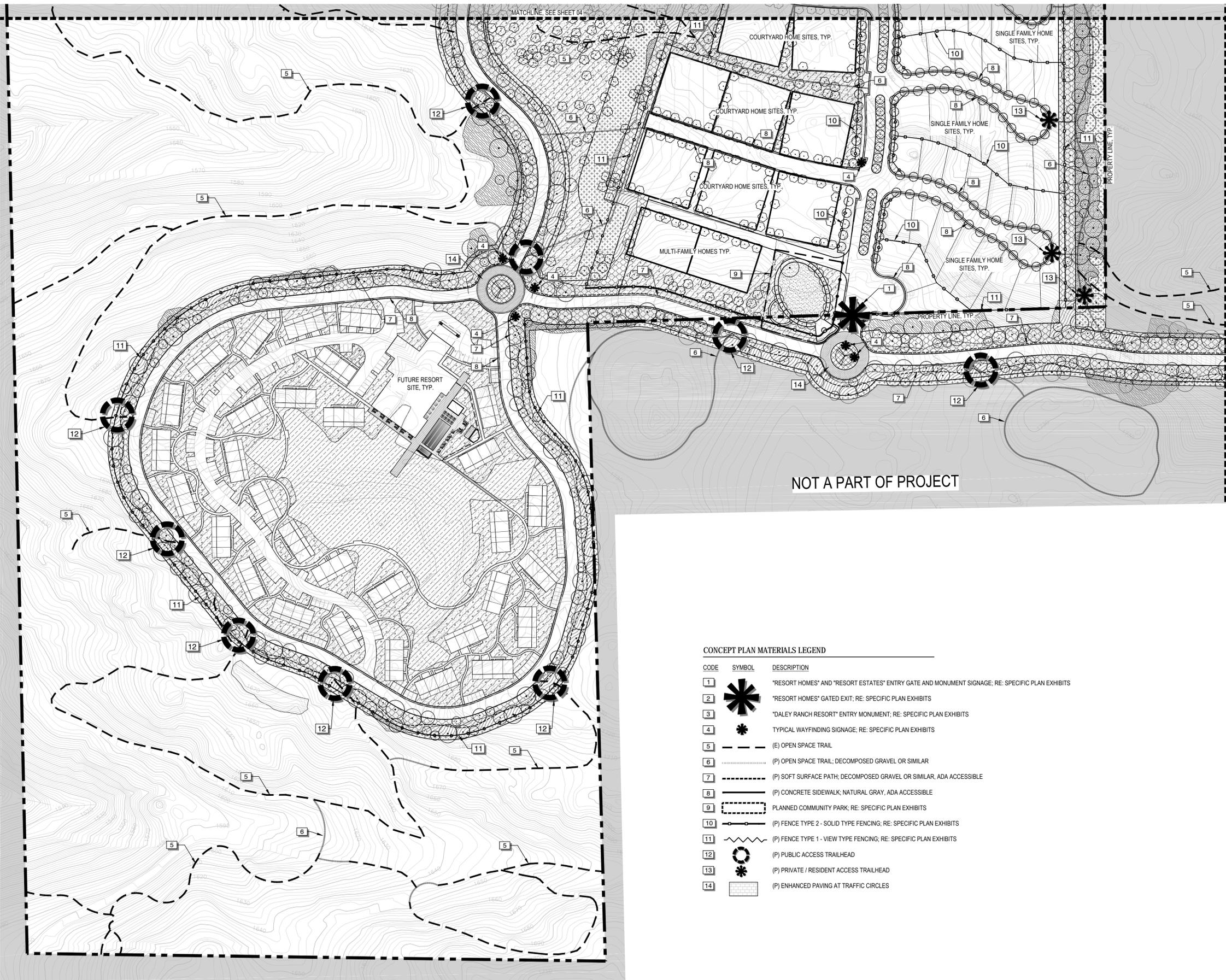
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| 10 | Solid line | (P) FENCE TYPE 2 - SOLID TYPE FENCING; RE: SPECIFIC PLAN EXHIBITS |
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| 12 | Circle with dot | (P) PUBLIC ACCESS TRAILHEAD |
| 13 | Starburst | (P) PRIVATE / RESIDENT ACCESS TRAILHEAD |
| 14 | Grid pattern | (P) ENHANCED PAVING AT TRAFFIC CIRCLES |

CONCEPT PLANT SCHEDULE

| | |
|-----------------|---|
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| Circle with dot | DALEY RANCH RESORT FEEDER STREETS - OAK, WILLOW, MANZANITA, ELM, CHAMISE, ROCK OUTCROPS |
| Circle with dot | DALEY RANCH RESORT PRIVATE DRIVE - OAK, WILLOW, MANZANITA, ELM, ROCK OUTCROPS |
| Circle with dot | DALEY RANCH RESORT ACCESS DRIVE STREET - OAK, WILLOW, SYCAMORE, CALIFORNIA PEPPER |
| Circle with dot | FEATURE TREE - OAK, ELM, WILLOW |
| Circle with dot | SPECIAL ACCENT TREE - CHILEAN MESQUITE, PALO VERDE, TIPU, TABEBUIA, JACARANDA |
| Circle with dot | MISCELLANEOUS TREES - OAK, ELM, WILLOW, SYCAMORE, CALIFORNIA PEPPER, TIPU, TABEBUIA, JACARANDA |
| Grid pattern | PLANTING AREA 1 - AREA TO BE DEVELOPED AND PLANTED AS PARK SPACE - PARKS SHALL BE PASSIVE SPACES RINGING THE PERIMETER OF THE NEIGHBORHOODS TO MAKE USE OF VIEWS AND THE TRAIL NETWORK. SEE ORNAMENTAL PLANT CANDIDATES IN SPECIFIC PLAN PACKAGE. |
| Diagonal lines | PLANTING AREA 2 - AREAS TO BE DEVELOPED AS STREETSCAPES. SEE ORNAMENTAL PLANT CANDIDATES IN SPECIFIC PLAN PACKAGE. |
| Diagonal lines | PLANTING AREA 3 - AREAS DEVELOPED AS HYDROMODIFICATION AND/OR DETENTION BASINS. CHARACTERIZED BY RIPARIAN PLANT MATERIAL AND BASIN APPROPRIATE GRASS-LIKE MATERIAL AND TREES. SEE RIPARIAN PLANT CANDIDATES IN SPECIFIC PLAN PACKAGE. |
| Diagonal lines | PLANTING AREA 4 - AREAS ZONED AS INTERIOR MANUFACTURED SLOPES- NON FUEL MODIFICATION SLOPES. INFORMAL EVERGREEN AND DECIDUOUS DRIFTS OF DROUGHT TOLERANT TREES AND SHRUBS. PLANTING SHALL RESPECT PROMINENT VIEWS AND PROVIDE PRIVACY FOR LOWER LOTS. SEE INTERIOR SLOPE PLANT CANDIDATES IN SPECIFIC PLAN PACKAGE. |
| Diagonal lines | PLANTING AREA 5 - GRADED AREAS IN FUEL MODIFICATION ZONE 1 - THESE AREAS ARE GRADED SLOPES REPLANTED AND PERMANENTLY IRRIGATED ADHERING TO THE SD COUNTY 1 FUEL MODIFICATION GUIDELINES. SEE FIRE RESISTANT PLANT CANDIDATES IN SPECIFIC PLAN PACKAGE. |
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| Diagonal lines | PLANTING AREA 7 - GRADED AREAS IN FUEL MODIFICATION ZONE 2- THESE ARE DISTURBED AREAS THAT WILL BE REVEGETATED INTO A NATIVE CONDITION WITH TEMPORARY IRRIGATION. VEVEGATION WILL FOLLOW PLANT PALETTES/PLANT COMMUNITIES AS DICTATED BY THE PROJECT BIOLOGIST. PLANT PALETTES SHALL ALSO BE APPROVED BY FIRE AUTHORITIES AND HAVE LOW FUEL LOADS.SEE PLANT CANDIDATES IN SPECIFIC PLAN PACKAGE. |
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| Diagonal lines | PLANTING AREA 10 - TURF AREAS IN COMMUNITY PARKS. INTENDED FOR ACTIVE AND/OR PASSIVE RECREATION. |

NOTE: REFER TO SPECIFIC PLAN AND SPECIFIC PLAN EXHIBITS FOR FULL LIST OF CANDIDATE PLANT MATERIALS, TYP.





CONCEPT PLANT SCHEDULE

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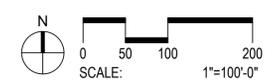
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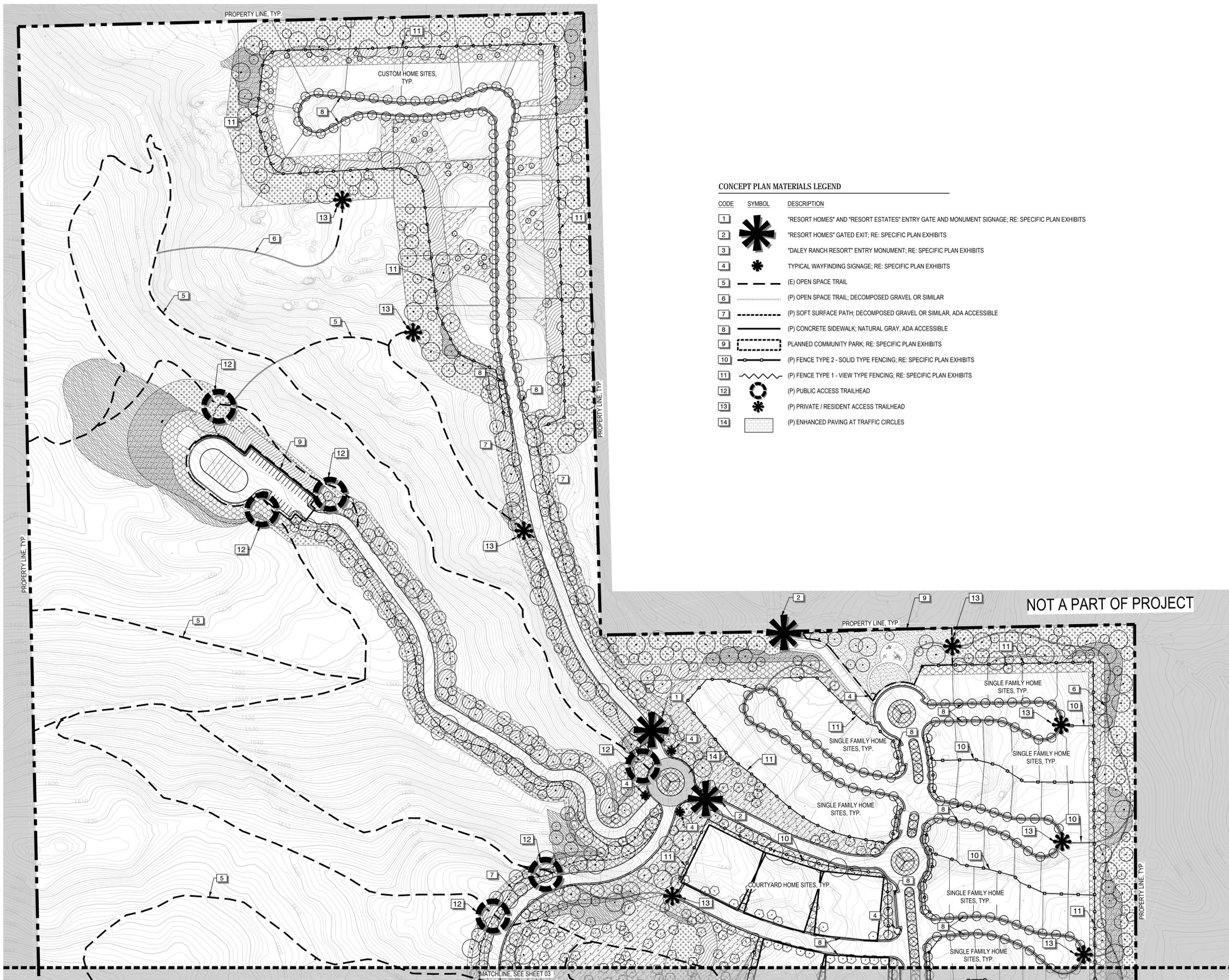
VICINITY MAP

NOT TO SCALE



LANDSCAPE CONCEPT
DALEY RANCH RESORT
 CITY OF ESCONDIDO, CALIFORNIA

SHEET
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04



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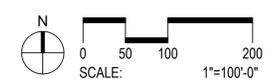
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VICINITY MAP

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DALEY RANCH RESORT

CITY OF ESCONDIDO, CALIFORNIA

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