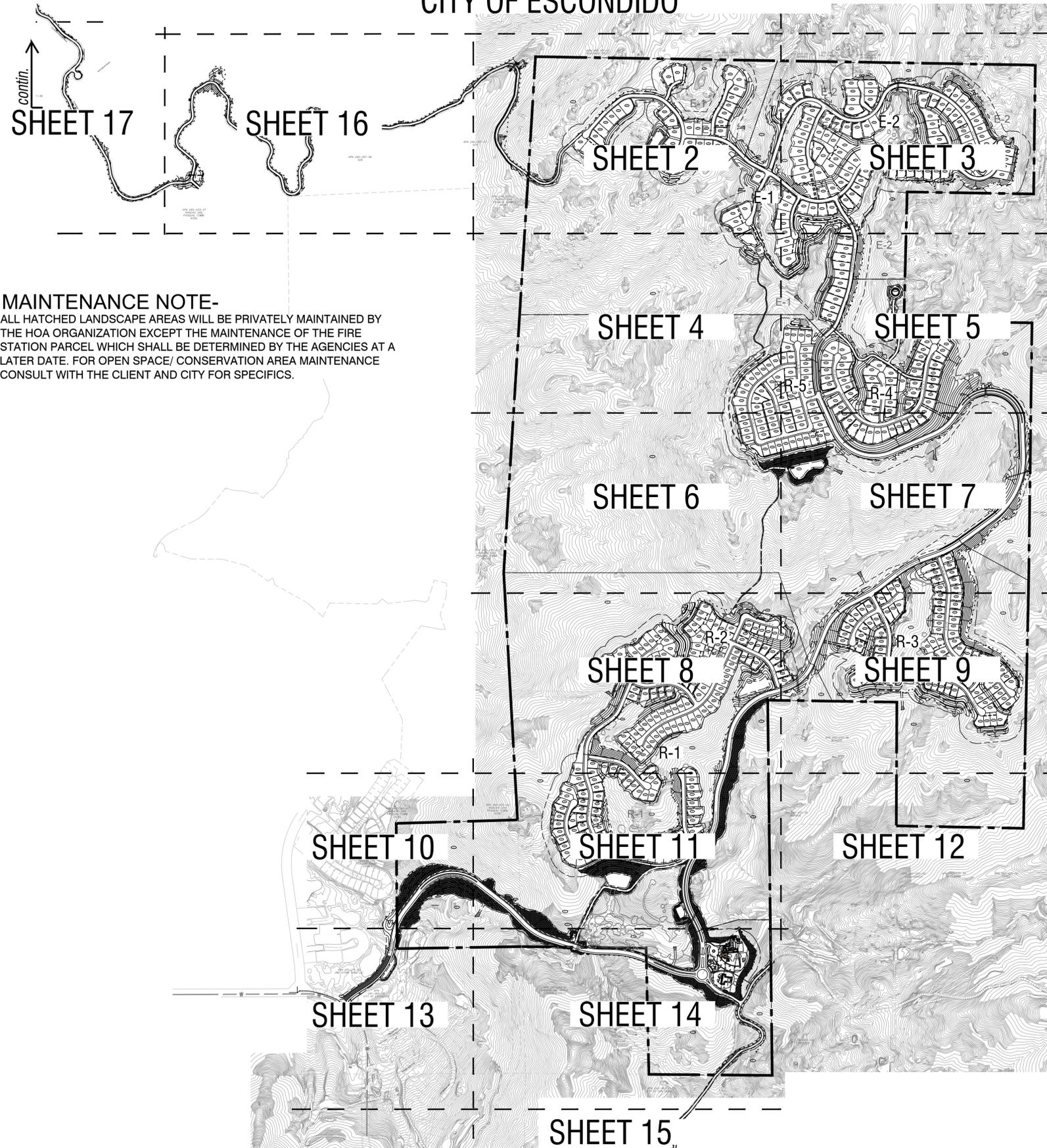
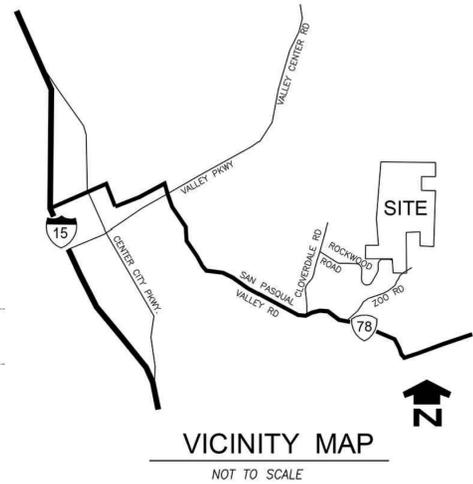


SAFARI HIGHLANDS RANCH- LANDSCAPE CONCEPT

CITY OF ESCONDIDO



MAINTENANCE NOTE-
ALL HATCHED LANDSCAPE AREAS WILL BE PRIVATELY MAINTAINED BY THE HOA ORGANIZATION EXCEPT THE MAINTENANCE OF THE FIRE STATION PARCEL WHICH SHALL BE DETERMINED BY THE AGENCIES AT A LATER DATE. FOR OPEN SPACE/ CONSERVATION AREA MAINTENANCE CONSULT WITH THE CLIENT AND CITY FOR SPECIFICS.

GENERAL LANDSCAPE NOTES

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

- A. GENERAL**
- 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.
 - 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).
 - 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.
 - 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 NURSEYMEN.
 - 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).
 - ROCKY SLOPES. REQUIREMENTS CONTAINED IN THIS DOCUMENT MAY BE VARIED 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.
 - 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 AND IRRIGATION.
- B. PLANTING ON SLOPES.**
- ALL MANUFACTURED SLOPES OVER THREE (3) FEET HIGH SHALL BE PLANTED WITH AN APPROPRIATE AND ATTRACTIVE MIX OF TREES, SHRUBS AND GROUNDCOVERS.
 - 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:**
- ROUTINE INSPECTION TO GUARD AGAINST RUNOFF AND EROSION AND TO DETECT PLANT OR IRRIGATION SYSTEM FAILURE;
 - REPLACEMENT OF DEAD, DYING AND DISEASED VEGETATION;
 - ERADICATION OF INVASIVE SPECIES;
 - REPAIRING THE IRRIGATION SYSTEM AND ITS COMPONENTS WHEN NECESSARY;
 - REPLENISHING MULCH;
 - SOIL AMENDMENT WHEN NECESSARY TO SUPPORT AND MAINTAIN HEALTHY PLANT GROWTH;
 - FERTILIZING, PRUNING AND WEEDING AND MAINTAINING TURF AREAS; AND
 - 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:**
- MAINTAIN AND OPERATE THE LANDSCAPING AND IRRIGATION SYSTEM ON THE PROPERTY CONSISTENT WITH THE MAWA.
 - MAINTAIN THE IRRIGATION SYSTEM TO MEET OR EXCEED AN IRRIGATION EFFICIENCY NECESSARY TO MEET MAWA.
 - REPLACE BROKEN OR MALFUNCTIONING IRRIGATION SYSTEM COMPONENTS WITH COMPONENTS OF THE SAME MATERIALS AND SPECIFICATIONS, THEIR EQUIVALENT OR BETTER.
 - 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, 2-9-10)

SHEET INDEX

TITLE SHEET	SHEET 1
OVERALL SITE LANDSCAPE PLANS	SHEETS 2-17
PLANTING LEGENDS AND NOTES	SHEETS 18-19
PLANT AND HARDSCAPE IMAGERY	SHEET 20
COMMUNITY CORE/ COMMUNITY PARK	SHEET 21-22
ENLARGEMENTS AND RENDERINGS	
PARK AND ENTRY ENLARGEMENTS	SHEETS 23-24

GENERAL NOTES

- SUBDIVISION AREA GROSS/NET: 1,098.6 ACRES
- TOTAL NO. LOTS: 591
 - 13 OPEN SPACE LOTS
 - 15 HOA OPEN SPACE LOTS
 - 8 HOA PRIVATE STREET LOTS
 - 550 RESIDENTIAL LOTS
 - 2 PUBLIC FACILITIES LOTS (PF-1 & PF-2)
 - 1 FIRE STATION LOT (FS)
 - 1 PUBLIC PARK LOT (P-1)
 - 1 PRIVATE PARK LOT (P-2)
- EXISTING/PROPOSED GENERAL PLAN: SPA-4
- EXISTING/PROPOSED ZONING: SP (SPECIFIC PLAN)
- GROSS DENSITY: 0.5 DU/AC (550 UNITS/1,098.6 AC)
- ALL SITE IMPROVEMENTS SHALL CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS EXCEPTING DESIGN STANDARDS WAIVERS LISTED THIS SHEET.
- ALL EXIST/PROPOSED UTILITIES TO BE UNDERGROUND.
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE POLICY. CUT SLOPES 1.5:1 MAX, FILL SLOPES 2:1 MAX.
- ALL PROPOSED LOTS TO BE ON A SANITARY SEWER SYSTEM.
- THERE ARE NO EXISTING STRUCTURES ON SITE.
- THE PROJECT AREA HAS NOT BEEN MAPPED BY FEMA FOR FLOOD INSURANCE.
- ALL PROPOSED SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY THE DISTRICT.
- ALL PROPOSED STORM DRAIN IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- SOILS REPORT PREPARED BY: GEOCON
- THIS PROJECT IS A "MULTIPLE PHASE" SUBDIVISION. IT IS THE INTENT THAT MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. THE FINAL MAP MAY CONSIST OF ONE OR MORE MULTIPLE LOTS AS SHOWN ON THIS TENTATIVE MAP.
- MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION.
- TREES WITH A TRUNK DIAMETER OF 4" OR LARGER HAVE NOT BEEN LOCATED DUE TO SUBDIVISION SIZE.

ASSESSOR'S PARCEL / ADDRESS

APN 240-270-33 23260 OLD WAGON RD. VALLEY CENTER, CA 92082
 APN 242-010-37 200 RD. CA
 APN 242-010-38 200 RD. CA
 APN 242-010-39 200 RD. CA
 APN 242-060-03 ROCKWOOD RD. SAN DIEGO, CA 92127
 APN 242-010-02 ROCKWOOD RD. SAN DIEGO, CA 92027

APPLICANT / OWNER

SAFARI HIGHLANDS RANCH, LLC
 380 STEVENS AVENUE, SUITE 307
 SOLANA BEACH, CA 92075

OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY DEED OR TRUST INTEREST. I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS OF WAY.

JEB B. HALL, ESQ. DATE

ENGINEER OF WORK

HUNSAKER & ASSOCIATES
 9707 WAPLES STREET
 SAN DIEGO, CA 92121
 (658) 558-4500

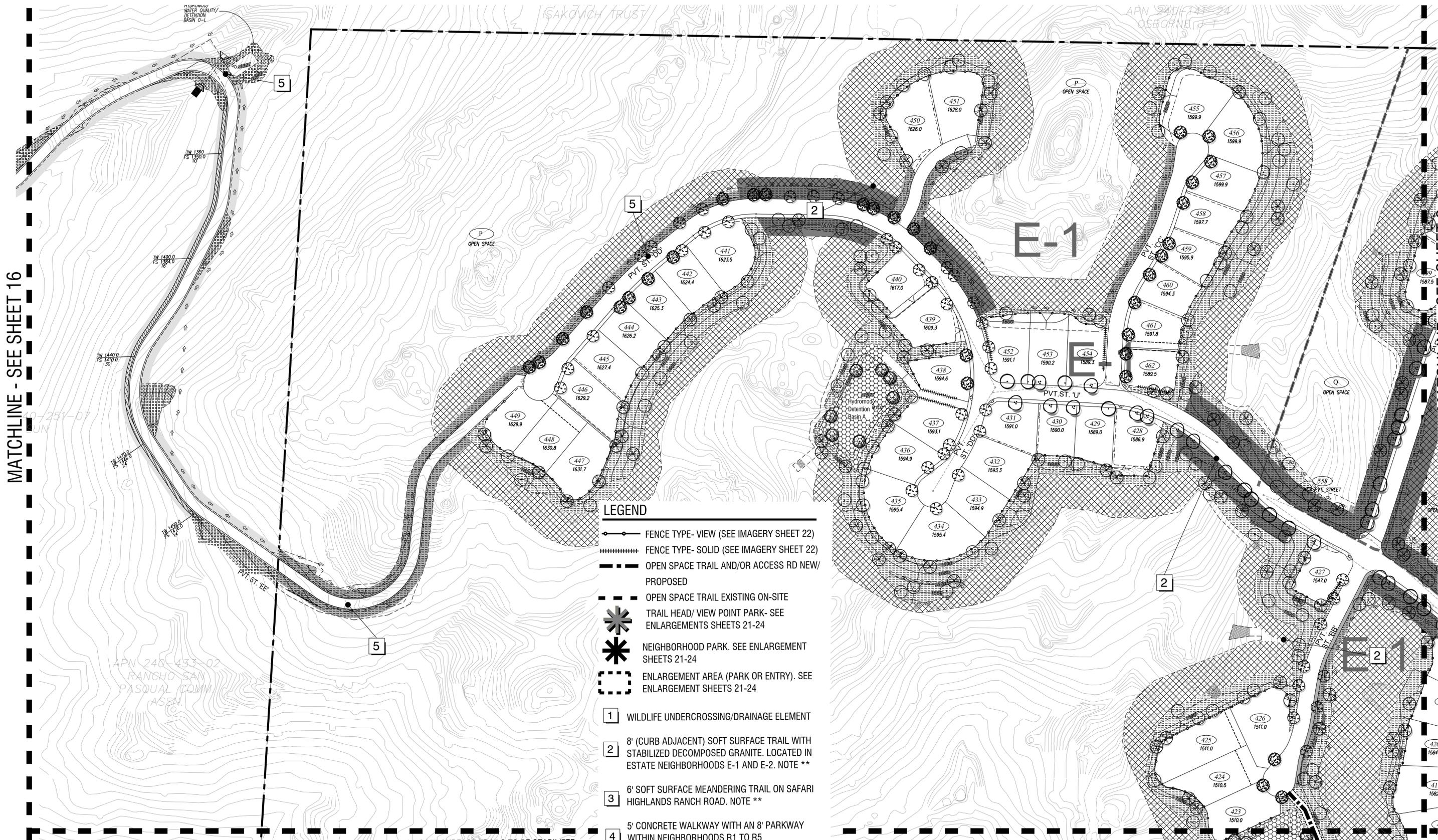
NORTH
 400

LANDSCAPE CONCEPT
SAFARI HIGHLANDS RANCH
 CITY OF ESCONDIDO, CALIFORNIA
 NOVEMBER 2018 REVISION

SHEET
1
 OF
24

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 3



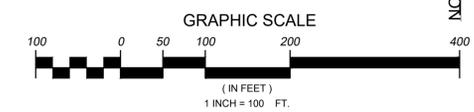
LEGEND

- FENCE TYPE- VIEW (SEE IMAGERY SHEET 22)
- FENCE TYPE- SOLID (SEE IMAGERY SHEET 22)
- OPEN SPACE TRAIL AND/OR ACCESS RD NEW/ PROPOSED
- OPEN SPACE TRAIL EXISTING ON-SITE
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- 3** 6' SOFT SURFACE MEANDERING TRAIL ON SAFARI HIGHLANDS RANCH ROAD. NOTE **
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** ALL SOFT SURFACE TRAILS TO BE STABILIZED MATERIAL. WHERE (NON OPEN-SPACE) SOFT-SURFACE TRAILS EXCEED 10% IN GRADE IMPLEMENT ADDITIONAL DESIGN AND DRAINAGE FEATURES AS DETAILED IN PLANS AND AGREED UPON BY CITY STAFF. WHERE NON OPEN-SPACE SOFT-SURFACE TRAILS EXCEED 15% CONVERT THE TRAIL MATERIAL TO CONCRETE.)

(SEE PLANTING LEGEND SHEET 20. HATCHES CORRESPOND TO PLANT PALETTES /APPLICATIONS)

MATCHLINE - SEE SHEET 4

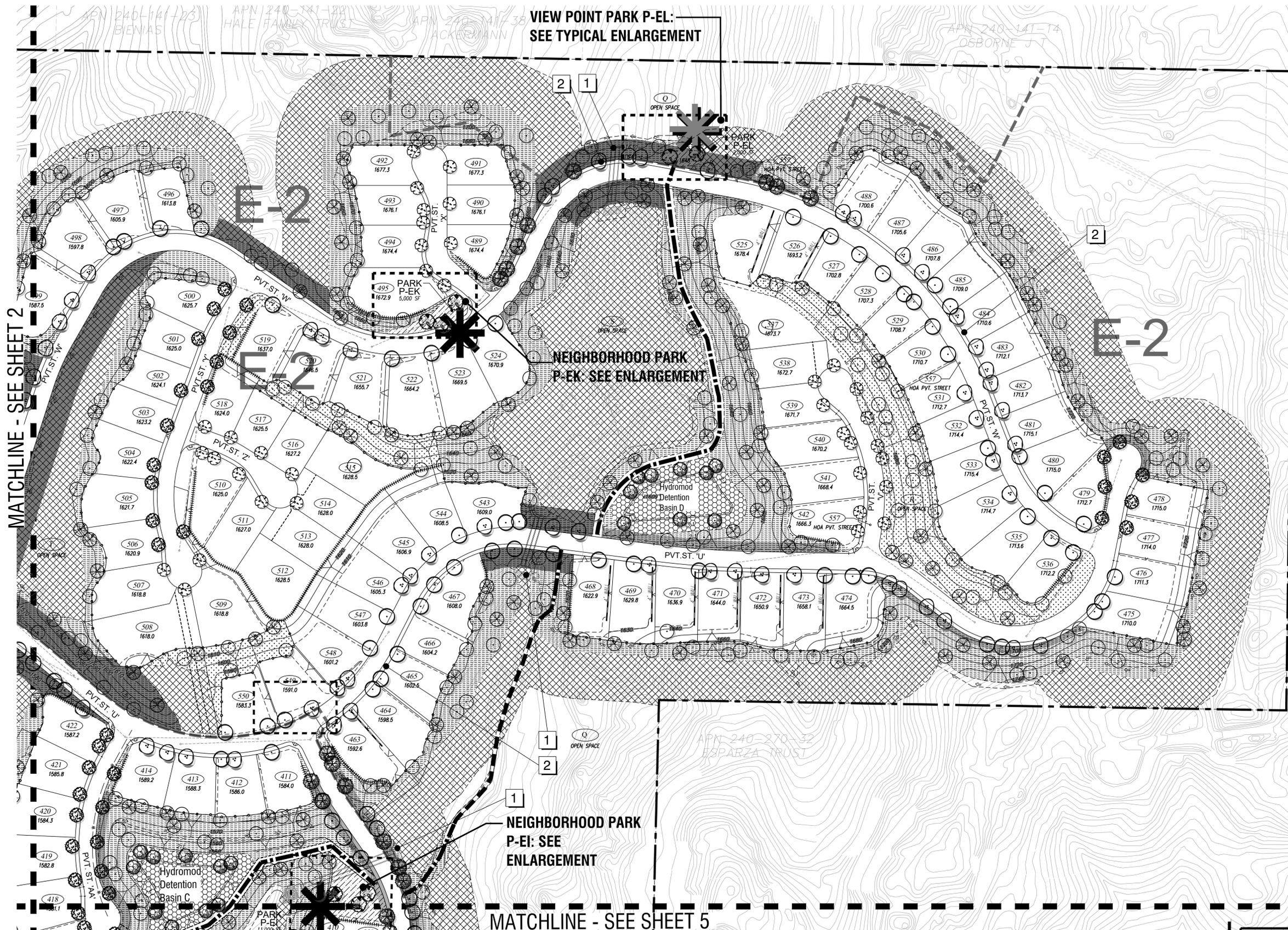


LANDSCAPE CONCEPT
SAFARI HIGHLANDS RANCH
CITY OF ESCONDIDO, CALIFORNIA
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SHEET
2
OF
24

VIEW POINT PARK P-EL:
SEE TYPICAL ENLARGEMENT

MATCHLINE - SEE SHEET 2



- LEGEND**
- FENCE TYPE- VIEW (SEE IMAGERY SHEET 22)
 - FENCE TYPE- SOLID (SEE IMAGERY SHEET 22)
 - OPEN SPACE TRAIL AND/OR ACCESS RD NEW/PROPOSED
 - OPEN SPACE TRAIL EXISTING ON-SITE
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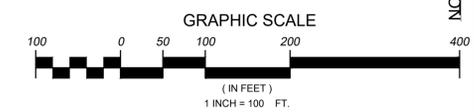
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NEIGHBORHOOD PARK
P-EI: SEE
ENLARGEMENT

MATCHLINE - SEE SHEET 5



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SHEET
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MATCHLINE - SEE SHEET 2

VIEW POINT PARK P-EJ
SEE TYPICAL ENLARGEMENT

LEGEND

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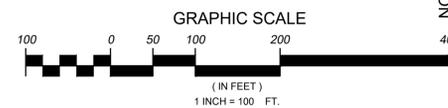
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OPEN SPACE

4

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 5

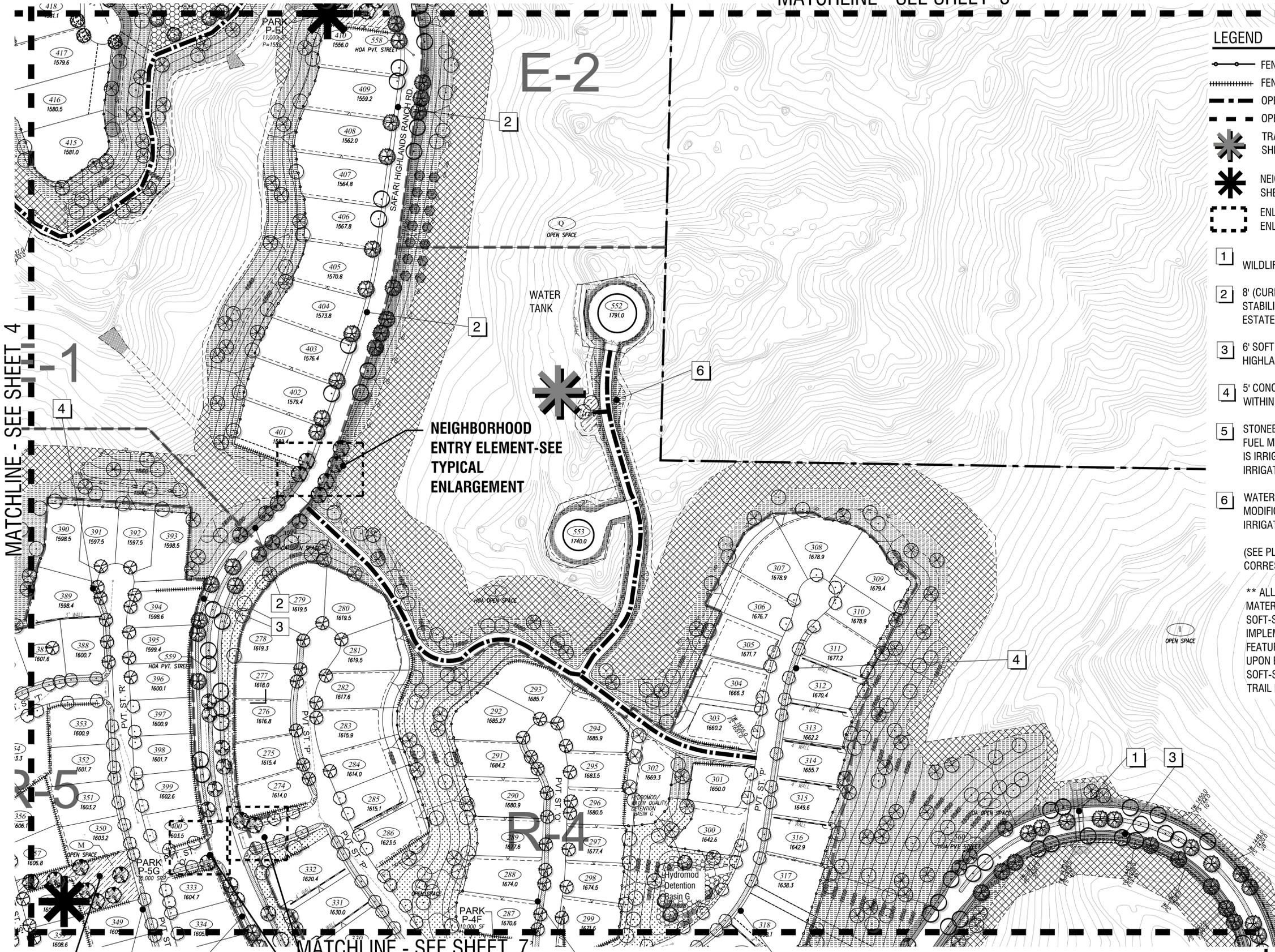


LANDSCAPE CONCEPT
SAFARI HIGHLANDS RANCH
CITY OF ESCONDIDO, CALIFORNIA

NOVEMBER 2018 REVISION

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MATCHLINE - SEE SHEET 3



LEGEND

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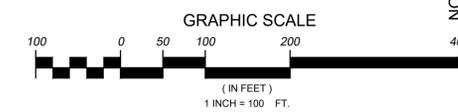
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MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 7

NEIGHBORHOOD PARK P-5G: SEE TYPICAL ENLARGEMENTS

NEIGHBORHOOD ENTRY ELEMENT- SEE TYPICAL ENLARGEMENTS



LANDSCAPE CONCEPT
SAFARI HIGHLANDS RANCH
 CITY OF ESCONDIDO, CALIFORNIA
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SHEET 5 OF 24

MATCHLINE - SEE SHEET 4



LEGEND

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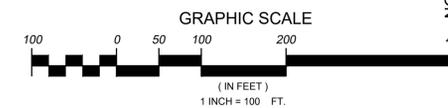
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**NEIGHBORHOOD
PARK P-5H: SEE
ENLARGEMENT**

APN 240-433-02
RANCHO SAN
PASQUAL COMM.
ASSN

MATCHLINE - SEE SHEET 8



NORTH

LANDSCAPE CONCEPT
SAFARI HIGHLANDS RANCH
CITY OF ESCONDIDO, CALIFORNIA

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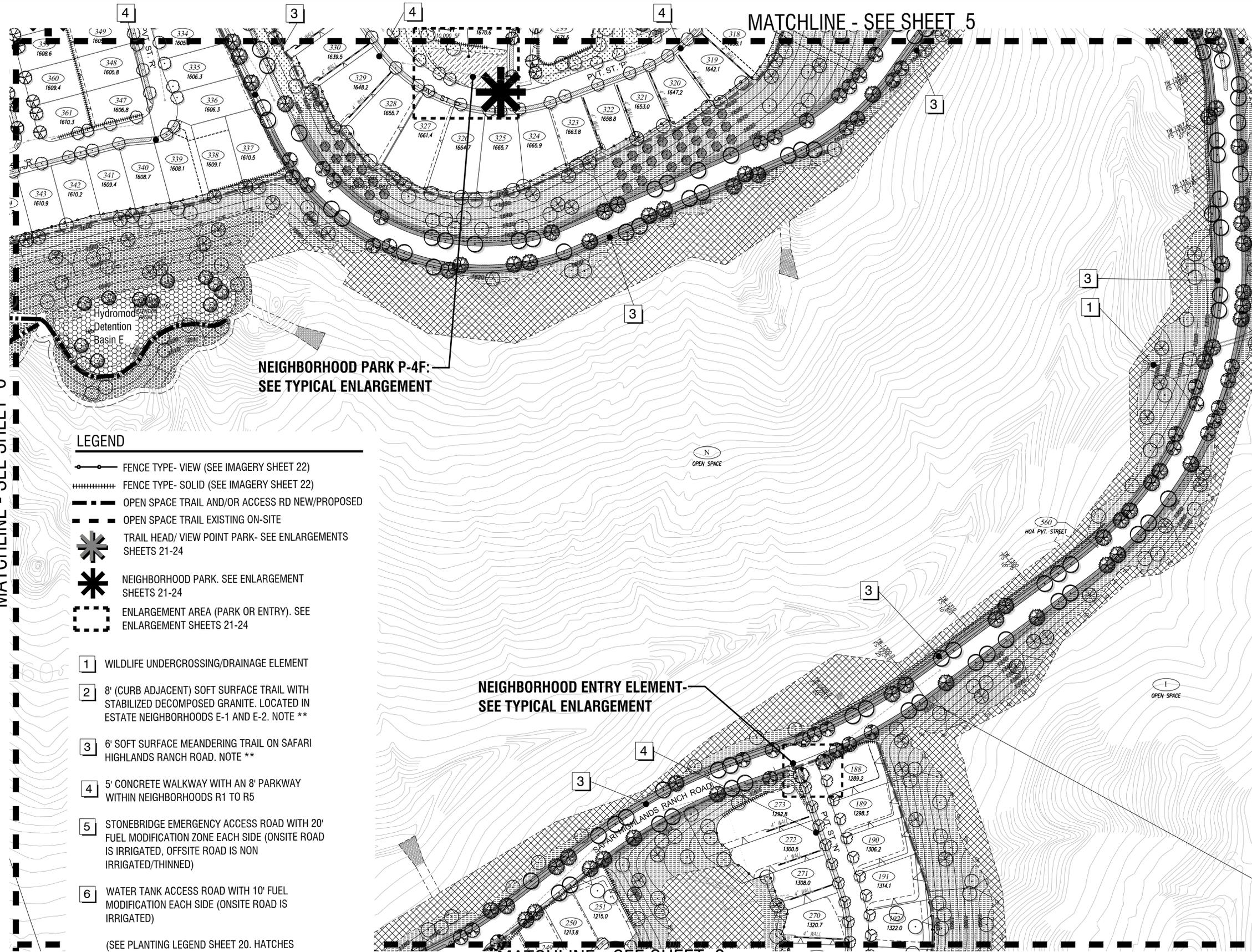
SHEET
6
OF
24

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 5

ARN 240-270-55
BASH

ARN 240-270-01
YALOF



NEIGHBORHOOD PARK P-4F:
SEE TYPICAL ENLARGEMENT

NEIGHBORHOOD ENTRY ELEMENT-
SEE TYPICAL ENLARGEMENT

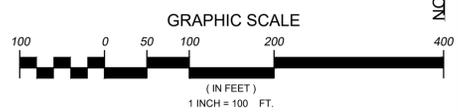
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(SEE PLANTING LEGEND SHEET 20. HATCHES CORRESPOND TO PLANT PALETTES /APPLICATIONS)

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MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 6

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- 2** 8' (CURB ADJACENT) SOFT SURFACE TRAIL WITH STABILIZED DECOMPOSED GRANITE. LOCATED IN ESTATE NEIGHBORHOODS E-1 AND E-2. NOTE **
- 3** 6' SOFT SURFACE MEANDERING TRAIL ON SAFARI HIGHLANDS RANCH ROAD. NOTE **
- 4** 5' CONCRETE WALKWAY WITH AN 8' PARKWAY WITHIN NEIGHBORHOODS R1 TO R5
- 5** STONEBRIDGE EMERGENCY ACCESS ROAD WITH 20' FUEL MODIFICATION ZONE EACH SIDE (ONSITE ROAD IS IRRIGATED, OFFSITE ROAD IS NON IRRIGATED/THINNED)
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(SEE PLANTING LEGEND SHEET 20. HATCHES CORRESPOND TO PLANT PALETTES /APPLICATIONS)

** ALL SOFT SURFACE TRAILS TO BE STABILIZED MATERIAL. WHERE (NON OPEN-SPACE) SOFT-SURFACE TRAILS EXCEED 10% IN GRADE IMPLEMENT ADDITIONAL DESIGN AND DRAINAGE FEATURES AS DETAILED IN PLANS AND AGREED UPON BY CITY STAFF. WHERE NON OPEN-SPACE SOFT-SURFACE TRAILS EXCEED 15% CONVERT THE TRAIL MATERIAL TO CONCRETE.)

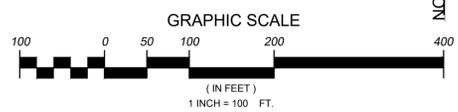
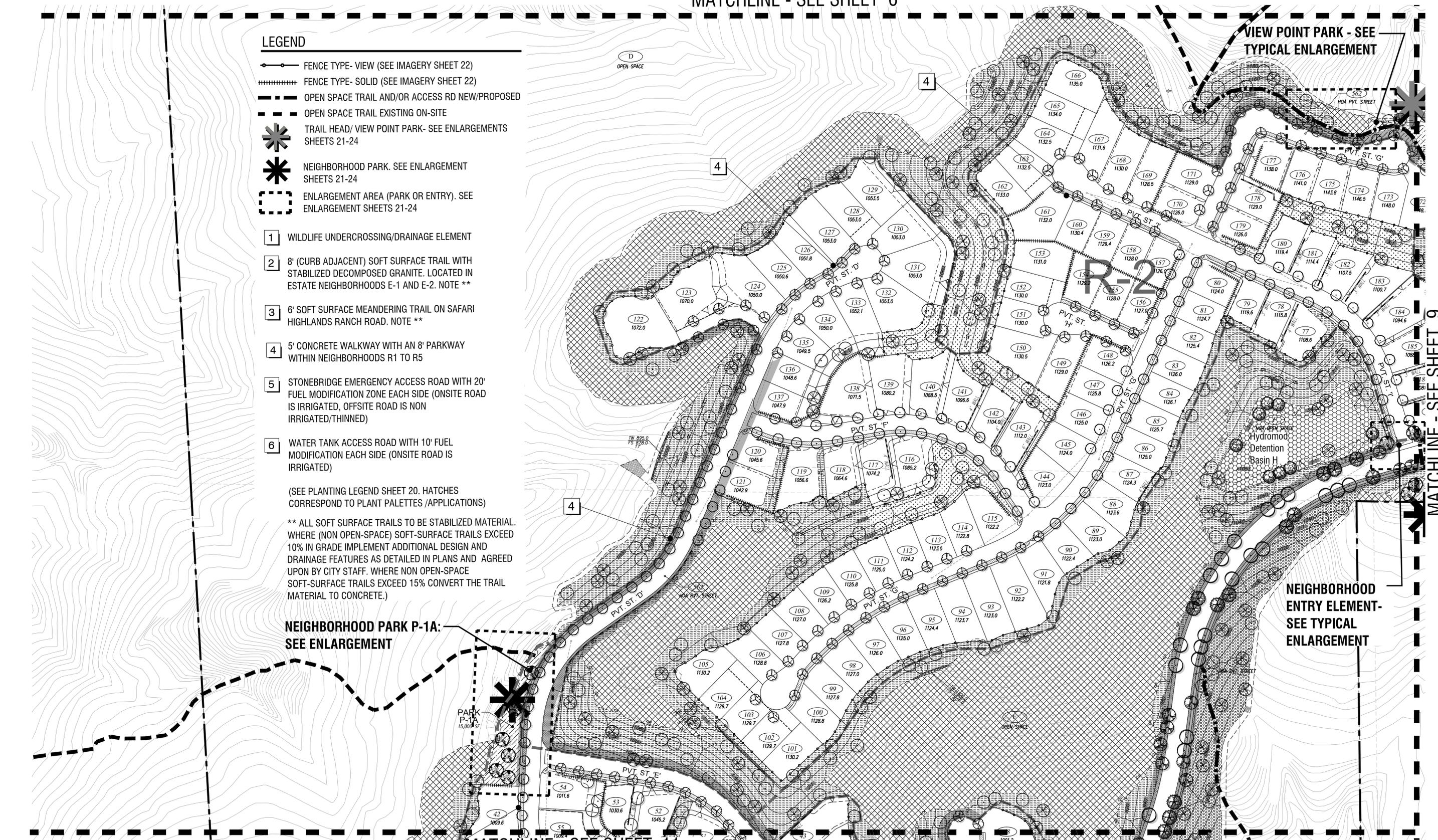
NEIGHBORHOOD PARK P-1A:
SEE ENLARGEMENT

VIEW POINT PARK - SEE
TYPICAL ENLARGEMENT

MATCHLINE - SEE SHEET 9

NEIGHBORHOOD
ENTRY ELEMENT-
SEE TYPICAL
ENLARGEMENT

MATCHLINE - SEE SHEET 11



LANDSCAPE CONCEPT
SAFARI HIGHLANDS RANCH
 CITY OF ESCONDIDO, CALIFORNIA
 NOVEMBER 2018 REVISION

SHEET
 8
 OF
 24

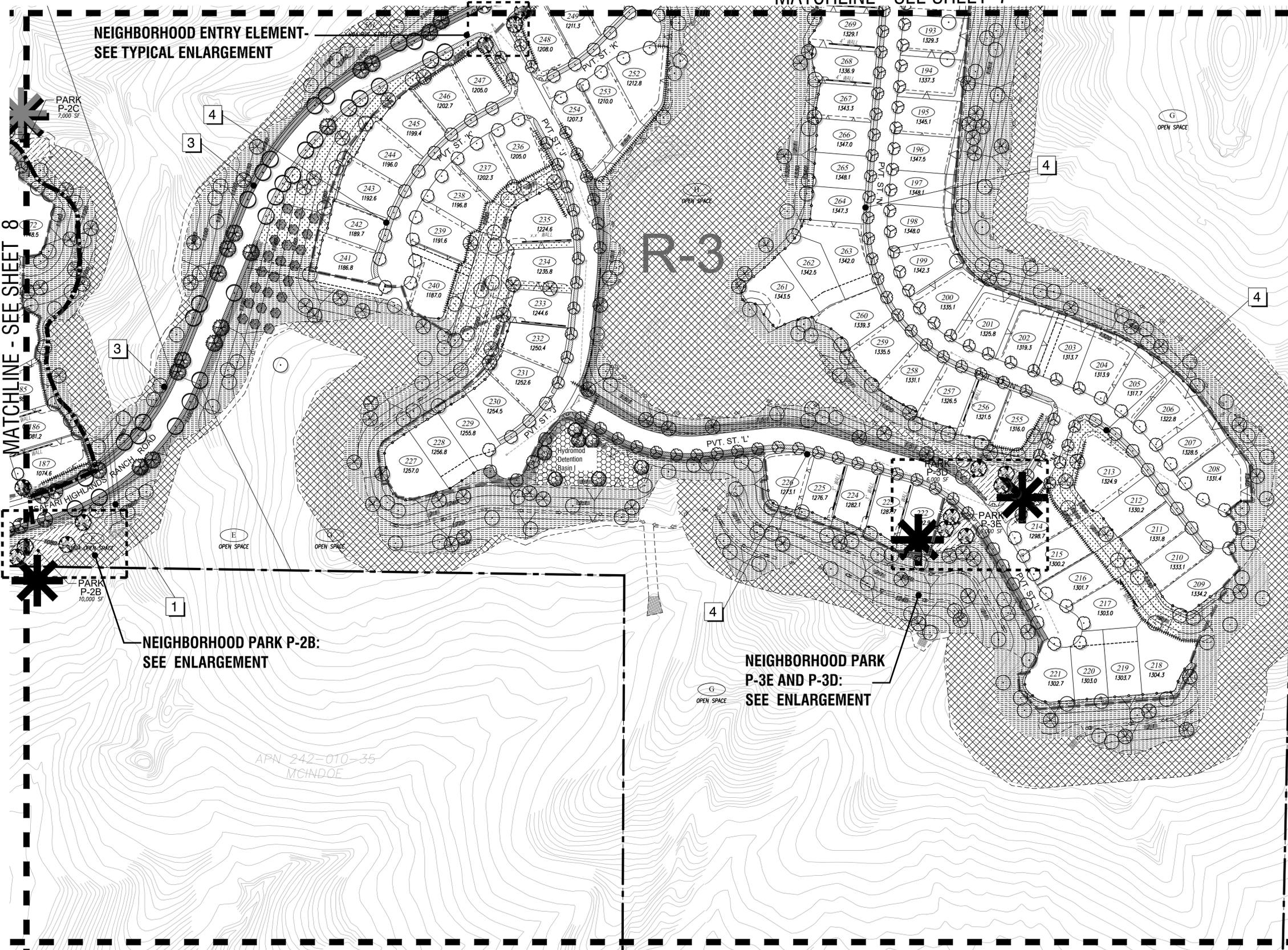
MATCHLINE - SEE SHEET 7

NEIGHBORHOOD ENTRY ELEMENT - SEE TYPICAL ENLARGEMENT

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 12



LEGEND

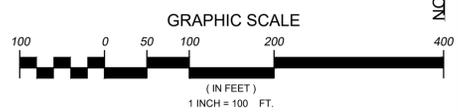
- FENCE TYPE- VIEW (SEE IMAGERY SHEET 22)
 - FENCE TYPE- SOLID (SEE IMAGERY SHEET 22)
 - OPEN SPACE TRAIL AND/ OR ACCESS RD NEW/PROPOSED
 - OPEN SPACE TRAIL EXISTING ON-SITE
 - TRAIL HEAD/ VIEW POINT PARK- SEE ENLARGEMENTS SHEETS 21-24
 - NEIGHBORHOOD PARK. SEE ENLARGEMENT SHEETS 21-24
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NEIGHBORHOOD PARK P-2B: SEE ENLARGEMENT

NEIGHBORHOOD PARK P-3E AND P-3D: SEE ENLARGEMENT

APN 242-010-35 MCINDOE



LEGEND

-  FENCE TYPE- VIEW (SEE IMAGERY SHEET 22)
-  FENCE TYPE- SOLID (SEE IMAGERY SHEET 22)
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-  OPEN SPACE TRAIL EXISTING ON-SITE
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-  NEIGHBORHOOD PARK. SEE ENLARGEMENT SHEETS 21-24
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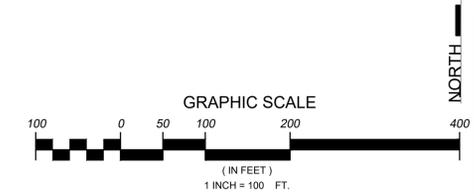
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MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 11



<p>LANDSCAPE CONCEPT SAFARI HIGHLANDS RANCH CITY OF ESCONDIDO, CALIFORNIA NOVEMBER 2018 REVISION</p>	<p>SHEET 10 OF 24</p>
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MATCHLINE - SEE SHEET 8

LEGEND

- FENCE TYPE- VIEW (SEE IMAGERY SHEET 22)
- FENCE TYPE- SOLID (SEE IMAGERY SHEET 22)
- OPEN SPACE TRAIL AND/OR ACCESS RD NEW/PROPOSED
- OPEN SPACE TRAIL EXISTING ON-SITE
- TRAIL HEAD/ VIEW POINT PARK- SEE ENLARGEMENTS SHEETS 21-24
- NEIGHBORHOOD PARK. SEE ENLARGEMENT SHEETS 21-24
- ENLARGEMENT AREA (PARK OR ENTRY). SEE ENLARGEMENT SHEETS 21-24

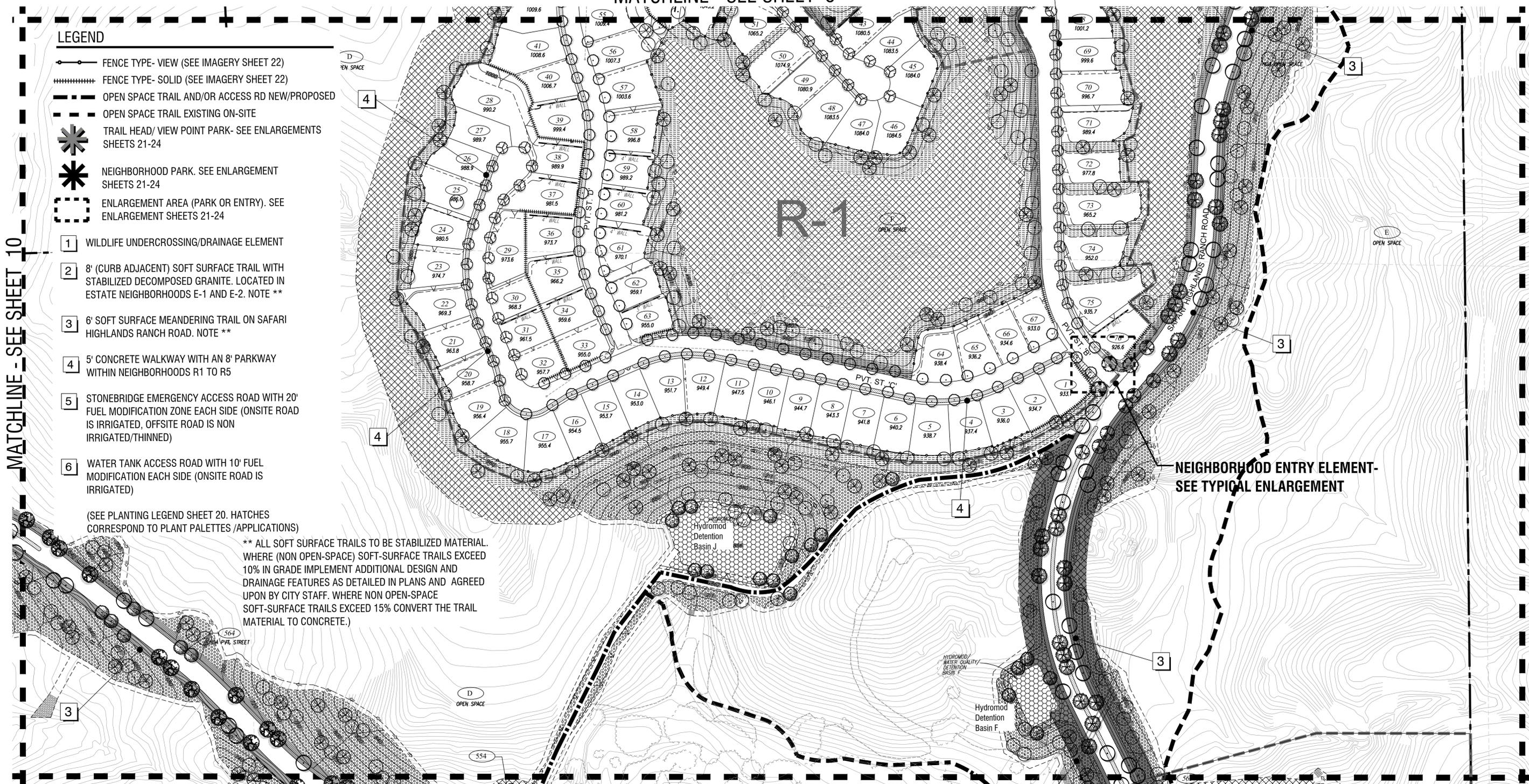
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(SEE PLANTING LEGEND SHEET 20. HATCHES CORRESPOND TO PLANT PALETTES /APPLICATIONS)

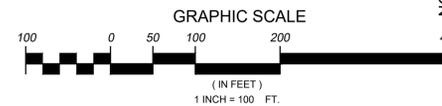
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MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 12



MATCHLINE - SEE SHEET 14



LANDSCAPE CONCEPT SAFARI HIGHLANDS RANCH CITY OF ESCONDIDO, CALIFORNIA NOVEMBER 2018 REVISION	SHEET
	11
	OF
	24

MATCHLINE - SEE SHEET 9

G
OPEN SPACE

APN 042-010-35
MCINDOE

APN 242-020-33
LUGO GARCIA

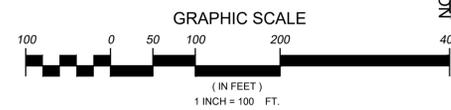
APN 242-020-34
MITSUNAGA

APN 242-020-50
PEREZ

APN 242-020-49
KNOTT

ROS 18270

MATCHLINE - SEE SHEET 11



NORTH

LANDSCAPE CONCEPT
SAFARI HIGHLANDS RANCH

CITY OF ESCONDIDO, CALIFORNIA

NOVEMBER 2018 REVISION

SHEET
12
OF
24

MATCHLINE - SEE SHEET 10

LEGEND

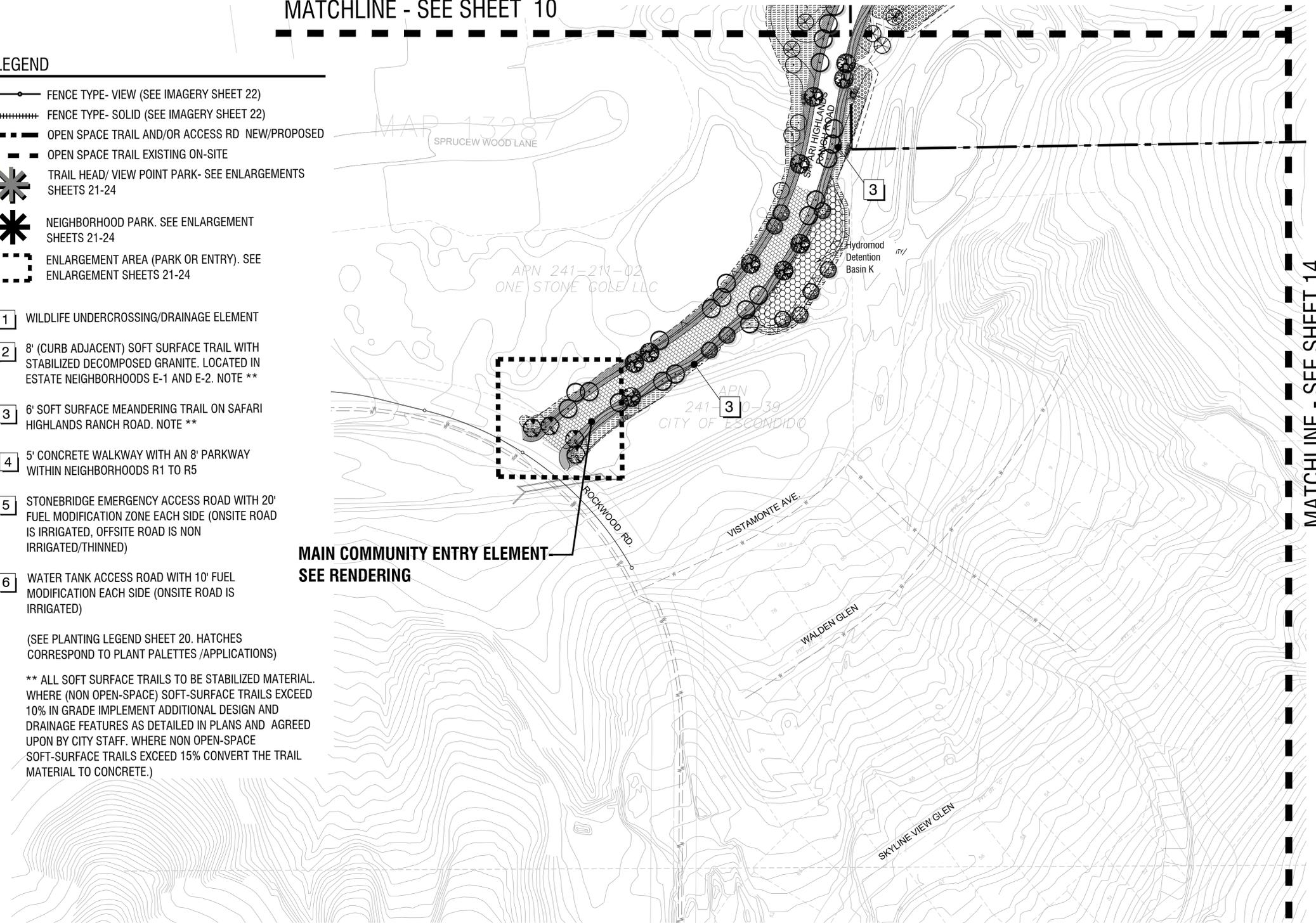
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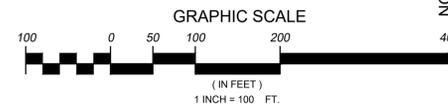
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**MAIN COMMUNITY ENTRY ELEMENT
SEE RENDERING**



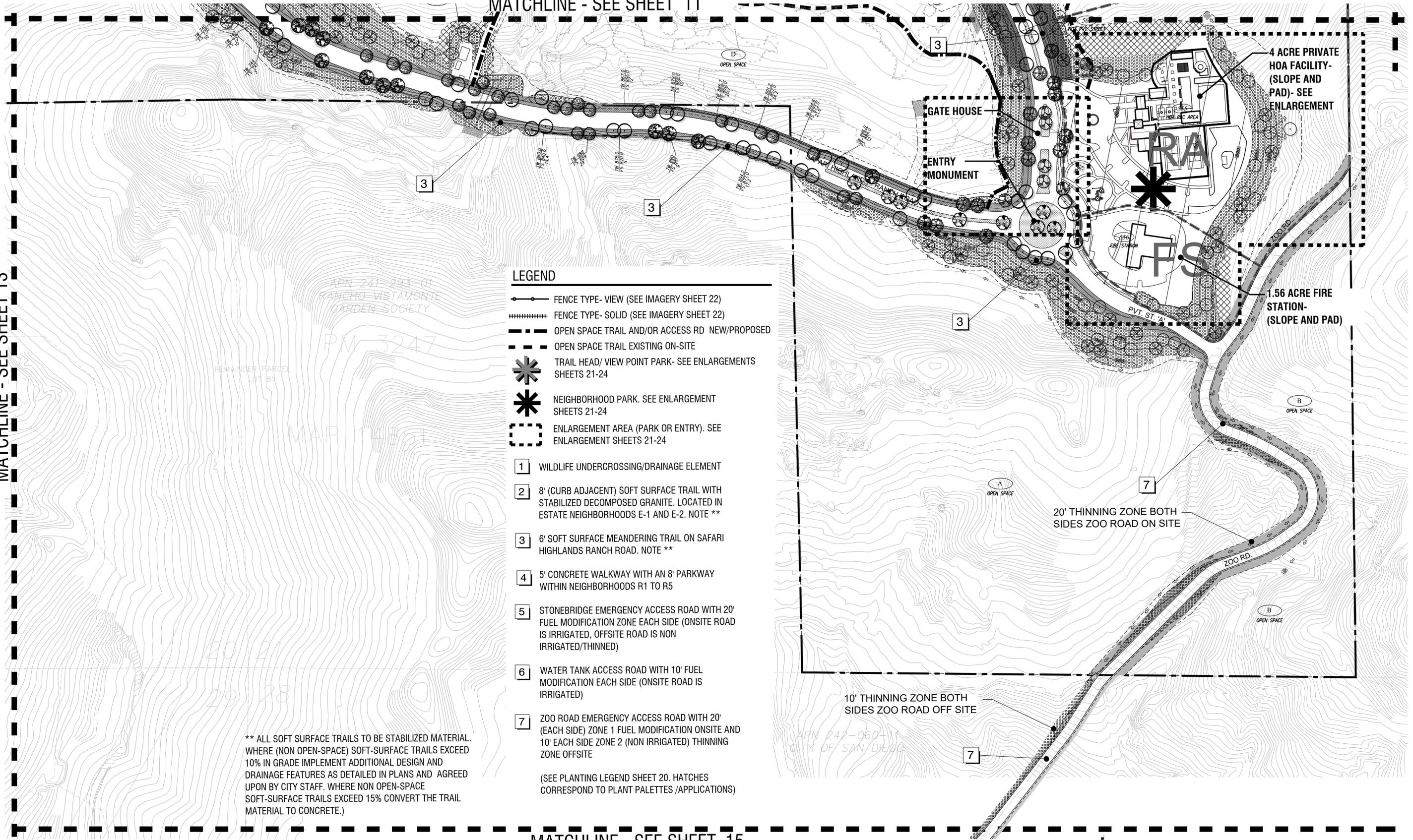
MATCHLINE - SEE SHEET 14



<p>LANDSCAPE CONCEPT SAFARI HIGHLANDS RANCH CITY OF ESCONDIDO, CALIFORNIA NOVEMBER 2018 REVISION</p>	<p>SHEET 13 OF 24</p>
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MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 13



LEGEND

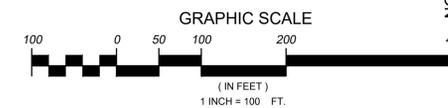
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(SEE PLANTING LEGEND SHEET 20. HATCHES CORRESPOND TO PLANT PALETTES /APPLICATIONS)

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MATCHLINE - SEE SHEET 15



LANDSCAPE CONCEPT
SAFARI HIGHLANDS RANCH

CITY OF ESCONDIDO, CALIFORNIA

NOVEMBER 2018 REVISION

SHEET
14
OF
24

MATCHLINE - SEE SHEET 14

LEGEND

-  FENCE TYPE- VIEW (SEE IMAGERY SHEET 22)
-  FENCE TYPE- SOLID (SEE IMAGERY SHEET 22)
-  OPEN SPACE TRAIL AND/OR ACCESS RD. NEW/PROPOSED
-  OPEN SPACE TRAIL EXISTING ON-SITE
-  TRAIL HEAD/ VIEW POINT PARK- SEE ENLARGEMENTS SHEETS 21-24
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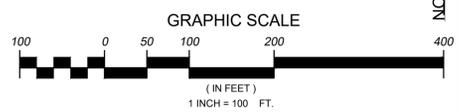
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(SEE PLANTING LEGEND SHEET 20. HATCHES CORRESPOND TO PLANT PALETTES /APPLICATIONS)

10' THINNING ZONE
BOTH SIDES
ZOO ROAD OFF SITE

10' THINNING ZONE
BOTH SIDES
ZOO ROAD OFF SITE

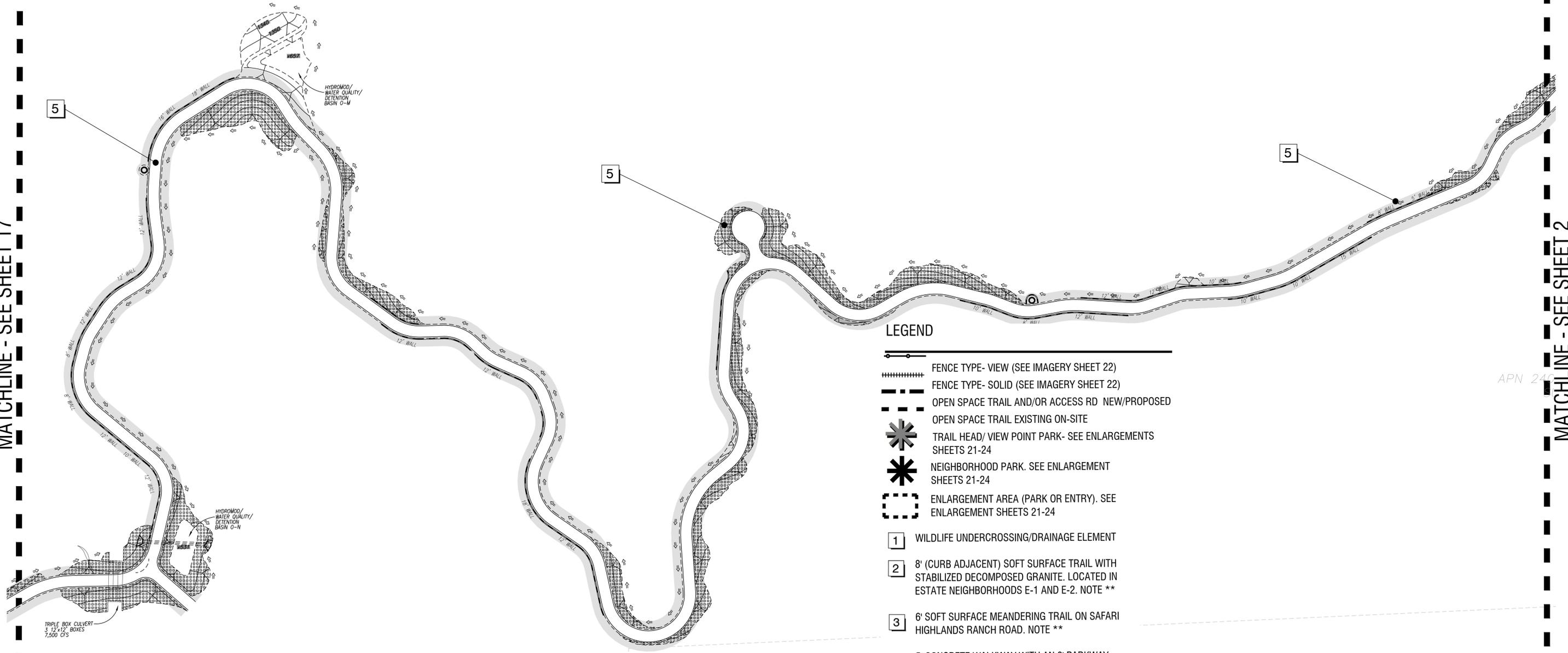
OLD BATTLEFIELD RD.
ROS 4236



<p>LANDSCAPE CONCEPT SAFARI HIGHLANDS RANCH CITY OF ESCONDIDO, CALIFORNIA NOVEMBER 2018 REVISION</p>		<p>SHEET 15 OF 24</p>
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MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 2



APN 240-433-01

APN 240-433-01
RANCHO SAN
PASQUAL COMM.
ASSN.

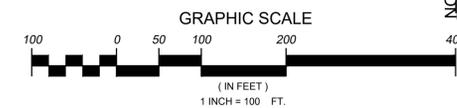
LEGEND

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(SEE PLANTING LEGEND SHEET 20. HATCHES CORRESPOND TO PLANT PALETTES /APPLICATIONS)



NORTH

LANDSCAPE CONCEPT
SAFARI HIGHLANDS RANCH

CITY OF ESCONDIDO, CALIFORNIA

NOVEMBER 2018 REVISION

SHEET
16
OF
24

MATCHLINE - SEE SHEET LEFT BELOW

LEGEND

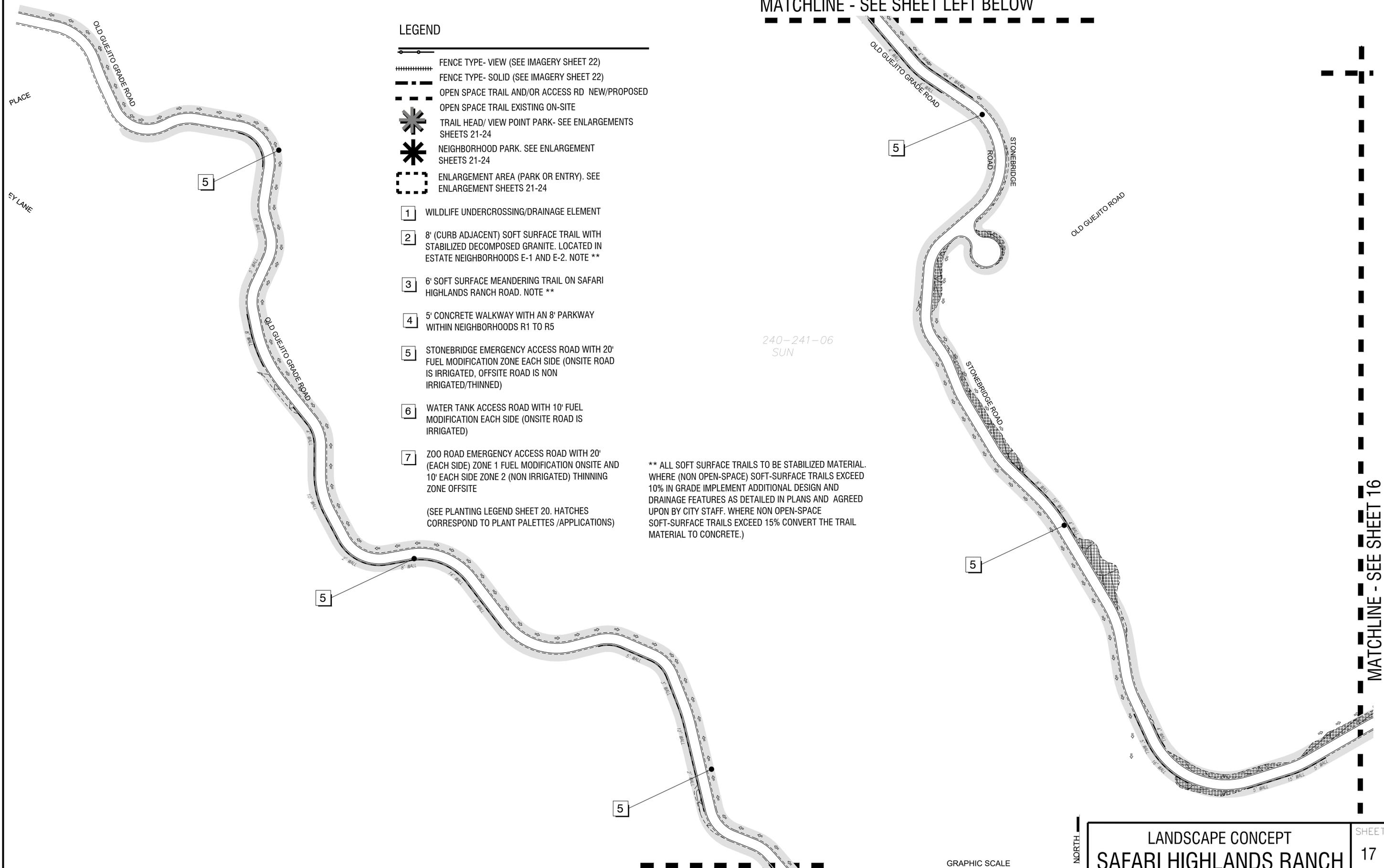
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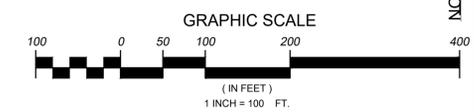
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240-241-06
SUN



MATCHLINE - SEE RIGHT ABOVE



NORTH

LANDSCAPE CONCEPT
SAFARI HIGHLANDS RANCH
CITY OF ESCONDIDO, CALIFORNIA
NOVEMBER 2018 REVISION

SHEET
17
OF
24

MATCHLINE - SEE SHEET 16

PLANTING AREA/HATCH LEGEND

- 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 TRAILS. PERMANENT IRRIGATION. SEE ORNAMENTAL PLANT CANDIDATES THIS PAGE- AREA = 110, 347 SQ FT (LANDSCAPE AT PRIVATE REC/ FIRE STATION ADD APPROXIMATELY 66,900 SQ FT)
- AREAS TO BE DEVELOPED AS STREETSCAPES. PERMANENT IRRIGATION. SEE PLANT CANDIDATES- AREA= 478,188 SQ FT
- AREAS DEVELOPED AS HYDROMODIFICATION DETENTION BASINS ONSITE. CHARACTERIZED BY RIPARIAN PLANT MATERIAL AND BASIN APPROPRIATE GRASS-LIKE MATERIAL AND TREES. SEE PLANT CANDIDATES THIS PAGE. AREA= 343,892 SQ FT
- AREAS ZONED AS NON-FUEL-MODIFICATION MANUFACTURED SLOPES- INFORMAL EVERGREEN AND DECIDUOUS DRIFTS OF DROUGHT TOLERANT TREES AND SHRUBS. PLANTING SHALL RESPECT PROMINENT VIEWS AND PROVIDE PRIVACY FOR LOWER LOTS. AREA = 525,089 SQ FT (THIS TOTAL ONLY REFLECTS AREAS IRRIGATED AND MAINTAINED BY HOA. ADDITIONAL SIDE / REAR YARD SLOPES INSIDE FENCE LINES WILL BE INSTALLED AND TURNED OVER TO THE HOME OWNER. THEY NEED TO BE ADDED TO THIS SQ FOOTAGE FOR A TOTAL)
- GRADED SLOPE AREAS IN FUEL MODIFICATION ZONE 1- THESE ARE ARE SLOPES OUTSIDE OF HOME OWNERS FENCE LINES REPLANTED AND PERMANENTLY IRRIGATED ADHERING TO THE SD COUNTY ZONE 1 FUEL MODIFICATION GUIDELINES. SEE PLANT LEGENDS THIS PAGE. REFER TO SEPARATE FUEL MODIFICATION PLAN. AREA = 4,170,006 SQ FT
- GRADED AREAS IN FUEL MODIFICATION ZONE 2- THESE ARE DISTURBED 2:1 SLOPES AND WILL BE REVEGETATED WITH APPROVED ZONE 2 PLANTS. TEMPORARY IRRIGATION USED. AFTER ESTABLISHMENT SLOPES WILL BE THINNED PER AGENCY DIRECTION AND GOVERNING FM ZONE 2 GUIDELINES. REFER TO SEPARATE FUEL MODIFICATION PLAN. AREA = 959,606 SQ FT
- UNGRADED AREAS IN FUEL MODIFICATION ZONE 2- THESE ARE NON DISTURBED AND WILL REMAIN NATIVE HILL SIDES. THEY WILL BE THINNED PER THE FIRE MARSHALL DIRECTION AND THE GOVERNING FM ZONE 2 GUIDELINES. REFER TO SEPARATE FUEL MODIFICATION PLAN. AREA = 4,034,813 SQ FT
- 10' OR 20' ROADSIDE THINNING ZONE PER FUEL MANAGEMENT REPORT- 20' FOR OFFSITE NORTHERN ACCESS ROAD AND 10' FOR OFFSITE ZOO ROAD. NO IRRIGATION OR PLANTING. THINNING PER GUIDELINES ONLY. AREA= 695,349 SQ FT
- 20' ROADSIDE FUEL MODIFICATION ZONE 1. LOCATED ON ONSITE ROADS PER FM REPORT. PERMANENT PLANTING AND IRRIGATION. (AREA ABOVE IN FM ZONE 1)
- 50' ROADSIDE FUEL MODIFICATION ZONE- REFER TO FUEL MANAGEMENT REPORT. ZONE 1 & 2 AS SHOWN (AREAS IN ABOVE)
- RESTORED NATIVE SLOPE- AREAS WILL BE FM ZONE 2 AFTER ESTABLISHMENT. NON IRRIGATED. OCCURR AT OFFSITE GRADING AREAS ON EMERGENCY ACCESS ROADS. AREA = 253,390 SQ FT

TREE LEGEND

SYM	SCIENTIFIC NAME	COMMON NAME	SIZE
SAFARI HIGHLANDS RANCH ROAD- ENTRY ROAD- STREET TREES CANDIDATES- Characterized by informal drifts of naturalized trees w/ rustic rail fencing & a meandering, multi-use trail.			
	QUERCUS SPP. (OR ALIKE)	OAK	24'-48" BOX
	SALIX SPP. (OR ALIKE)	WILLOW	24'-48" BOX
	POPULUS SPP. (OR ALIKE)	COTTONWOOD	24'-48" BOX
	TBD- ENTRY TREE	SPECIMEN TREE	60"-84" BOX
SAFARI HIGHLANDS RANCH- PROMENADE ROAD- STREET TREE CANDIDATES - Characterized by informal drifts of Oaks and Sycamore Trees w/ a meandering, multi-use trail and punctuated by accent trees at key intersections			
	QUERCUS SPP. (OR ALIKE)	OAK	24'-48" BOX
	PLATANUS RACEMOSA (OR ALIKE)	CALIFORNIA SYCAMORE	24'-48" BOX
	TABEBUIA IMPETIGINOSA (OR ALIKE)	PINK TRUMPET TREE	24'-48" BOX
NEIGHBORHOOD STREET TREES (NEIGHBORHOOD R-1 AND R-2 (SEMI-FORMAL LAYOUT))			
	TRISTANIA CONFERTA (OR ALIKE)	BRISBANE BOX	24'-48" BOX
	KOELREUTERIA BIPINNATA (OR ALIKE)	CHINESE FLAME TREE	24'-48" BOX
NEIGHBORHOOD R-3 (SEMI-FORMAL LAYOUT)			
	KOELREUTERIA BIPINNATA (OR ALIKE)	CHINESE FLAME TREE	24'-48" BOX
	ULMUS PARVIFOLIA (OR ALIKE)	CHINESE ELM	24'-48" BOX
NEIGHBORHOOD R-4 AND R-5 (INFORMAL LAYOUT)			
	GEUERA PARVIFLORA (OR ALIKE)	AUSTRALIAN WILLOW	24'-48" BOX
	ULMUS PARVIFOLIA (OR ALIKE)	CHINESE ELM	24'-48" BOX
NEIGHBORHOOD E-1 AND E-2 (INFORMAL LAYOUT)			
	LAGERSTROMIA SPECIES	INDIAN HAWTHORN	24'-48" BOX
	PLATANUS ACERIFOLIA (OR ALIKE)	LONDON PLANE TREE	24'-48" BOX
NEIGHBORHOOD E-1 AND E-2 PRIMARY CONNECTOR (INFORMAL LAYOUT)			
	SCHNIUS MOLLE	CALIFORNIA PEPPER	24'-48" BOX
	QUERCUS SPP. (OR ALIKE)	OAK	24'-48" BOX
ORCHARD TREE			
	CITRUS SPP./AVOCADO/ SEE LIST	CITRUS	24'-48" BOX
SLOPE TREES			
	REFER ACCEPTABLE TREES FOR A DEFENSIBLE SPACE, COASTAL INLAND REGION. PUBLISHED BY SAN DIEGO COUNTY		

SAN DIEGO COUNTY DEFENSIBLE SPACE PLANT LISTS

ACCEPTABLE TREES FOR DEFENSIBLE SPACE, COASTAL INLAND REGION

ALNUS RHOMBIFOLIA / WHITE ALDER
 ARBUTUS UNEDO / STRAWBERRY TREE
 ARCTOSTAPHYLOS SPP. **/ MANZANITA
 CERATONIA SILIQUA / CAROB
 CERCIS OCCIDENTALIS / WESTERN REDBUD
 CORNUS NUTTALLII / MOUNTAIN DOGWOOD
 CORNUS STOLONIFERA / REDTWIG DOGWOOD
 ELAEAGNUS ANGSTUFOLIA **/ RUSSIAN OLIVE
 ERIOBOTRYA JAPONICA / LOQUAT
 GINGKO BILOBA "FAIRMOUNT" / FAIRMOUNT MAIDENHAIR TREE
 GLEDITSIA TRIACANTHOS / HONEY LOCUST
 JUGLANS CALIFORNICA / CALIFORNIA WALNUT
 JUGLANS HINDSII / CALIFORNIA BLACK WALNUT
 LAGERSTROMIA INDICA / CRAPE MYRTLE
 LIGUSTRUM LUCIDUM / GLOSSY PRIVET
 LIQUIDAMBAR STYRACIFLUA / SWEET GUM
 LIRIODENDRON TULIPIFERA / TULIP TREE
 MELALEUCA SPP. / MELALEUCA
 MYOPORUM SPP. / MYOPORUM
 NERIUM OLEANDER / OLEANDER
 PISTACIA CHINENSIS / CHINESE PISTACHE
 PISTACIA VERA / PISTACHIO NUT
 PITTOSPORUM PHILLYRAEODES / WILLOW PITTOSPORUM
 PITTOSPORUM VIRIDIFLORUM / CAPE PITTOSPORUM
 PLATANUS ACERIFOLIA / LONDON PLANE TREE
 PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
 POPULUS FREMONTII / WESTERN COTTONWOOD
 POPULUS TRICHOCARPA / BLACK COTTONWOOD
 PRUNUS (VARIOUS SPECIES)

(TREES CONTINUED)

QUERCUS AGRIFOLIA / COAST LIVE OAK
 QUERCUS ENGELMANNII / ENGELMANN OAK
 QUERCUS SUBER / CORK OAK
 RHUS LANCEA / AFRICAN SUMAC
 SALIX SPP. / WILLOW
 TRISTANIA CONFERTA / BRISBANE BOX
 ULMUS PARVIFOLIA / CHINESE ELM
 UMBELLULARIA CALIFORNICA / CALIFORNIA BAY LAUREL

ACCEPTABLE VINES / PERENNIALS FOR DEFENSIBLE SPACE,

ANTIGONON LEPTOPUS / SAN MIGUEL CORAL VINE
 DISTICTIS BUCCINATORIA / BLOOD-RED TRUMPET VINE
 KECKIELLA CORDIFOLIA ** / HEART-LEAVED PENSTEMON
 LONICERA JAPONICA "HALLIANA" / HALL'S HONEYSUCKLE
 LONICERA SUBSPICATA ** / CHAPARRAL HONEYSUCKLE
 SOLANUM JASMINOIDES / POTATO VINE
 COREOPSIS GRANDIFLORA / COREOPSIS
 COREOPSIS VERTICILLATA / COREOPSIS
 HEUCHERA MAXIMA ** / ISLAND CORAL BELLS
 IRIS DOUGLASIANA ** / DOUGLAS IRIS
 IVA HAYESIANA ** / POVERTY WEDD
 KNIPHOFIA UVARIA / RED-HOT POKER
 LAVANDULA SPP. / LAVENDER
 LIMONIUM CALIFORNICUM PEREZII / SEA LAVENDER
 OENOTHERA SPP. / PRIMROSE
 PENSTEMON SPP. ** / PENSTEMON
 SATUREJA DOUGLASII / YERBA BUENA
 SISYRINCHIUM BELLUM / BLUE-EYED GRASS
 SOLANUM XANTII / PURPLE NIGHTSHADE
 ZAUSCHNERIA CALIFORNICA ** / CALIFORNIA FUSCHIA
 ZAUSCHNERIA CANA ** / HOARY CALIFORNIA FUSCHIA
 ZAUSCHNERIA CATALINA / CATALINA FUSCHIA

CANDIDATE PLANT MATERIAL- STREETSCAPES, PARKS, ENTRIES, COMMON AREAS

BOTANICAL NAME	EVERGREEN FLOWERING/ACCENT SHRUBS OR SUCCULENTS	LANтана SPP.
EVERGREEN SCREEN TREE LYONOTHAMNUS FLORIBUNDUS SSP ASPLENIIFOLIUS HYMENOSPORUM FLAVUM TRISTANIA CONFERTA POPULUS NIGRA ITALICA PLATANUS ACERIFOLIA LIGUSTRUM LUCIDUM FICUS SPP.	AGAVE DESMETTIANA "VARIEGATA" AGAVE ATTENUATA AGAVE SPP. ALOE ARBORESCENS ALOE SPP. AGAPANTHUS AFRICANUS ARMERIA MARITIMA ABELIA GRANDIFLORA AEONIUM ARBORIUM ANIGOZANTHOS SPP. BRUGMANSIA SANGUINEA BUXUS MICROPHYLLA JAPONICA CALLISTEMON "LITTLE JOHN" CAREX SPP. COTANEASTER PARNEYII CEANOTHUS "JOYCE COULTER" CHAMELAUCIUM UNCINATUM CISTUS PURPUREUS COLEONEMA PULCHRUM CRASSULA FALCATA DIANELLA SPP. DIPLACUS SPP. ECHIUM FASTUOSUM ESCALLONIA FRADESII EUONYMUS SPP. EUPHORBIA SPP. FOUQUIERIA SPLENDENS GAILLARDIA X GRANDIFLORA GAURA LINDHEIMERI GREVILLEA SPP. GREWIA OCCIDENTALIS HETEROMELES ARBUTIFOLIA ASPLENIIFOLIUS HEMEROCALLIS HYBRIDS KALANCHIE BLOSSFELDIANA	LANтана SPP. LAVANDULA SPP. LAVATERA MARITIMA LEUCOPHYLLUM FRUTESCENS MYRTUS COMMUNIS "COMPACTA" MANDINA DOMESTICA OPUNTIA ROBUSTA POLYGALA X DALMAISIANA ROMNEYUM SPP. PROTEA CYNAROIDES POTINIA FRASERI PRUNUS LYONII RHAPHIOLIPS "MAJESTIC BEAUTY" RHAMNUS CALIFORNICA RUSSELLIA EQUISETIFORMIS ROMNEYA COULTERI RHODOENDRON SPP. ROSA SPP. RHUS INTEGRIFOLIA RUSSELLIA EQUISETIFORMIS SANTOLINA VIRENS WESTRINGIA FRUTICOSA YUCCA SPP. RHUS SPP. IVA HAYESIANA DIETES VEGETA ECHINOCACTUS GRUSONII

EVERGREEN SCREENING SHRUB	EVERGREEN FLOWERING GROUND COVER	EVERGREEN SCREENING SHRUB
PITTOPOURUM TOBIRA "VARIEGATA" XYLOSMA CONGESTUM "COMPACTA" LIGUSTRUM JAPONICUM "TEXANUM" FIEJOA SELLOWIANA EUGENIA UNIFLORA RHAMNUS ILICIFOLIA CARISSA MACROCARPA GREWIA OCCIDENTALIS FICUS NITIDA "GREEN GEM"	BACCHARIS "PIGEON POINT" FESTUCA OVINA "GLAUCA" X GRAPTOVERIA CRASSULA FALCATA SENECIO MANDRALISCAE ECHEVERIA HYBRIDS ARMERIA MARITIMA ARTEMISIA "POWIS CASTLE" BERGENIA CRASSIFOLIA SCAEVOLA "MAUVE CLUSTERS" AEONIUM "PSEUDOTABULAEFORME" CEANOTHUS GRISEUS HORIZONTALIS GERANIUM SPP. LONICERA JAPONICA LANTANA SPP. MYOPORUM PARVIFOLIUM MYOPORUM PACIFICUM	PITTOPOURUM TOBIRA "VARIEGATA" XYLOSMA CONGESTUM "COMPACTA" LIGUSTRUM JAPONICUM "TEXANUM" FIEJOA SELLOWIANA EUGENIA UNIFLORA RHAMNUS ILICIFOLIA CARISSA MACROCARPA GREWIA OCCIDENTALIS FICUS NITIDA "GREEN GEM"

EVERGREEN VERTICAL ACCENT SHRUB	EVERGREEN FLOWERING VINE
MONARDELLA SUBGLABRA CYATHEA COOPERI DRACENA MARGINATA ALOE BAINESII HETEROMELES ARBUTIFOLIA ARBUTUS SPP. LEUCOPHYLLUM SPP. LEUCODENDRON SPP. ELAEACARPUS DECIPiens FREMONTODENDRON SPP. MAHONIA SPP. EUPHORBIA INGENS	GREWIA OCCIDENTALIS CAMPSIS RADICANS CLYTOSTOMA CALLISTEIOIDES PARTHENOCISSUS TRICUSPIDATA MACFADYENA UNGUIS-CATI CALLIANDRA INAEQUILATERA DISTICTIS SPP. PYROSTEGIA VENUSTA ROSA SPP. TRACHELOSPERMUM JASMINIODES WISTERIA SINENSIS

CANDIDATE PLANT MATERIAL- INTERIOR SLOPES (NON FUEL MODIFICATION) AND/OR FM ZONE 1 (IRRIGATED) (ALSO MAY INCLUDE ANY PLANTS FROM THE SD COUNTY FIRE LIST BELOW)

SHRUBS AND GROUNDCOVERS	TREES	PERENNIALS
BERBERIS REPENS CEANOTHUS SPP. CARPENTARIA CALIFORNICA COMAROSTAPHYLLUS DIVERSIFOLIA GALVEZIA JUNCEA GALVEZIA SPECIOSA GARRYA ELLIPTICA KECKIELLA CORDIFOLIA RIBES SPECIOSUM RIBES VIBURNIFOLIUM ROSA CALIFORNICA HETEROMELES ARBUTIFOLIA IVA HAYESIANA PHILADELPHUS LEWISII PRUNUS ILICIFOLIA RHAMNUS CALIFORNICA RHUS OVATA TRICHOSTEMA LANATUM VERBENA LILACINA	PLATANUS RACEMOSA QUERCUS AGRIFOLIA QUERCUS ENGELMANNII CERCIS OCCIDENTALIS ARBUTUS UNEDO TRISTANIA CONFERTA	LUPINUS EXCUBITUS MIMULUS PUNICEUS PENSTEMON EATONII PENSTEMON HETEROPHYLLUS ROMNEYA COULTERI SISYRINCHIUM BELLUM

SHRUBS AND GROUNDCOVERS	TREES	PERENNIALS/HYDROSEED MIX
ABELIA GRANDIFLORA ALOE SPP. AGAVE SPP. CEANOTHUS SPP. CARPENTARIA CALIFORNICA COMAROSTAPHYLLUS DIVERSIFOLIA CISTUS PURPUREUS CISTUS SPP. COPROSMIA REPENS COTONEASTER MICROPHYLLUS COTONEASTER LACTEUS DIANELLA SPP DENDROMORON ARFORDII ECHIUM FASTUOSUM ELAEAGNUS PUNGENS GREVILLEA NOELII GREWIA OCCIDENTALIS GARRYA ELLIPTICA HETEROMELES ARBUTIFOLIA IVA HAYESIANA LANTANA SPP. LAVENDULA SPP. NERIUM OLEANDER PHOTINIA FRASERI PRUNUS CAROLINIANA PRUNUS ILICIFOLIA RHAMNUS CALIFORNICA ROSA SPP. RHUS OVATA ROSA CALIFORNICA YUCCA SPP.	PLATANUS RACEMOSA QUERCUS AGRIFOLIA QUERCUS ENGELMANNII CERCIS OCCIDENTALIS ARBUTUS UNEDO TRISTANIA CONFERTA POPULUS NIGRA ITALICA LYONOTHAMNUS FLORIBUNDUS SSP ASPLENIIFOLIUS	BROMUS MOLLIS ENCHELIA CALIFORNICA ESCHSCHOLZIA CALIFORNICA LOTUS SCOPARIUS LUPINUS BICOLOR LUPINUS SUCCULENTUS MIMULUS PUNICEUS PENSTEMON EATONII PENSTEMON HETEROPHYLLUS PLANTAGO INSULARIS SISYRINCHIUM BELLUM

EVERGREEN FLOWERING VINE
GREWIA OCCIDENTALIS CAMPSIS RADICANS CLYTOSTOMA CALLISTEIOIDES PARTHENOCISSUS TRICUSPIDATA MACFADYENA UNGUIS-CATI CALLIANDRA INAEQUILATERA DISTICTIS SPP. PYROSTEGIA VENUSTA ROSA SPP. TRACHELOSPERMUM JASMINIODES WISTERIA SINENSIS

CANDIDATE PLANT MATERIAL- SPECIFIC HABITAT REVEGETATION AND/OR FUEL MOD ZONE 2 (NON-IRRIGATED) (ALSO MAY INCLUDE ANY PLANTS FROM THE SD COUNTY FIRE LIST BELOW)

CACTUS SCRUB / DIEGAN COASTAL SAGE SCRUB/ DEER WEED SCRUB COMMUNITY	WILLOW WOODLAND / MULE FAT SCRUB/ OAK RIPARIAN WOODLAND COMMUNITIES	COASTAL SAGE SCRUB COMMUNITY/ COAST LIVE OAK WOODLAND
OPUNTIA LITORALIS OPUNTIA PROLIFERA SAMBUCUS MEXICANA CNEORIDIUM DUMOSUM ENCHELIA CALIFORNICA ISOCOMA MENZIESII ISOMERIS ARBOREA KECKIELLA CORDIFOLIA NASSELLA LEPIDA SOLANUM XANTII YUCCA WHIPPLEI	BACCHARIS GLUTINOSA ROSA CALIFORNICA RUBUS URSINUS SALIX HINDSIANA ANEMOPSIS CALIFORNICA ARTEMESIA DOUGLASIANA ARTEMESIA PALMERII ELYMUS CONDENSATUS IVIA HAYESIANA JUNCUS ACUTUS ORTHOCARPUS PURPURASCENS PHACELIA CAMPANULARIA	HETEROMELES ARBUTIFOLIA ENCHELIA CALIFORNICA ERIOPHYLLUM CONFERTIFLORUM FESTUCA MEGALURA LOTUS SCORRIUS LUPINUS BICOLOR LUPINUS SUCCULENTS ORTHOCARPUS PURPURASCENS PHACELIA CAMPANULARIA SISYRINCHIUM BELLUM STIPA LEPIDA STIPA PULCHRA

HYDROSEED MIX	HYDROSEED MIX	HYDROSEED MIX
ERIOPHYLLUM CONFERTIFLORUM ESCHSCHOLZIA CALIFORNICA GNAPHALUM CALIFORNICUM LUPINUS TRUNCATUS PLAGIOBOTRYIUS NOTHOFOLIUM NASSELLA LEPIDA NASSELLA PULCHRA PLANTAGO INSULARIS SISYRINCHIUM BELLUM	SEE ABOVE	SEE ABOVE

CANDIDATE PLANT MATERIAL- ORCHARDS

TREES	TREES	TREES
AVOCADO LEMON ORANGE TANGERINE LIME GRAPEFRUIT GUAVA PERSIMMON KUMQUAT LOQUAT	FIG POMEGRANATE PLUMS PEACH NECTARINES APRICOTS PEAR	

CANDIDATE PLANT MATERIAL- DETENTION BASIN

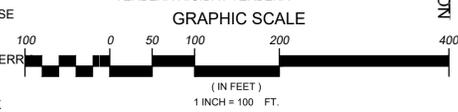
CONTAINER PLANTS IN BASIN	TREES	CONTAINER PLANTS ADJACENT TO BASIN/TOP OF SLOPE
ACORUS GRAMINEUS "VARIEGATUS" CAREX FLACCA CAREX PANSA CHOREX TUMULICOLA CANDIDATUS TECTORUM DIANELLA REVOLUTA "LITTLE REV" FESTUCA MAIREI JUNCUS EFFUSUS "QUARTZ CREEK" JUNCUS INFLEXUS "BLUE ARROWS" JUNCUS PATENS "ELK BLUE" LEVMUS CONDENSATUS "CANYON PRINCE" LOMONDRA LONGIFOLIA "BREEZE" SESLERIA AUTUMNALIS	POPULUS FREMONTII SALIX GOODINGOO SALIX LAEVIGATA SALIX LASIOLEPIS QUERCUS AGRIFOLIA ALNUS RHOMBIFOLIA	BACCHARIS PUNICEA CEANOTHUS SPP. CARPENTARIA CALIFORNICA COMAROSTAPHYLLUS DIVERSIFOLIA GALVEZIA SPECIOSA GARRYA ELLIPTICA KECKIELLA CORDIFOLIA RIBES VIBURNIFOLIUM ROSA CALIFORNICA HETEROMELES ARBUTIFOLIA IVIA HAYESIANA PHILADELPHUS LEWISII PRUNUS ILICIFOLIA RHAMNUS CALIFORNICA RHUS OVATA TRICHOSTEMA LANATUM VERBENA LILACINA

(SHRUBS CONTINUED)

MALACOTHAMNUS ASCICULATUS ** / MESA BUSHMALLOW
 MELALEUCA SPP. / MELALEUCA
 NIMULUS SPP. ** / MONKEYFLOWER
 NOLINA PARRYI / PARRY'S NOLINA
 PHOTINIA SPP. / PHOTINIA
 PITTOSPORUM CRASSIFOLIUM
 PITTOSPORUM RHOMBIFOLIUM / QUEENSLAND PITTOSPORUM
 PITTOSPORUM TOBIRA "WHEELER" / WHEELER'S DWARF
 PITTOSPORUM UNDLATUM / VICTORIAN BOX
 PITTOSPORUM VIRIDIFLORUM / CAPE PITTOSPORUM
 PLUMBAGO AURICULATA / CAPE PLUMBAGO
 PUNCIA GRANATUM / POMEGRANATE
 PYRACANTHA SPP. / FIRETHORN
 QUERCUS DUMOSA ** / SCRUB OAK
 RHAMUS ALATERNUS / ITALIAN BLACKTHORN
 RHAMUS CALIFORNICA ** / COFFEEBERRY
 RHAPHIOLIPS SPP. / RHAPHIOLIPS
 RHUS INTEGRIFOLIA ** / LEMONADE BERRY
 RHUS LAURINA / LAUREL SUMAC
 RHUS OVATA ** / SUGARBUSH
 RHUS TRILOBATA / SGAWBUSH
 RIBES VIBURNIFOLIUM / EVERGREEN CURRANT
 RIBES SPECIOSUM ** / FUSCHIA-FLOWERING GOOSEBERRY
 ROMNEYA COULTERI / MATILIJU POPPY
 ROSA CALIFORNICA ** / CALIFORNIA WILD ROSE
 ROSA MINUTIFOLIA ** / BAJA CALIFORNIA WILD ROSE
 SALVIA SPP. ** / SAGE
 SAMBUCUS SPP. ** / ELDERBERRY
 SYMPHORICARPOS MOLLIS ** / CREEPING SNOWBERRY
 TECOMARIA CAPENSIS / CAPE HONEYSUCKLE
 TEUCRIUM FRUTICANS / BUSH GERMANDER
 XANTOXILUM DIVERSIFOLIUM ** / POISON OAK

XYLOSMA CONGESTUM / SHINY XYLOSMA
 YUCCA WHIPPLEI ** / FOOTHILL YUCCA
 ACHILLEA / YARROW
 APTENIA CORDIFOLIA / ATERIA
 ARCTOSTAPHYLOS SPP**
 BACCHARIS PULULARIS / COYOTOE BUSH
 CEANOTHUS SPP ** / CALIFORNIA LILAC
 COPROSMIA KIRKII / CREEPING COPROSMIA
 DROSANTHEMUM HISPIDUM / ROSEA ICE PLANT
 DUDLEYA PULVERLANTA ** / CHALK DUDLEYA
 ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY
 EUONYMUS FORTUNEI / GLOSSY WINTER CREEPER
 FEROCATUS VIRIDESCENS ** / COAST BARREL CACTUS
 GAILLARDIA GRANDIFLORA / BLANKET FLOWER
 GAZANIA SPP. / GAZANIA
 HELIANTHEMUM SPP. / SUNROSE
 LANTANA SPP / LANTANA
 LASTHENIA CALIFORNICA ** / COMMON GOLDFIELDS
 LUPINUS SPP. ** / LUPINE
 MYOPORUM SPP / MYOPORUM
 ROSMARINUS OFFICINALIS / ROSEMARY
 SANTOLINA CHAMAEYCYPARISSUS / LAVENDER COTTON
 SANTOLINA VIRENS / SANTOLINA
 TRIFOLIUM FRAGERIFERRUM / O'CONNOR'S LEGUME
 VERBENA RIGIDA / VERBENA

VIGUIERA LACINIATA ** / SAN DIEGO SUNFLOWER
 VINCA MAJOR / PERIWINKLE
 ** SPECIES SHOULD BE PLANTED ONLY IN ZONE 2.



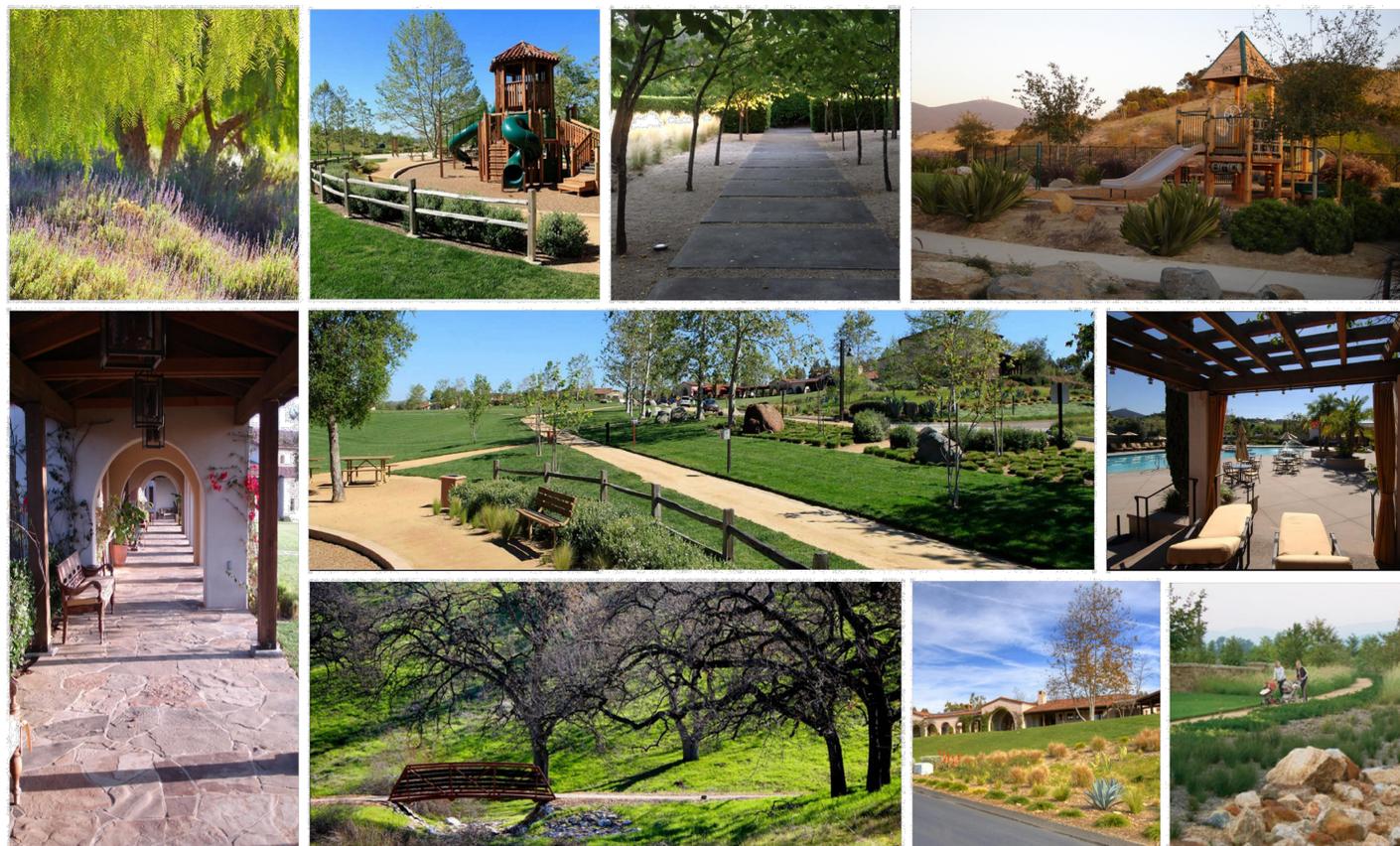
LANDSCAPE CONCEPT
SAFARI HIGHLANDS RANCH
 CITY OF ESCONDIDO, CALIFORNIA
 NOVEMBER 2018 REVISION

SHEET
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 OF
 24

PLANTING AND HARDSCAPE IMAGERY



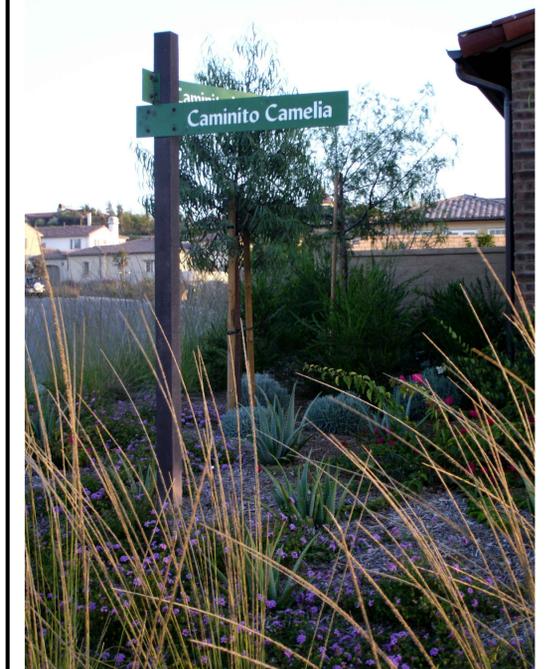
A. TRAILS AND OPEN SPACE IMAGERY



B. NEIGHBORHOOD PARK, COMMUNITY PARK AND PRIVATE RECREATION IMAGERY



C. FENCE AND WALL IMAGERY



D. NEIGHBORHOOD MONUMENT AND SIGNAGE IMAGERY

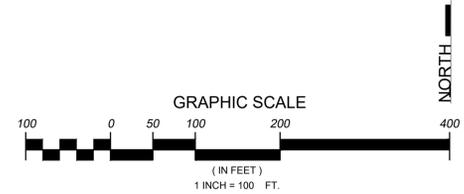
4 ACRE PRIVATE COMMUNITY RECREATION FACILITY PLAN AND CORE RENDERINGS



- LEGEND**
- Private HOA Recreation Building
 - 1 Enhanced Entry/Drop-Off Area
 - 2 Pool Restroom/Shower Facility
 - 3 Community Pool
 - 4 Community Children's Pool
 - 5 Community Spa
 - 6 Event Lawn
 - 7 Trellis Promenade or Arcade
 - 8 Clubhouse Facility (Community Room, Gym, Office etc)
 - 9 Private Recreation Facility parking Lot
 - 10 Tennis Pavilion
 - 11 Tennis Courts
 - 12 Splash Pad
 - 13 Fire Pits / Lounge
 - 14 Tot Lot
 - 15 Flex Turf Space
 - 16 Shade Canopy
 - 17 Fire Station



McPullough Landscape Architecture, inc.

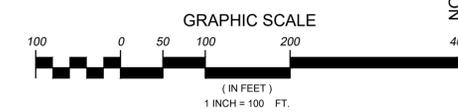


NORTH

LANDSCAPE CONCEPT
SAFARI HIGHLANDS RANCH
 CITY OF ESCONDIDO, CALIFORNIA
 NOVEMBER 2018 REVISION

SHEET
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MAJOR COMMUNITY ENTRY AND CORE RENDERINGS



NORTH

LANDSCAPE CONCEPT
SAFARI HIGHLANDS RANCH
 CITY OF ESCONDIDO, CALIFORNIA
 NOVEMBER 2018 REVISION

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 OF
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NEIGHBORHOOD PARK PLANS



PARK P-2B IN NEIGHBORHOOD R-2



PARK P-3E AND P-3D IN NEIGHBORHOOD R-3



PARK P-1A IN NEIGHBORHOOD R-1

LEGEND

- 1 Tot Lot
- 2 Shade Canopy with Seating
- 3 Flex Turf Space
- 4 Dog Park
- 5 BBQ
- 6 Decomposed Granite Walk
- 7 Enhanced Concrete Paving
- 8 Tube Steel Fence
- 9 Concrete Seatwall or Bench Seating
- 10 Pickle Ball Courts
- 11 Bocce Ball Courts

NEIGHBORHOOD PARKS: 1A, 2B, 3D AND 3E

NTS



PARK P-4F IN NEIGHBORHOOD R-4



PARK P-5G IN NEIGHBORHOOD R-5

LEGEND

- 1 Tot Lot
- 2 Shade Canopy with Seating
- 3 Flex Turf Space
- 4 Dog Park
- 5 BBQ
- 6 Decomposed Granite Walk
- 7 Enhanced Concrete Paving
- 8 Tube Steel Fence
- 9 Concrete Seatwall or Bench Seating
- 10 Sports Court
- 11 Drivable Access Road- D.G.

NEIGHBORHOOD PARKS P-4F AND P-5G

NTS

LANDSCAPE CONCEPT
SAFARI HIGHLANDS RANCH

CITY OF ESCONDIDO, CALIFORNIA

NOVEMBER 2018 REVISION

SHEET
23
OF
24

NEIGHBORHOOD PARKS, MINOR NEIGHBORHOOD ENTRY AND TRAILHEAD/ VIEWPOINT PARK PLANS



PARK P-5H IN NEIGHBORHOOD R-5

NEIGHBORHOOD PARK: P-5H

NTS

LEGEND

- 1 Tot Lot
- 2 Shade Canopy with Seating
- 3 Flex Turf Space
- 4 Dog Park
- 5 BBQ
- 6 Decomposed Granite Walk
- 7 Enhanced Concrete Paving
- 8 Tube Steel Fence
- 9 Concrete Seatwall or Bench Seating
- 10 Sports Court
- 11 Drivable Access Road- D.G.



NEIGHBORHOOD VIEWPOINT OR TRAILHEAD PARK: P-2C, P-4M, PE-J, PE-L

NTS

LEGEND

- 1 Shade Canopy with Seating
- 2 Flex Turf Space
- 3 Decomposed Granite Community Walk
- 4 Enhanced Concrete Paving
- 5 Concrete Seat Walls or Bench Seating
- 6 Comfort Station Including Drinking Feature, Bag Station and Trash Fixture



PARK P-EI IN NEIGHBORHOOD E-1



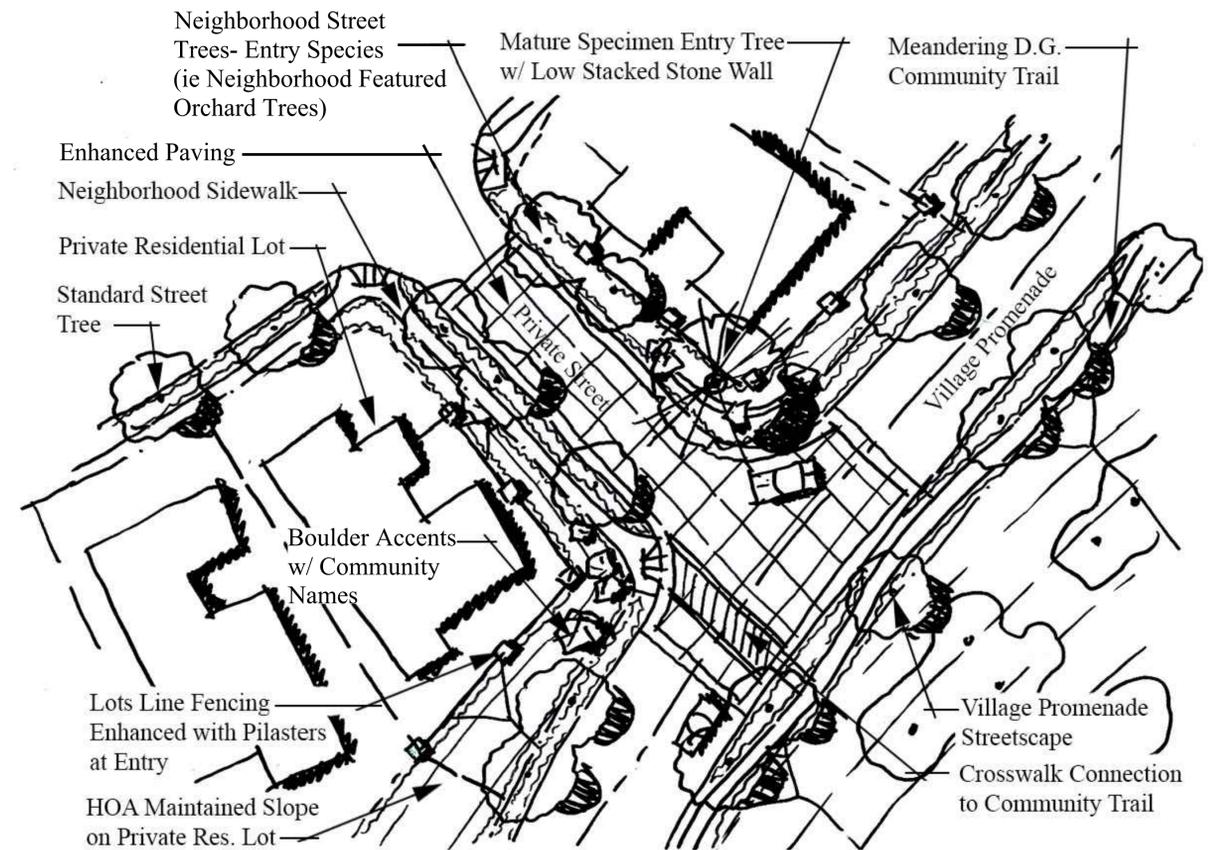
PARK P-EK IN NEIGHBORHOOD E-2

NEIGHBORHOOD PARKS P-EI AND P-EK

NTS

LEGEND

- 1 Tot Lot
- 2 Shade Canopy with Seating
- 3 Flex Turf Space
- 4 Dog Park
- 5 BBQ
- 6 Decomposed Granite Walk
- 7 Enhanced Concrete Paving
- 8 Tube Steel Fence
- 9 Concrete Seatwalls or Bench Seating
- 10 Fitness Stations- Children and Adults



MINOR NEIGHBORHOOD ENTRY FEATURE

NTS

NEIGHBORHOOD ENTRY- INDIVIDUALIZED AND UNDERSTATED ENTRY AREAS FEATURING ON-SITE BOULDERS WITH INTEGRATED NEIGHBORHOOD SIGNAGE, SPECIMEN TREES AND ENHANCED PLANTING/ PAVING. ON THE ENTRY THROAT SPECIFIC ORCHARD TREES CAN BE HIGHLIGHTED DIFFERENTIATING EACH NEIGHBORHOOD