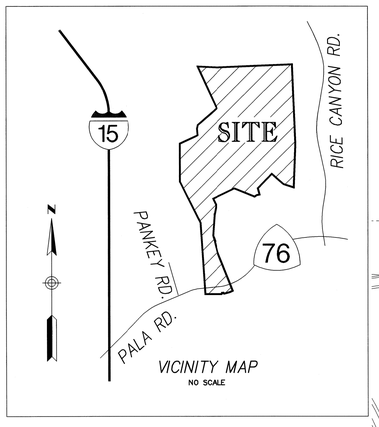
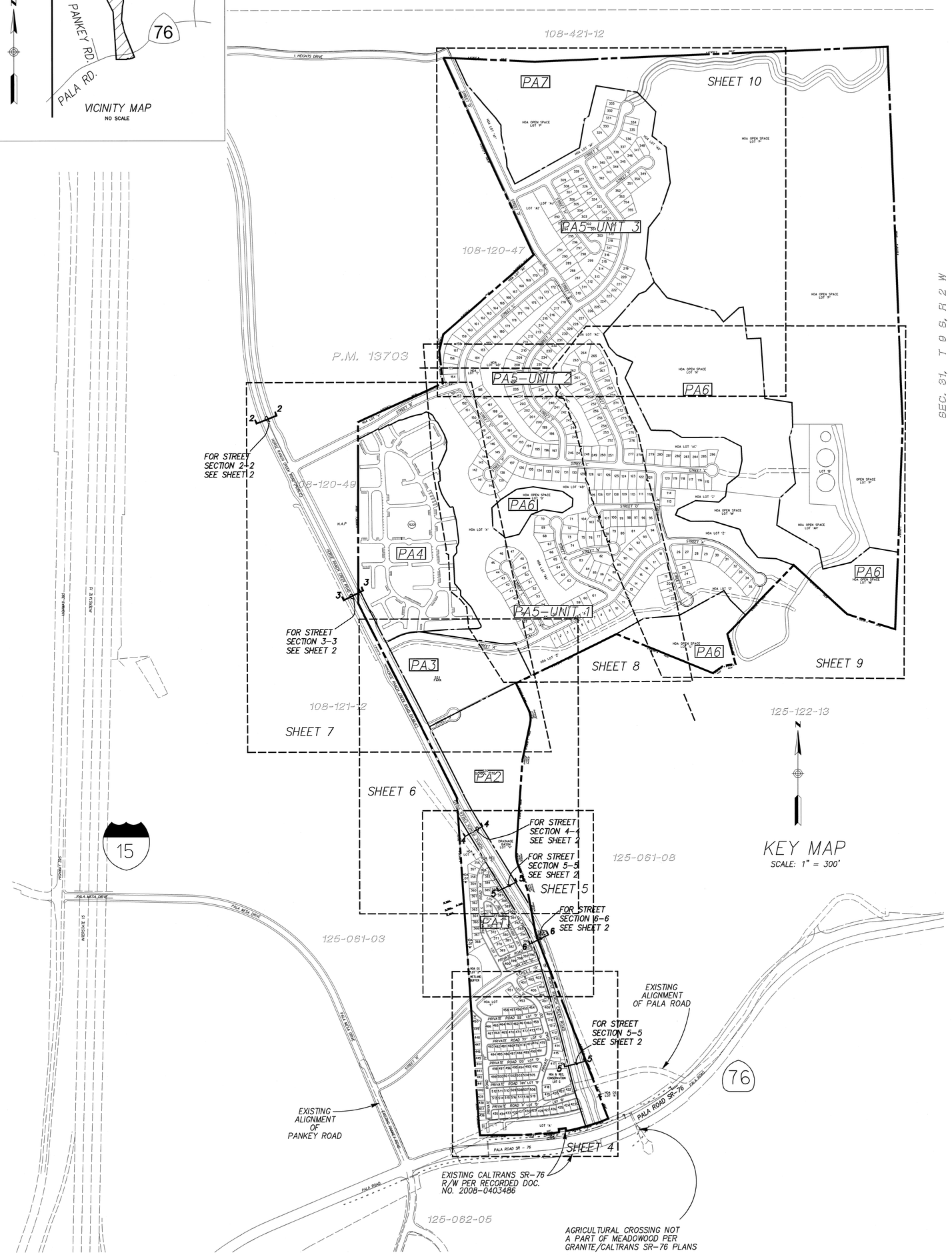
MEADOWOOD

'B' DESIGNATOR SITE PLAN S04-007





KEY MAP
SCALE: 1" = 300'

LEGEND

PROJECT BOUNDARY	
PLANNING AREA	PA1
PLANNING AREA LINE	
UNIT LINE	
SLOPES 2:1 MAX. (TYP.)	
DAYLIGHT LINE	
RIGHT OF WAY	
LOT LINE	
EASEMENT	
RETAINING WALL	
1 HOUR FIRE RATED SOUND WALL	
PERIMETER SOUND WALL	
GEOGRID WALL	
LOT NUMBER	147
PAD ELEVATION	
PROPOSED STORM DRAIN	
PROPOSED SEWER	S
PROPOSED WATER	W
PROPOSED RECLAIMED WATER	RW
FIRE HYDRANT ASSEMBLY	
CONCRETE BROW DITCH	
PUBLIC TRAIL (SEE DETAIL ON SHT. 2)	
PRIVATE TRAIL (P.A 1 & 4)	
TRAFFIC SIGNAL	S
STREET CROSS SECTION SEE SHEET 2	1 1

NOTE: EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION

PARCEL 1A:
THAT PORTION OF THE RANCHO MONSERATE, IN THE COUNTY OF SAN DIEGO, CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK 1, PAGE 108 OF PATENTS, RECORDS OF SAN DIEGO, BEING DESCRIBED AS PARCELS 1A IN CERTIFICATE OF COMPLIANCE RECORDED ON MARCH 25, 1983 AS FILE NO. 83-095254 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.

PARCEL 2A:
THAT PORTION OF FRACTIONAL SECTION 36, TOWNSHIP 9 SOUTH, RANGE WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF RANCHO MONSERATE, ACCORDING TO MAP NO. 827 ON FILE IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NO.'S

108-120-52, 53, 54
108-121-15
108-122-03, 08, 09, 15 & 19
125-061-04, 07
125-062-04

SHEET SUMMARY

SHEET 1	TITLE SHEET
SHEET 2	DETAILS
SHEETS 3 THRU 10	SITE PLANS
SHEETS 11 THRU 22	LANDSCAPE CONCEPT PLANS

NOTES:

1. THE "B" DESIGNATOR SITE PLAN PERTAINS TO PLANNING AREAS 1 THROUGH 5
2. THE CONCEPTUAL LANDSCAPING PLAN HAS BEEN SUBMITTED SEPERATELY.
3. ALL LIGHTING WILL BE LOW PRESSURE SODIUM, SHIELDED HORIZONTALLY AND DIRECTED DOWNWARDLY. THERE WILL BE NO OVERHEAD LIGHTING IN THE NEIGHBORHOOD PARK (PA 3).
4. FOR FURTHER DETAILS ON WALLS, REFER TO SHEET 11 OF THE CONCEPTUAL LANDSCAPE PLANS.
5. ACCESSORY STRUCTURES ARE PERMITTED IN ACCORDANCE WITH SECTION 4835 OF THE ZONING ORDINANCE.
6. PLANNING AREA 5 WILL CONSIST OF ONE AND TWO STORY HOMES WITH TYPICALLY EVERY FOURTH HOUSE BEING ONE STORY.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

8.18.09
DATE

PARDEE HOMES
6025 EDGEWOOD BEND COURT
SAN DIEGO, CA 92130
(858) 794-2500

Owner / Developer

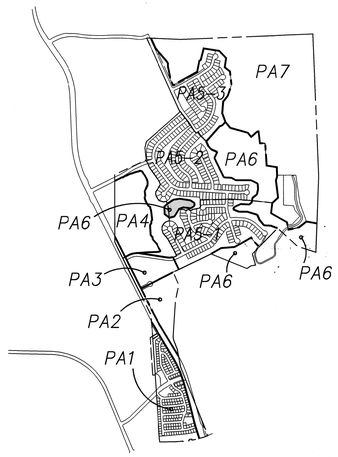
PARDEE HOMES
6025 EDGEWOOD BEND COURT
SAN DIEGO, CA 92130
(858) 794-2500

Engineer of Work

RICK ENGINEERING COMPANY
5620 Friars Road
San Diego, California 92110
(619) 291-0707

MICHAEL S. WHILE, RCE 49865

REGISTERED PROFESSIONAL ENGINEER
MICHAEL S. WHILE
No.49865
Exp.9/30/10
CIVIL
STATE OF CALIFORNIA



PLANNING AREA BOUNDARIES
NOT TO SCALE

MEADOWOOD

Prepared By:
Name: Rick Engineering Company
Address: 5620 Friars Road, San Diego, California 92110
Phone #: (619) 291-0707

Project Address:
PALA ROAD EAST OF INTERSTATE 15
COUNTY OF SAN DIEGO

Project Name:
MEADOWOOD

Sheet Title:
'B' DESIGNATOR SITE PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	8/21/2009
Revision 5:	6/29/2009
Revision 4:	4/9/2009
Revision 3:	4/9/2008
Revision 2:	4/15/2007
Revision 1:	9/15/2005
Original Date:	2/2/2004

Sheet 1 of 22

COUNTY OF SAN DIEGO
TRACT NO. VTM 5354RPL4

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
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rickengineering.com
San Diego | Riverside · Orange · San Luis Obispo · Bakersfield · Sacramento · Phoenix · Tucson

J- 15956

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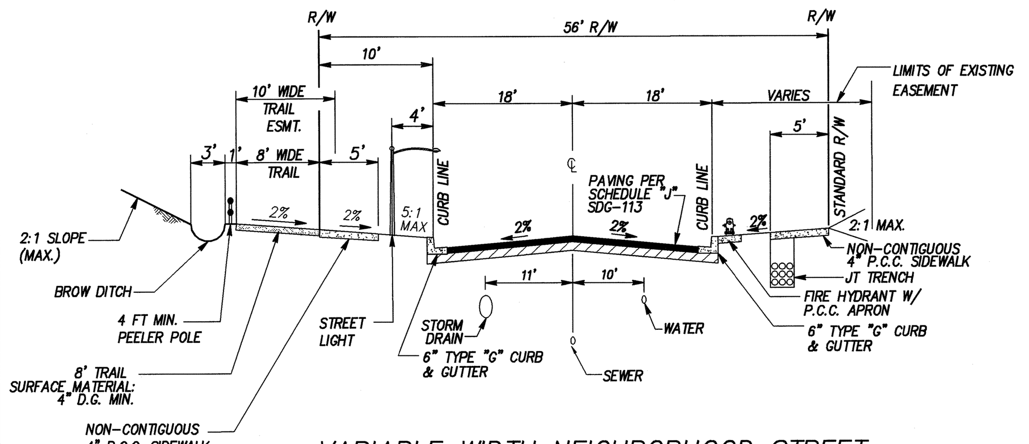
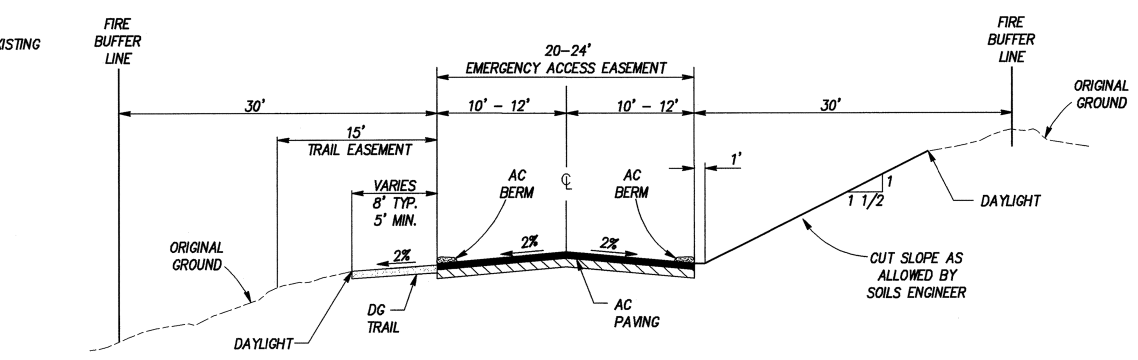
PUBLIC ROAD SECTIONS



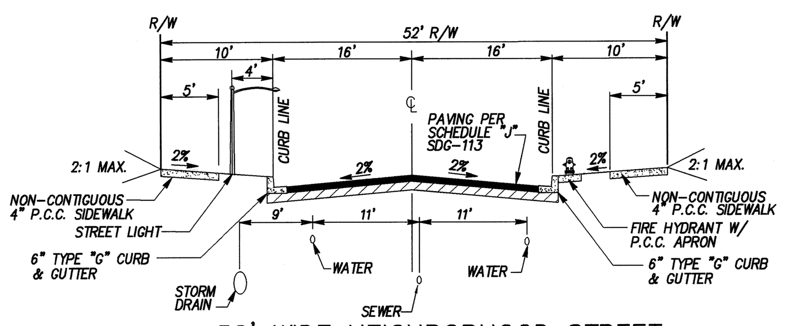
VARIABLE WIDTH NEIGHBORHOOD STREET

STREET 'E'



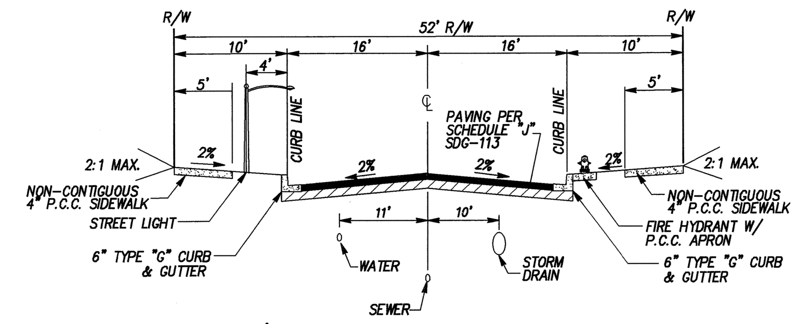
FIRE ACCESS ROAD WITH TRAIL

NO SCALE



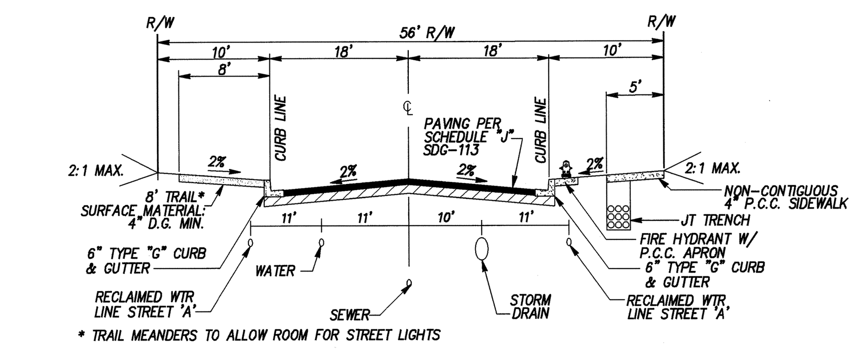
52' WIDE NEIGHBORHOOD STREET

STREET 'C' (EAST OF 'K')



52' WIDE NEIGHBORHOOD STREET

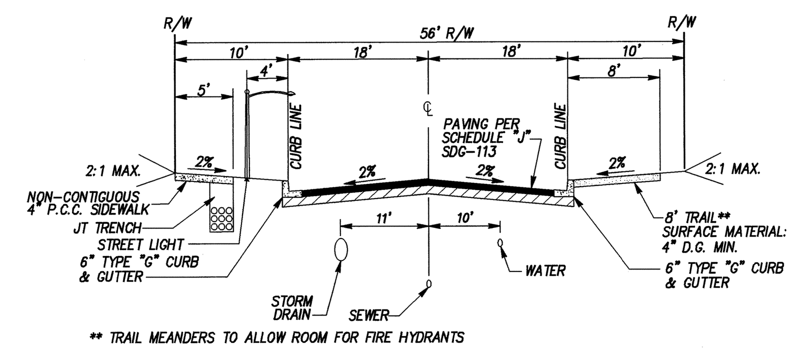
STREETS 'F', 'N', 'O', & 'P'



56' WIDE NEIGHBORHOOD STREET

'A' (EAST OF STREET 'K'), 'D' (SOUTH OF 'C'), M (STA 1+00.00 TO 2+84.63)

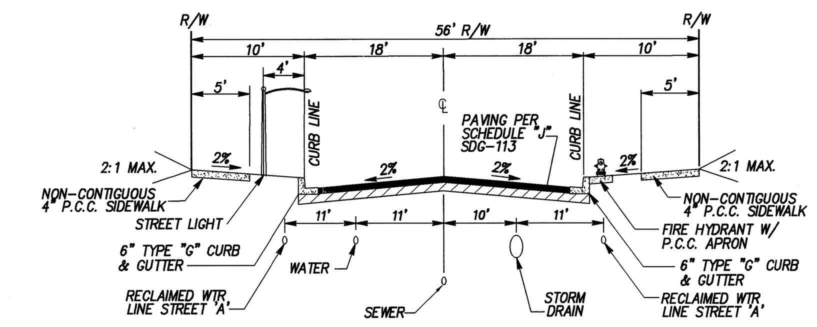
NOT TO SCALE



56' WIDE NEIGHBORHOOD STREET

STREET 'K' (BET 'A' & 'O')

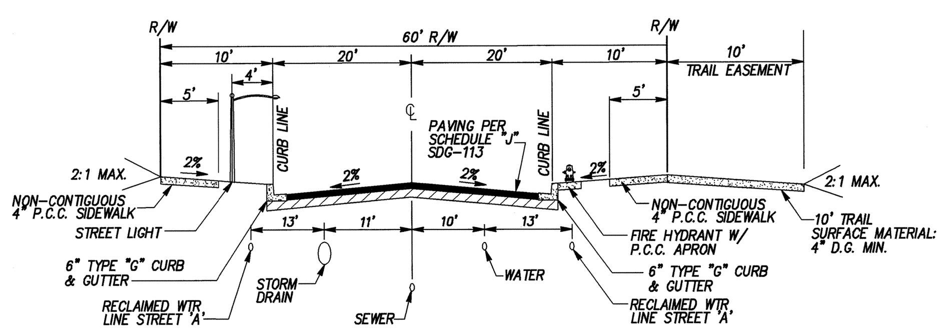
NOT TO SCALE



56' WIDE NEIGHBORHOOD STREET

STREETS 'A' (BETWEEN 'L' & 'K'), 'H', 'I', 'J', 'K' (BETWEEN 'O' & 'C' AND SOUTH OF 'A'), L, & M (NORTH OF 'A')

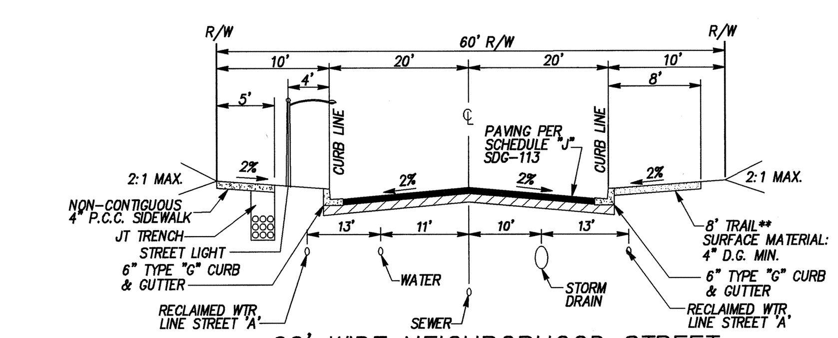
NOT TO SCALE



60' WIDE NEIGHBORHOOD STREET

STREET 'A' (BETWEEN 'L' & HORSE RANCH CREEK ROAD),

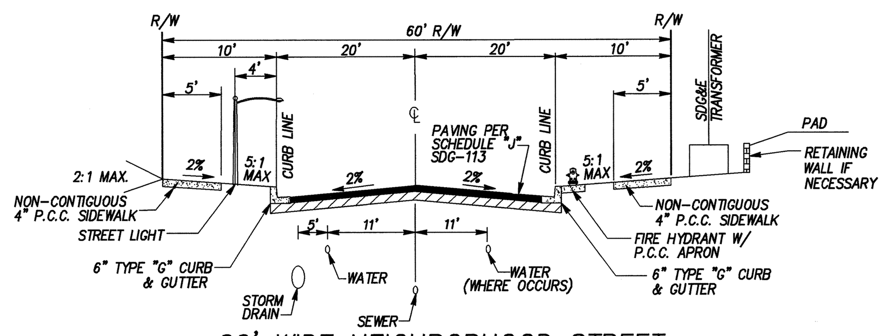
NOT TO SCALE



60' WIDE NEIGHBORHOOD STREET

STREETS 'B' & 'Q'

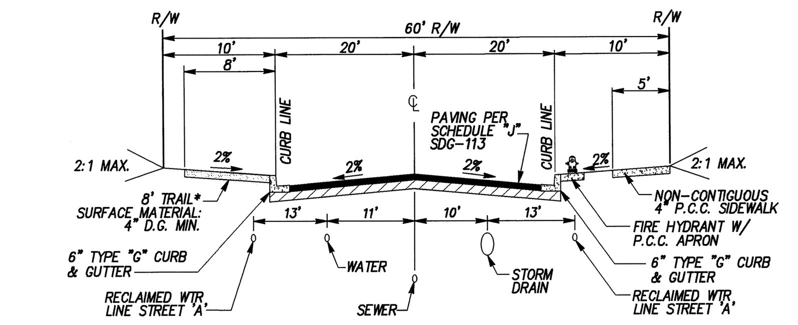
NOT TO SCALE



60' WIDE NEIGHBORHOOD STREET

STREET 'C' (BETWEEN 'D' & 'K')

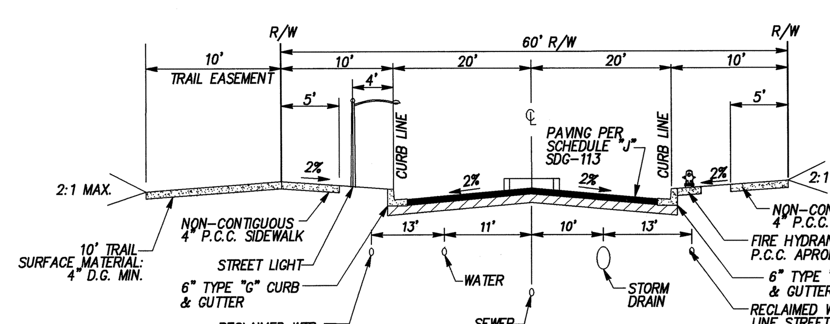
NOT TO SCALE



60' WIDE NEIGHBORHOOD STREET

STREET 'D' (NORTH OF 'C')

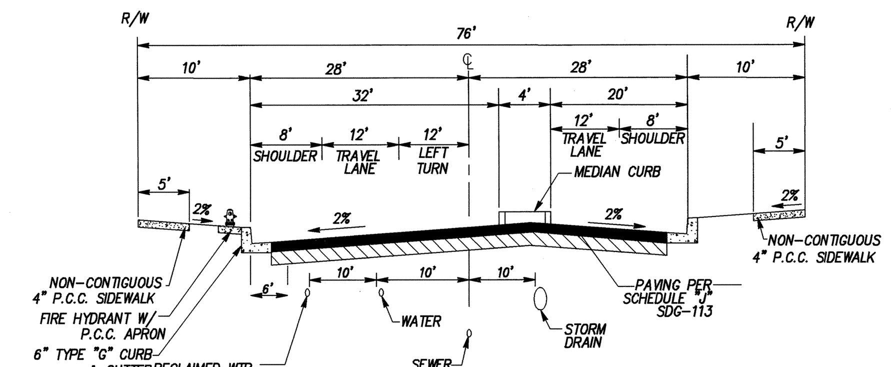
NOT TO SCALE



60' WIDE NEIGHBORHOOD STREET

STREET 'R'

NOT TO SCALE

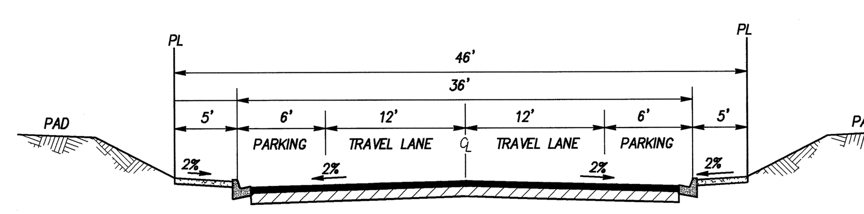


76' WIDE NEIGHBORHOOD STREET

STREET 'R' (AT PVT ST. 'EE')

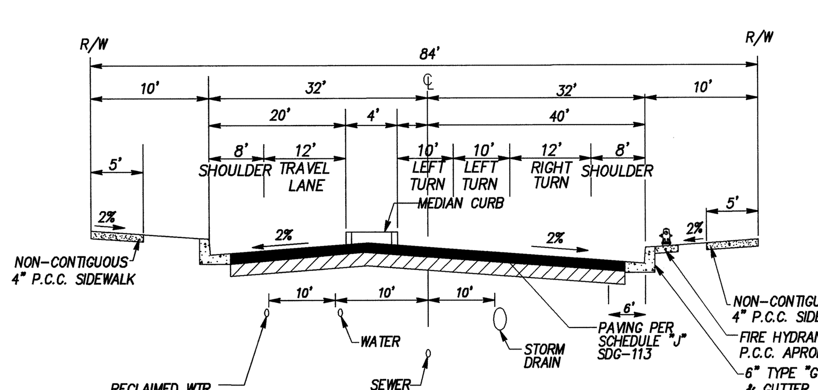
NO SCALE

PLANNING AREA 1 SECTION



TYPICAL PRIVATE ROAD
PA-1

NOT TO SCALE

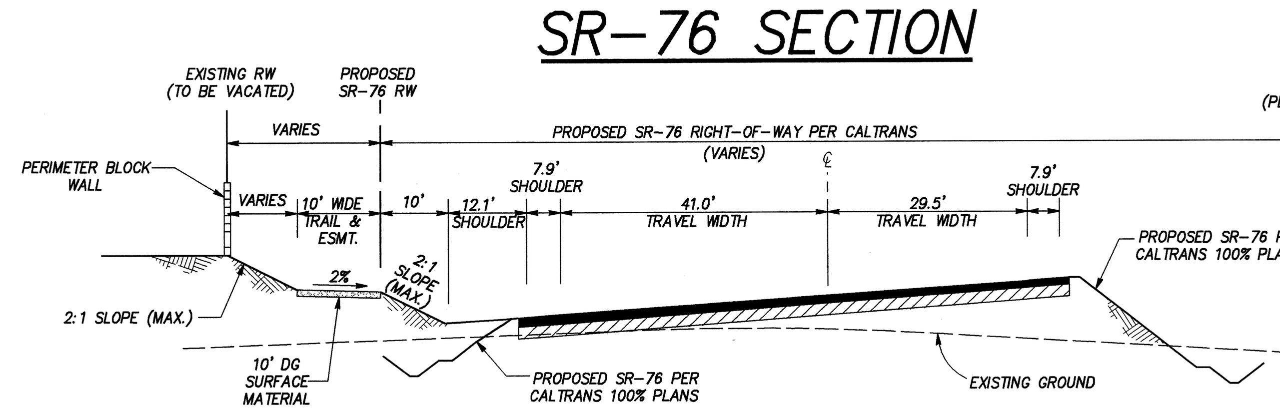


84' WIDE NEIGHBORHOOD STREET

STREET 'R' (AT HORSE RANCH CREEK RD)

NO SCALE

SR-76 SECTION

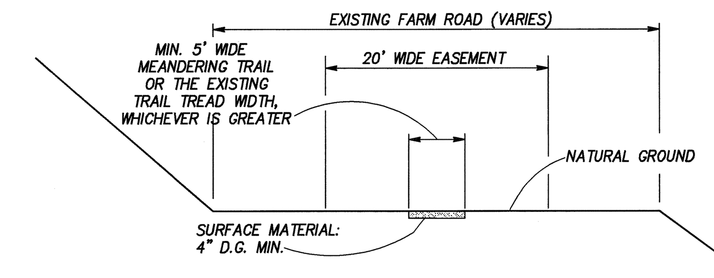


FUTURE PALA ROAD (SR-76)

(PER CALTRANS PLANS)

NOT TO SCALE

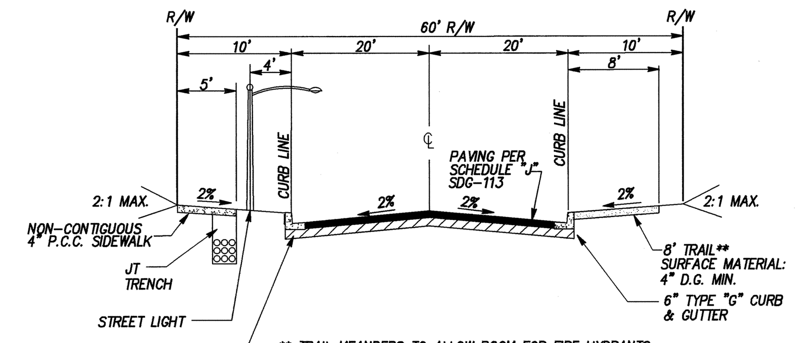
TRAIL SECTIONS



SECTION A-A

NOT TO SCALE

NOTE: ALL TRAILS MULTI-USE AND NON-MOTORIZED



SECTION B-B

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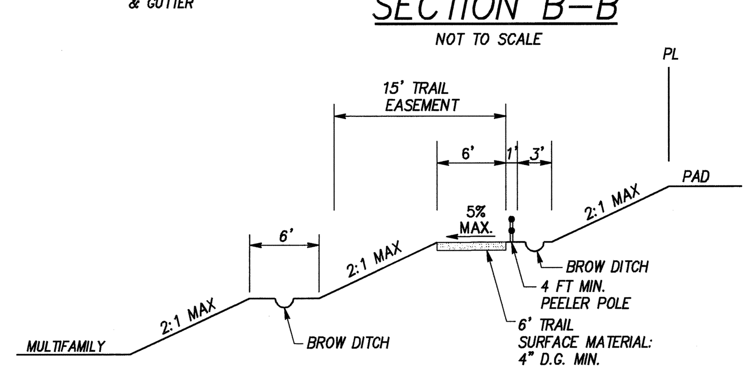

SECTION C-C

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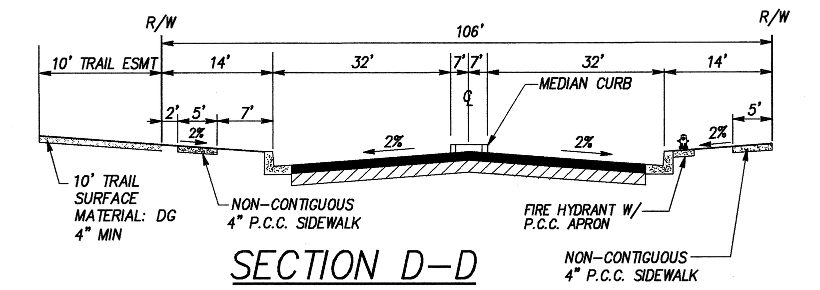

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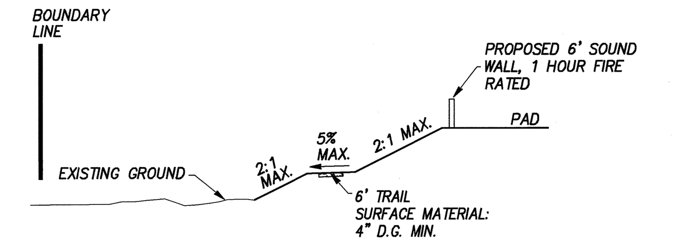

SECTION E-E

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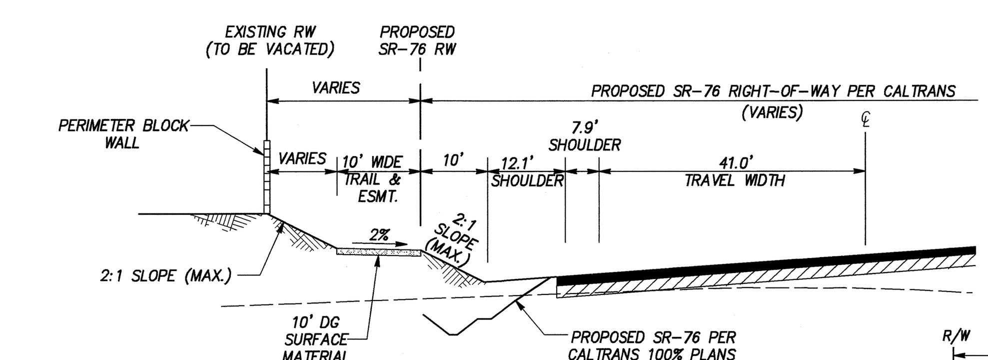

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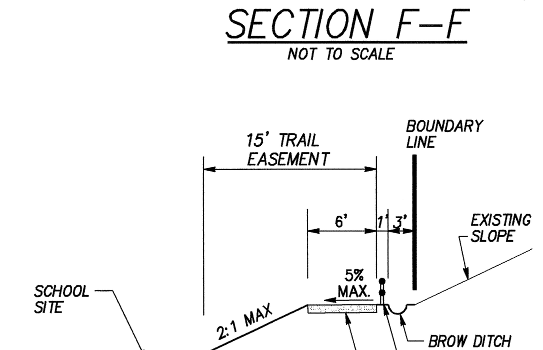

SECTION G-G

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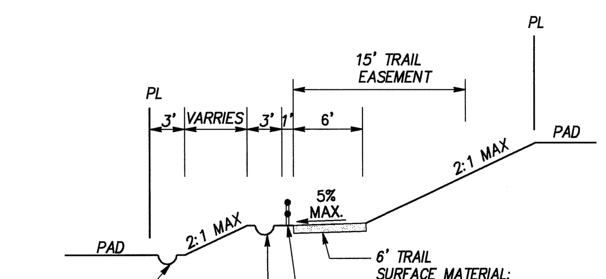

SECTION H-H

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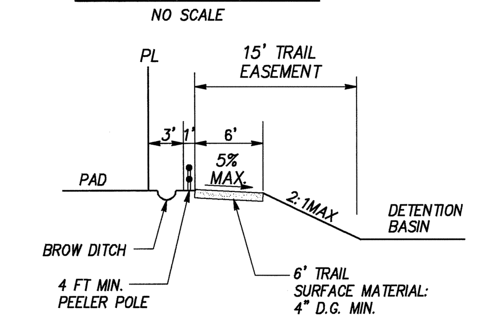

SECTION I-I

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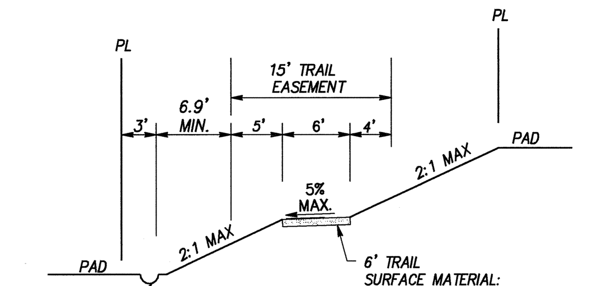

SECTION J-J

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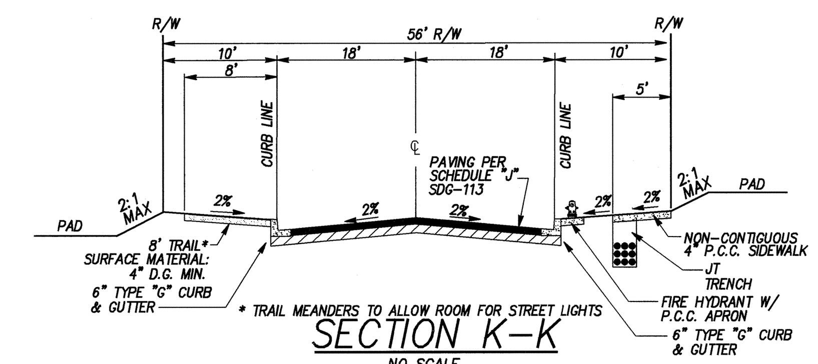

SECTION K-K

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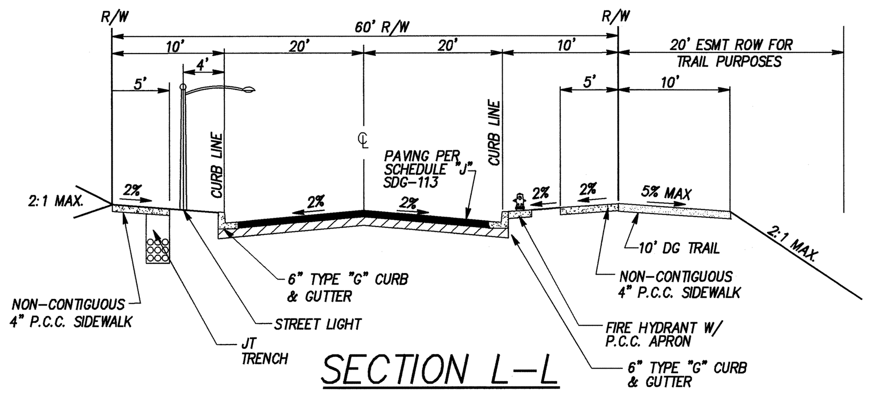

SECTION L-L

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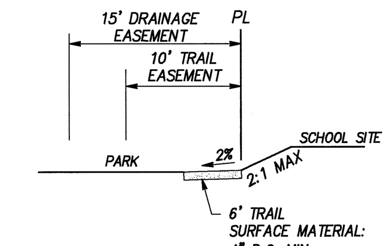

SECTION M-M

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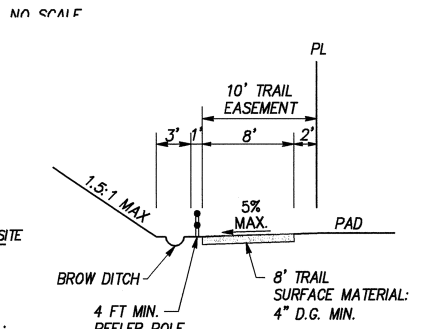

SECTION N-N

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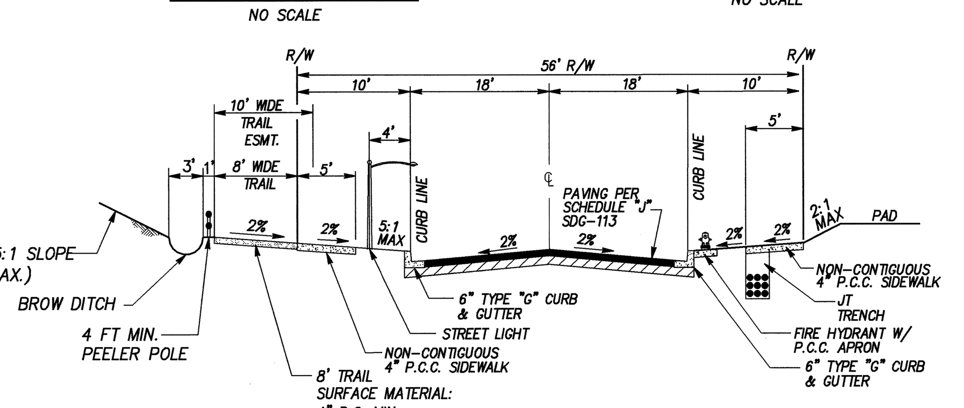
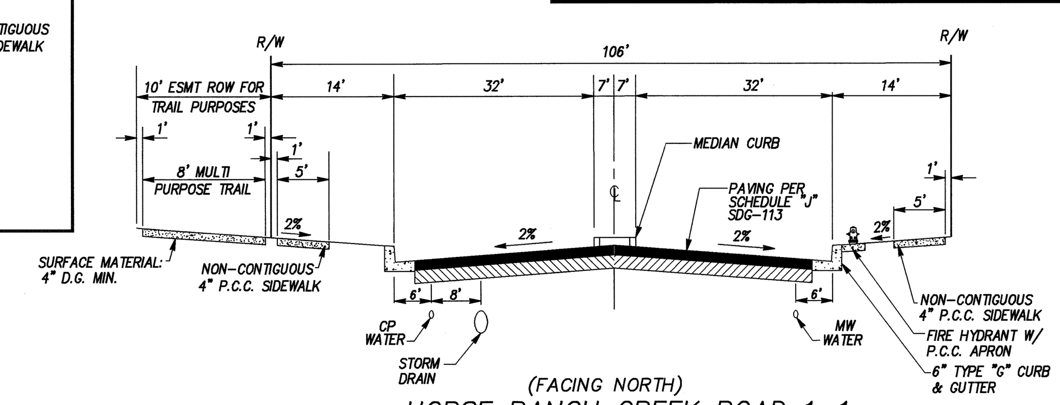


SECTION O-O

NO SCALE

HORSE RANCH CREEK ROAD SECTIONS

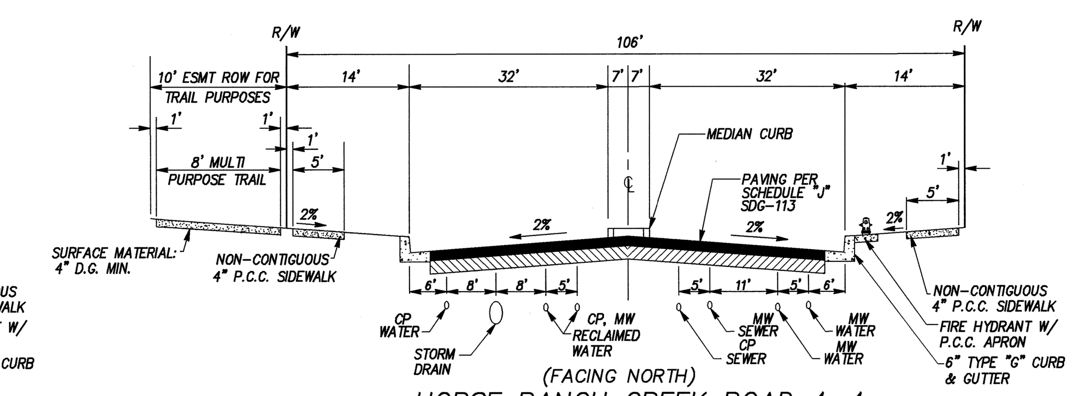


(FACING NORTH)

HORSE RANCH CREEK ROAD 1-1

NORTH OF PALA MESA HEIGHTS DRIVE

NO SCALE

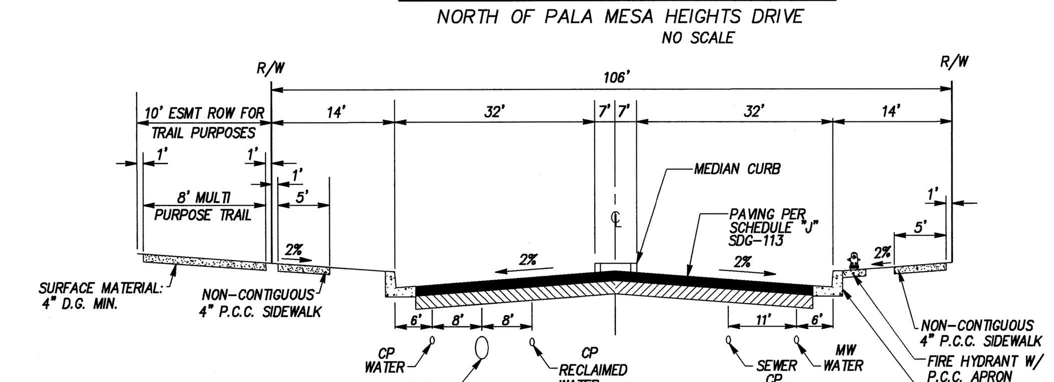


(FACING NORTH)

HORSE RANCH CREEK ROAD 4-4

STREET 'R' TO STREET 'A'

NO SCALE

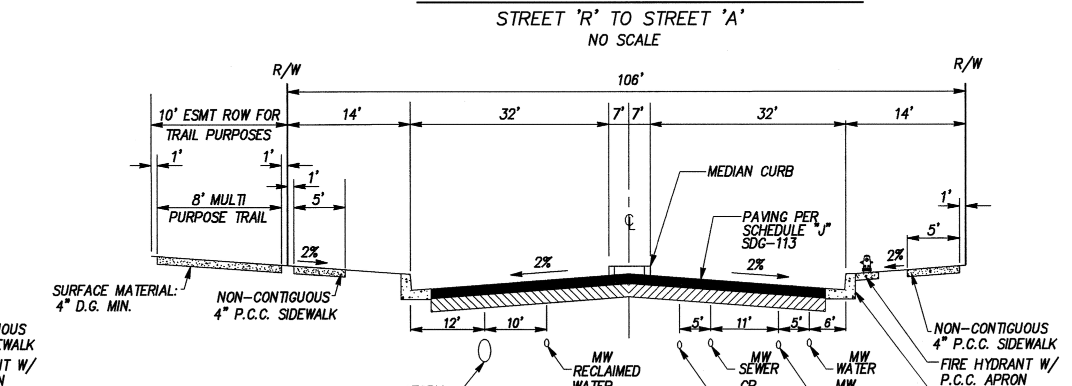


(FACING NORTH)

HORSE RANCH CREEK ROAD 2-2

STREET 'B' TO PALA MESA HEIGHTS DRIVE

NO SCALE

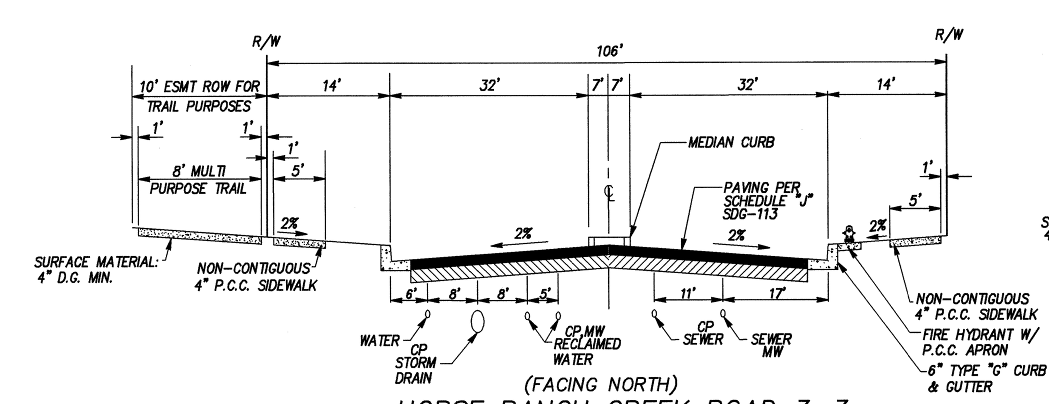


(FACING NORTH)

HORSE RANCH CREEK ROAD 5-5

SR-76 TO STREET 'R'

NO SCALE

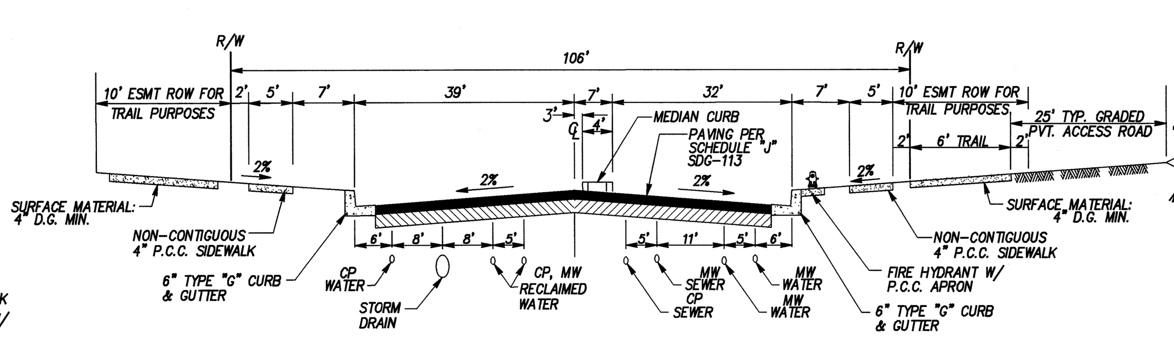


(FACING NORTH)

HORSE RANCH CREEK ROAD 3-3

STREET 'A' TO STREET 'B'

NO SCALE



HORSE RANCH CREEK ROAD 6-6

NOT TO SCALE

TYPICAL STREET SECTIONS

NOT TO SCALE

RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX)619.291.4165
rickengineering.com
Riverside - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

J- 15956

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MEADOWOOD

Prepared By:
Name: Rick Engineering Company
Address: 5620 Friars Road, San Diego, California 92110
Phone #: (619) 291-0707

Project Address:
PALA ROAD EAST OF INTERSTATE 15
COUNTY OF SAN DIEGO

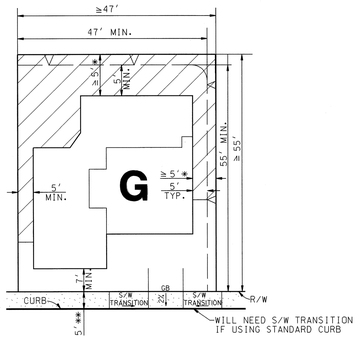
Project Name: MEADOWOOD

Sheet Title:
'B' DESIGNATOR
SITE PLAN
CROSS SECTIONS

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	8/21/2009
Revision 5:	6/29/2009
Revision 4:	4/9/2009
Revision 3:	4/9/2008
Revision 2:	4/15/2007
Revision 1:	9/15/2005
Original Date:	2/2/2004

COUNTY OF SAN DIEGO
TRACT NO. VTM 5354RPL[4]

PLANNING AREA 1



* THIS DIMENSION DEPENDS ON THE DIFFERENTIAL BETWEEN LOT ELEVATIONS & GRADING

** 5' PARKWAY WITH SIDEWALK, NO PLANTING

SHADED AREAS ARE BACKYARDS/ PRIVATE OPEN SPACE

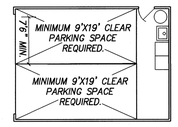
G PRIVATE 2 CAR GARAGES

PARKING (164 UNITS)

	REQUIRED	PROVIDED
IN GARAGES:	328	328
GUEST:	33	90 CURBSIDE
	361	418

TYPICAL PRIVATE USABLE OPEN SPACE

SQUARE FOOTAGE= 820 SF



PRIVATE GARAGE

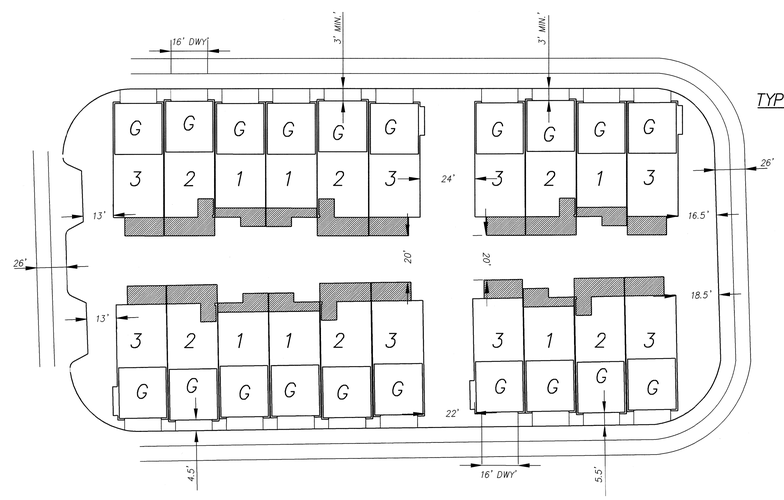
NOTE: GARAGES ARE LARGE ENOUGH TO ACCOMMODATE TRASH BINS. RESIDENTS WILL COLLECT THEIR OWN TRASH AND PUT IT OUT FOR PICK-UP. TRASH WILL BE PICKED UP BY A PRIVATE HAULER CONTRACTED BY THE HOA.

PLANNING AREA 4

TYPICAL SETBACKS

NOTE: PLANNING AREA 4 ONLY CONTAINS ONE LOT. THE SETBACKS ARE SHOWN ON SHEET 7. ("J" DESIGNATOR)

TYPICAL DISTANCE BETWEEN BUILDINGS



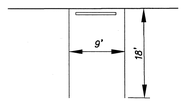
TYPICAL PRIVATE USABLE OPEN SPACE

UNIT	SQUARE FOOTAGE
1	266
2	266
3	129

PARKING (325 UNITS)

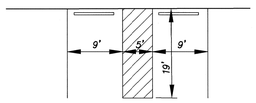
ALL UNITS HAVE 3 OR MORE BEDROOMS

RESIDENT PARKING	REQUIRED	PROVIDED	ADA
IN UNIT PARKING	650	650	
DRIVEWAY	N/A	12	
TOTAL RESIDENT PARKING	650	662	
REC CENTER PARKING	33	33	2
GUEST PARKING	**REQUIRED**	**PROVIDED**	**ADA**
PARALLEL	N/A	28	
PERPENDICULAR	N/A	165	4
TOTAL GUEST PARKING	65	193	
TOTAL PARKING	748	888	6

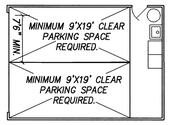


TYPICAL PARKING STALL

* DOUBLE STRIPED SPACES MAY BE REDUCED TO 8.5'



TYPICAL ADA PARKING STALL



PRIVATE GARAGE

NOTE: GARAGES ARE LARGE ENOUGH TO ACCOMMODATE TRASH BINS. RESIDENTS WILL COLLECT THEIR OWN TRASH AND PUT IT OUT FOR PICK-UP. TRASH WILL BE PICKED UP BY A PRIVATE HAULER CONTRACTED BY THE HOA.

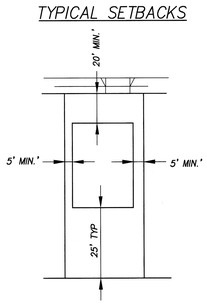
SHADED AREAS ARE PATIOS/PRIVATE OPEN SPACE

G PRIVATE 2 CAR GARAGES

4 PRODUCT TYPE

PLANNING AREA 5

TYPICAL SETBACKS



"J" DESIGNATOR

PARKING

	REQUIRED	PROVIDED
IN GARAGES:	710	710
GUEST:	0	CURBSIDE
	710	710

MEADOWOOD

Prepared By:
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Address: 5620 Friars Road
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Phone #: (619) 291-0707

Project Address:
PALA ROAD EAST OF INTERSTATE 15
COUNTY OF SAN DIEGO

Project Name:
MEADOWOOD

Sheet Title:
'B' DESIGNATOR
SITE PLAN
TYPICAL FOOTPRINTS,
VIGNETTES AND DETAILS

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Revision 1:	9/15/2005
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COUNTY OF SAN DIEGO
TRACT NO. VTM 5354RPL[4]

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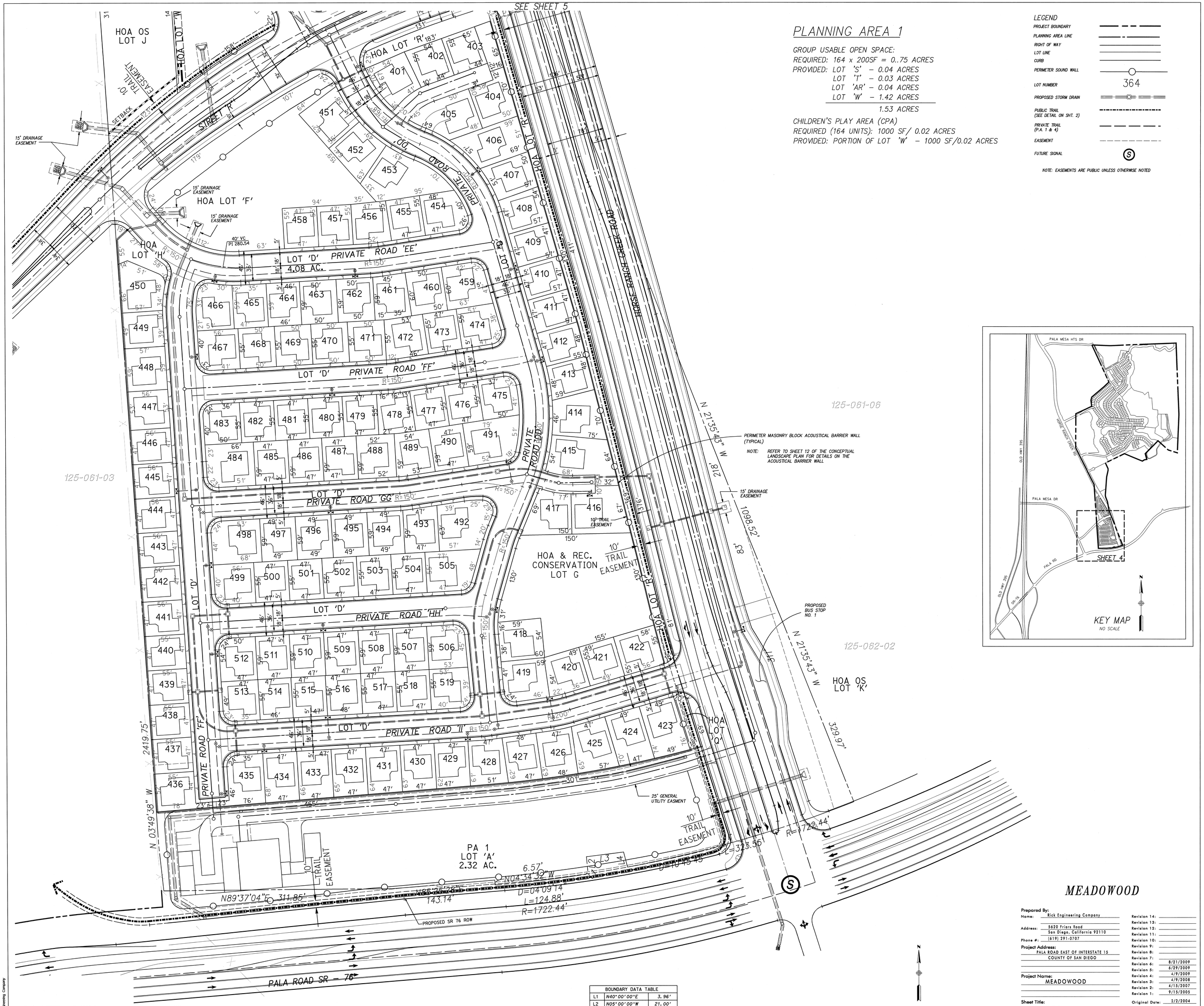

PLANNING AREA 1

GROUP USABLE OPEN SPACE:
REQUIRED: 164 x 200SF = 0..75 ACRES
PROVIDED: LOT 'S' – 0.04 ACRES
LOT 'T' – 0.03 ACRES
LOT 'AR' – 0.04 ACRES
LOT 'W' – 1.42 ACRES
1.53 ACRES

CHILDREN'S PLAY AREA (CPA)
REQUIRED (164 UNITS): 1000 SF/ 0.02 ACRES
PROVIDED: PORTION OF LOT 'W' – 1000 SF/0.02 ACRES

LEGEND
PROJECT BOUNDARY
PLANNING AREA LINE
RIGHT OF WAY
LOT LINE
CURB
PERIMETER SOUND WALL
LOT NUMBER 364
PROPOSED STORM DRAIN
PUBLIC TRAIL (SEE DETAIL ON SHT. 2)
PRIVATE TRAIL (P.A. 1 & 4)
EASEMENT
FUTURE SIGNAL

NOTE: EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED

BOUNDARY DATA TABLE		
L1	N40°00'00"E	3.96'
L2	N05°00'00"W	21.00'
L3	N83°00'00"E	51.00'
L4	N15°00'00"W	21.19'

MEADOWOOD

Prepared By:
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Address: 5620 Friars Road, San Diego, California 92110
Phone #: (619) 291-0707

Project Address:
PALA ROAD EAST OF INTERSTATE 15
COUNTY OF SAN DIEGO

Project Name:
MEADOWOOD

Sheet Title:
'B' DESIGNATOR
SITE PLAN

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Original Date:	2/2/2004

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COUNTY OF SAN DIEGO
TRACT NO. VTM 5354RPL4

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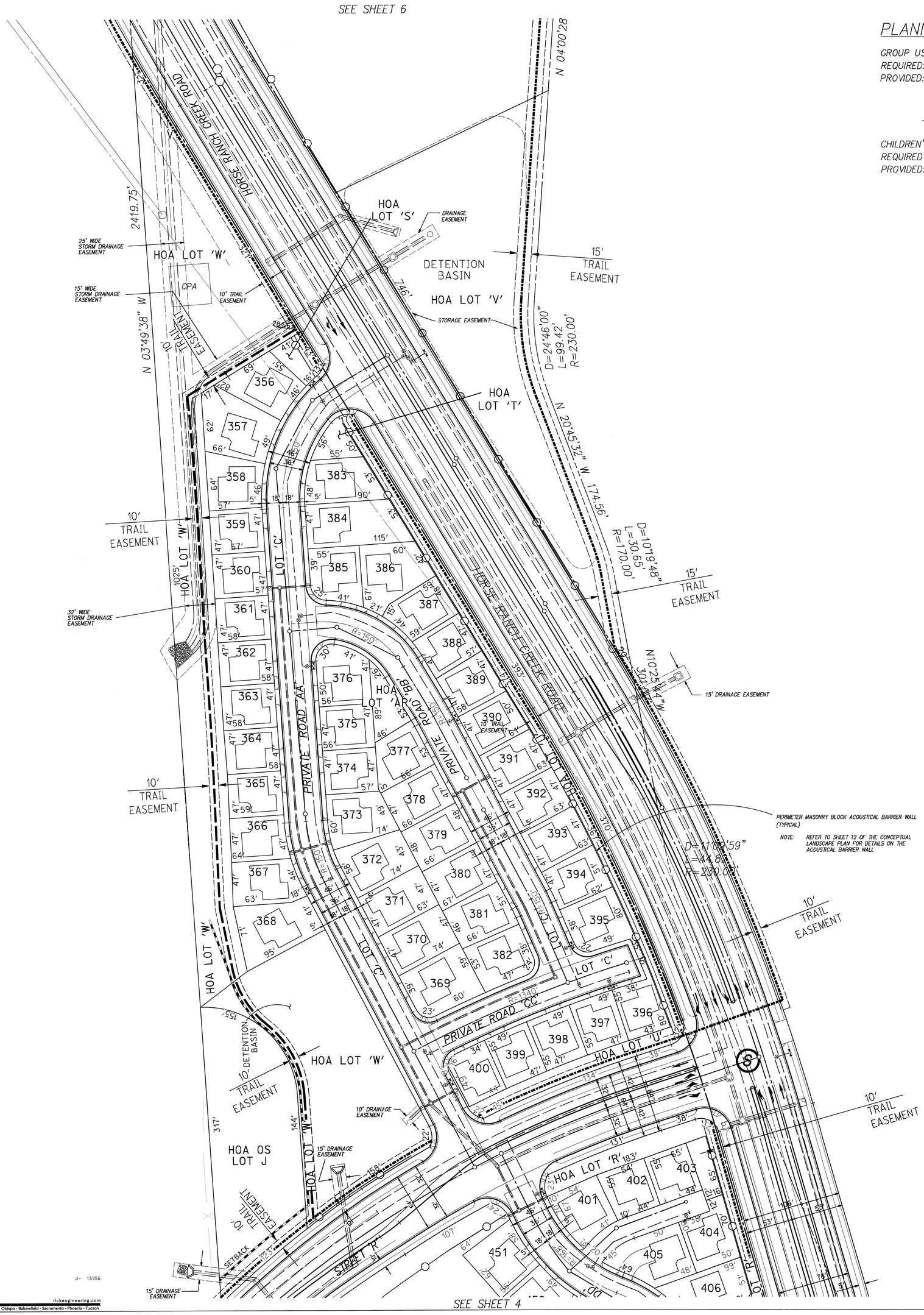


PLANNING AREA 1

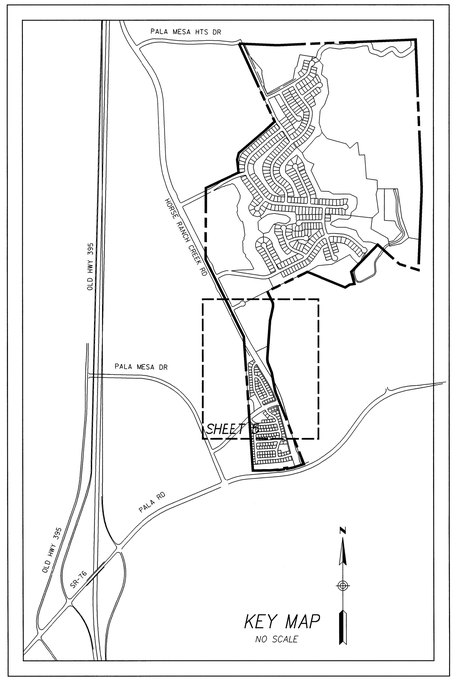
GROUP USABLE OPEN SPACE:
REQUIRED: 164 x 200SF = 0..75 ACRES
PROVIDED: LOT 'S' – 0.04 ACRES
LOT 'T' – 0.03 ACRES
LOT 'AR' – 0.04 ACRES
LOT 'W' – 1.42 ACRES
1.53 ACRES

CHILDREN'S PLAY AREA (CPA)
REQUIRED (164 UNITS): 1000 SF/ 0.02 ACRES
PROVIDED: PORTION OF LOT 'W' – 1000 SF/0.02 ACRES

LEGEND

- PROJECT BOUNDARY
- PLANNING AREA LINE
- RIGHT OF WAY
- LOT LINE
- CURB
- PERIMETER SOUND WALL
- LOT NUMBER (364)
- PROPOSED STORM DRAIN
- PUBLIC TRAIL (SEE DETAIL ON SHT. 2)
- PRIVATE TRAIL (P.A. 1 & 4)
- EASEMENT
- FUTURE SIGNAL (S)

NOTE: EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED



GRAPHIC SCALE 1"= 40'

MEADOWOOD

Prepared By:
Name: Rick Engineering Company
Address: 5620 Friars Road, San Diego, California 92110
Phone #: (619) 291-0707

Project Address:
PALA ROAD EAST OF INTERSTATE 15
COUNTY OF SAN DIEGO

Project Name:
MEADOWOOD

Sheet Title:
'B' DESIGNATOR
SITE PLAN

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Original Date:	2/2/2004

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COUNTY OF SAN DIEGO
TRACT NO. VTM 5354RPL[4]

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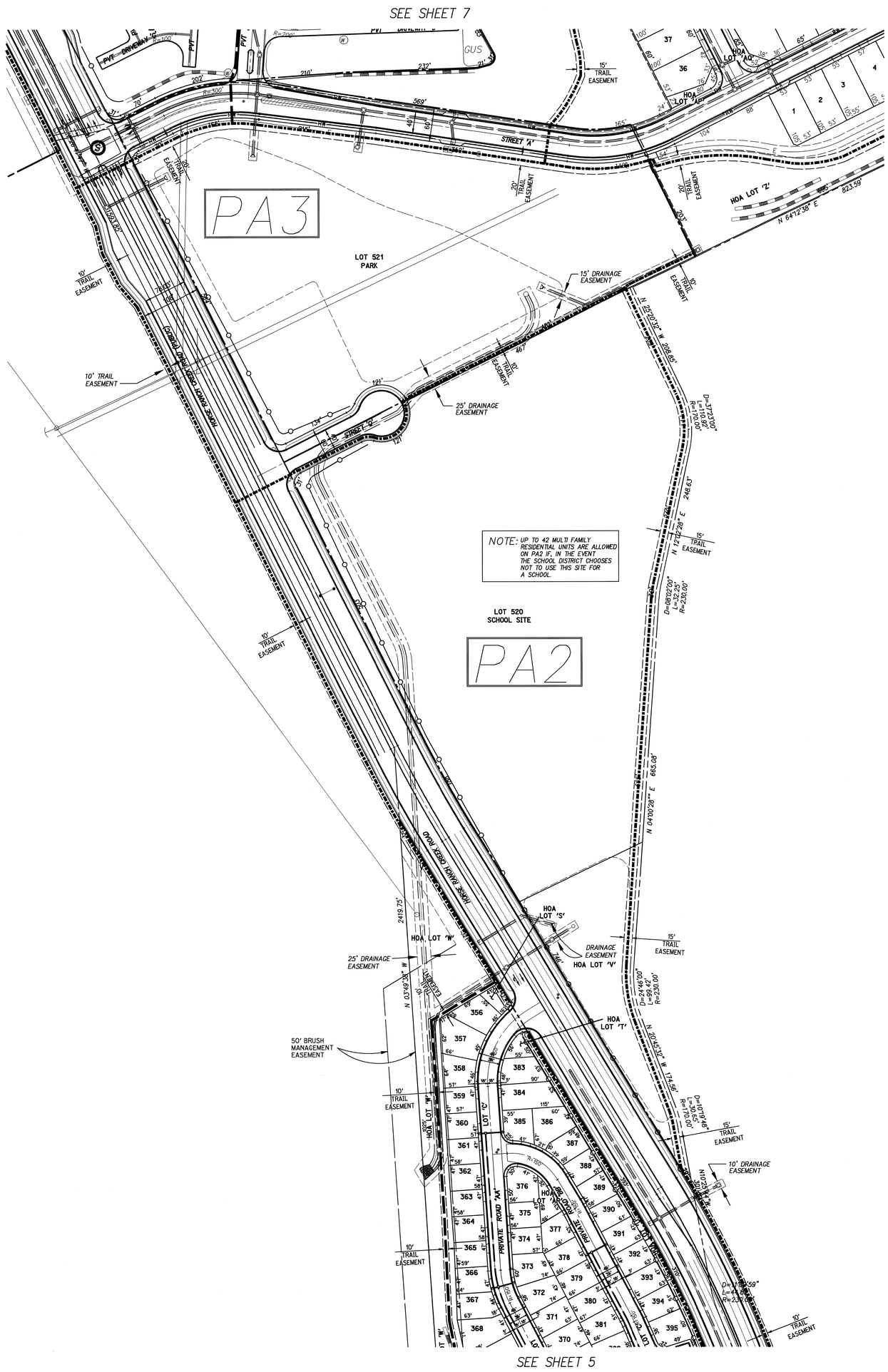
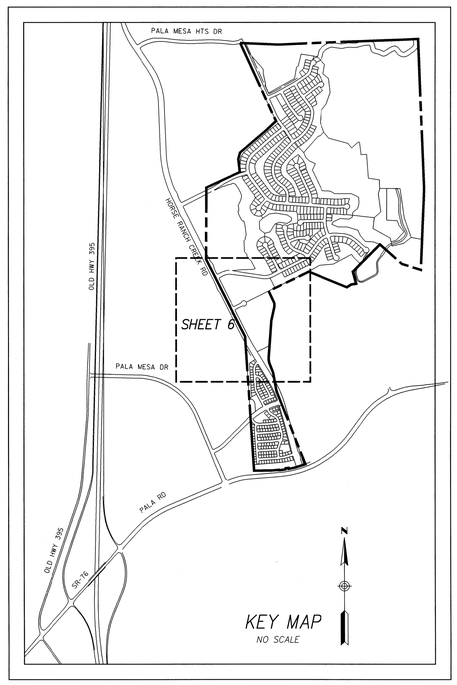


LEGEND

PROJECT BOUNDARY	
PLANNING AREA	PA1
PLANNING AREA LINE	
RIGHT OF WAY	
LOT LINE	
CURB	
PERIMETER SOUND WALL	
LOT NUMBER	364
PROPOSED STORM DRAIN	
PUBLIC TRAIL (SEE DETAIL ON SHT. 2)	
PRIVATE TRAIL (P.A. 1 & 4)	
EASEMENT	
FUTURE SIGNAL	S

NOTE: EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED



N

80 40 0 80 160 240

GRAPHIC SCALE 1"= 80'

MEADOWOOD

Prepared By:
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Address: 5620 Friars Road, San Diego, California 92110
Phone #: (619) 291-0707

Project Address:
PALA ROAD EAST OF INTERSTATE 15
COUNTY OF SAN DIEGO

Project Name:
MEADOWOOD

Sheet Title:
'B' DESIGNATOR
SITE PLAN
PLANNING AREA 2 OPTION

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COUNTY OF SAN DIEGO
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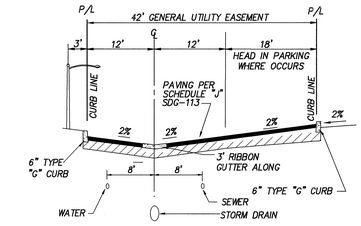
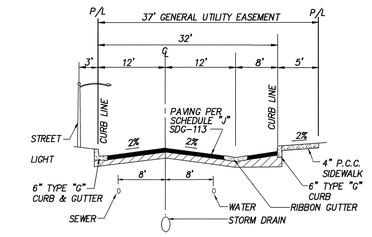


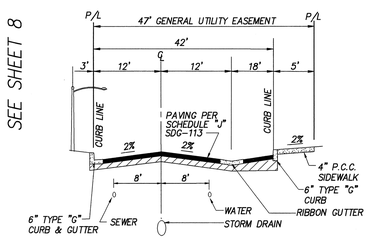
PERPENDICULAR PARKING ONE SIDE (WHERE OCCURS)

PRIVATE DRIVEWAY C,D,F,G,H,I,J,K,L,M,N,O,P,R



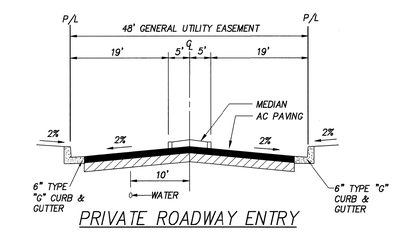
PARALLEL PARKING ONE SIDE (WHERE OCCURS)

PRIVATE ROADWAY 'E', 'S'



PERPENDICULAR PARKING ONE SIDE (WHERE OCCURS)

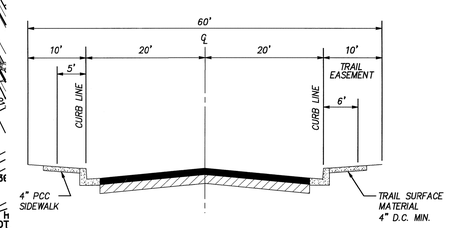
PRIVATE ROADWAY 'E', 'S'



PRIVATE ROADWAY ENTRY

TYPICAL PRIVATE ROADWAY SECTIONS

NO SCALE



STREET Q

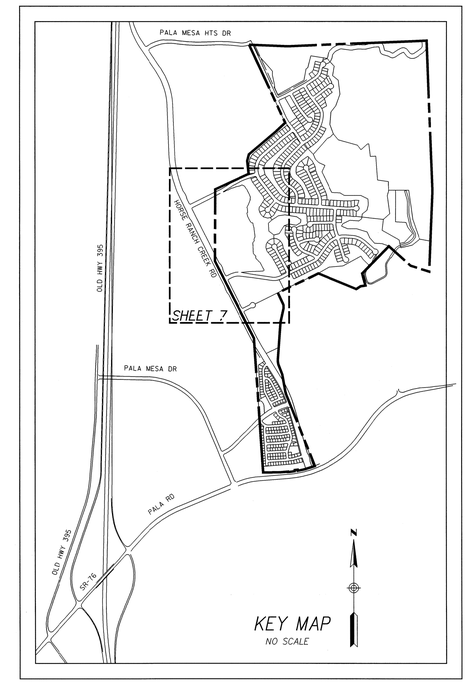
PUBLIC ROADWAY SECTIONS

NO SCALE

LEGEND

PROJECT BOUNDARY	
PLANNING AREA LINE	
RIGHT OF WAY	
LOT LINE	
CURB	
PERIMETER SOUND WALL	
LOT NUMBER	364
PROPOSED STORM DRAIN	
PUBLIC TRAIL (SEE DETAIL ON SHT. 2)	
PRIVATE TRAIL (P.A. 1 & 4)	
EASEMENT	
FUTURE SIGNAL	S

NOTE: EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED



PLANNING AREA 4

GROUP USABLE OPEN SPACE (GUS)

REQUIRED 325 x 200 SF = 1.49 ACRES

PROVIDED = 1.5 ACRES

CHILDREN'S PLAY AREA (CPA)

REQUIRED (325 UNITS) = 1,600 SF/0.04 ACRES

PROVIDED (1 AREAS) = 2,374 SF/ 0.05 ACRES

GRAPHIC SCALE 1"= 80'

MEADOWOOD

Prepared By:
Name: Rick Engineering Company
Address: 5620 Friars Road, San Diego, California 92110
Phone #: (619) 291-0707

Project Address:
PALA ROAD EAST OF INTERSTATE 15
COUNTY OF SAN DIEGO

Project Name:
MEADOWOOD

Sheet Title:
'B' DESIGNATOR
SITE PLAN

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Revision 1:	9/15/2005
Original Date:	2/2/2004

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COUNTY OF SAN DIEGO
TRACT NO. VTM 5354RPL4

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rickengineering.com
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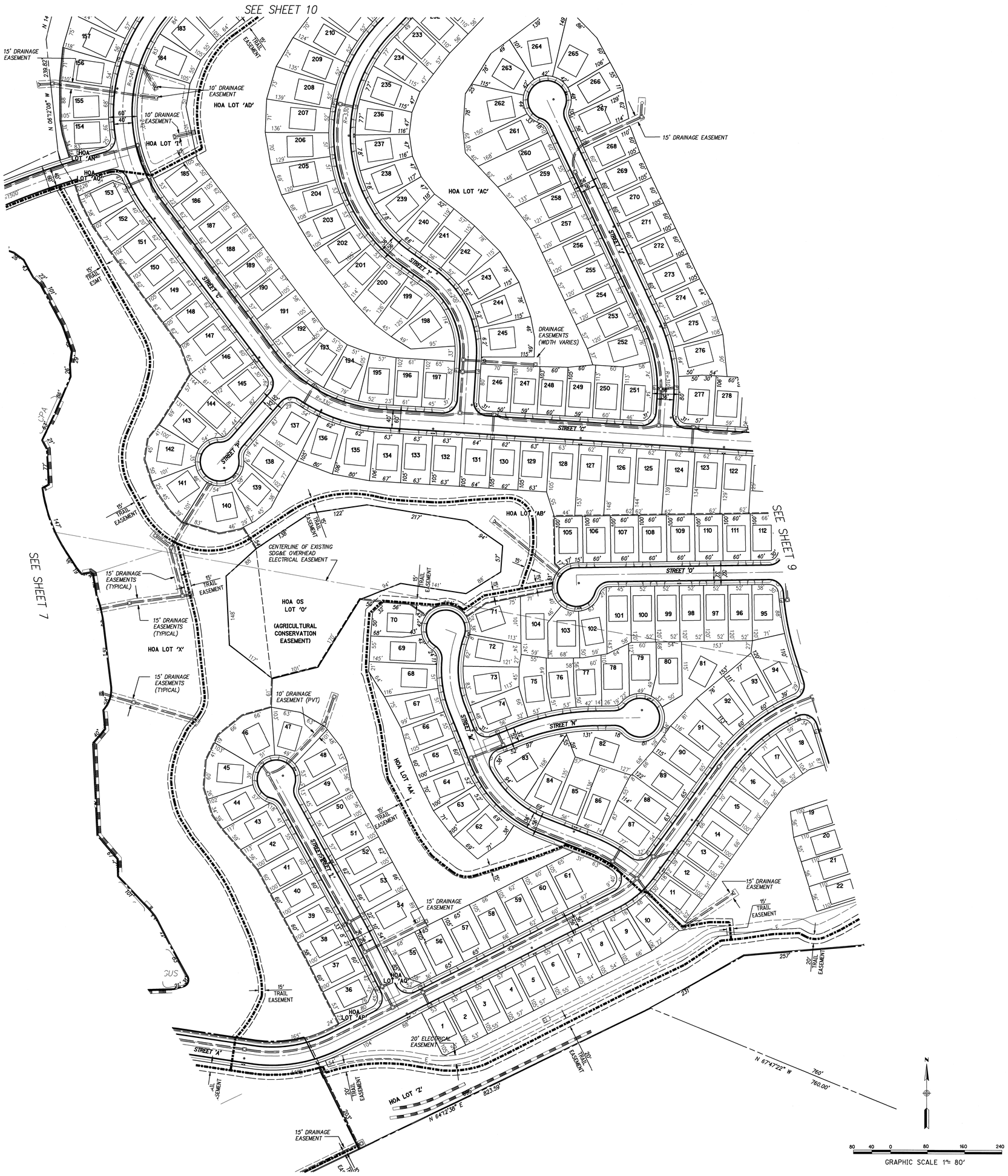
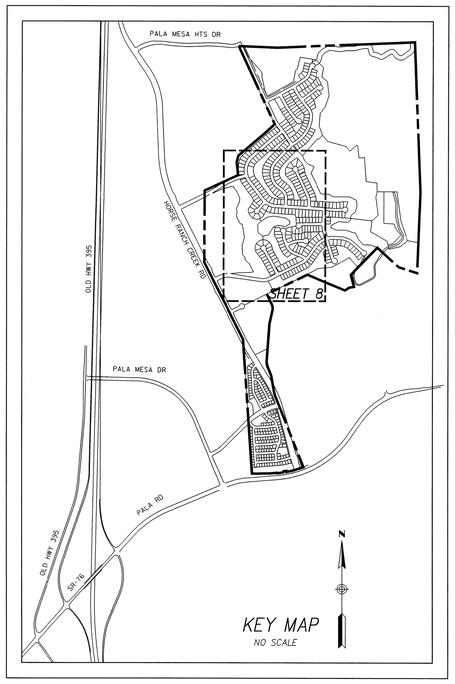


LEGEND

PROJECT BOUNDARY	
PLANNING AREA LINE	
RIGHT OF WAY	
LOT LINE	
CURB	
PERIMETER SOUND WALL	
LOT NUMBER	364
PROPOSED STORM DRAIN	
PUBLIC TRAIL (SEE DETAIL ON SHT. 2)	
PRIVATE TRAIL (P.A. 1 & 4)	
EASEMENT	

NOTE: EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED



MEADOWOOD

Prepared By:
Name: Rick Engineering Company
Address: 5620 Friars Road, San Diego, California 92110
Phone #: (619) 291-0707

Project Address:
PALA ROAD EAST OF INTERSTATE 15
COUNTY OF SAN DIEGO

Project Name:
MEADOWOOD

Sheet Title:
'B' DESIGNATOR SITE PLAN

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COUNTY OF SAN DIEGO
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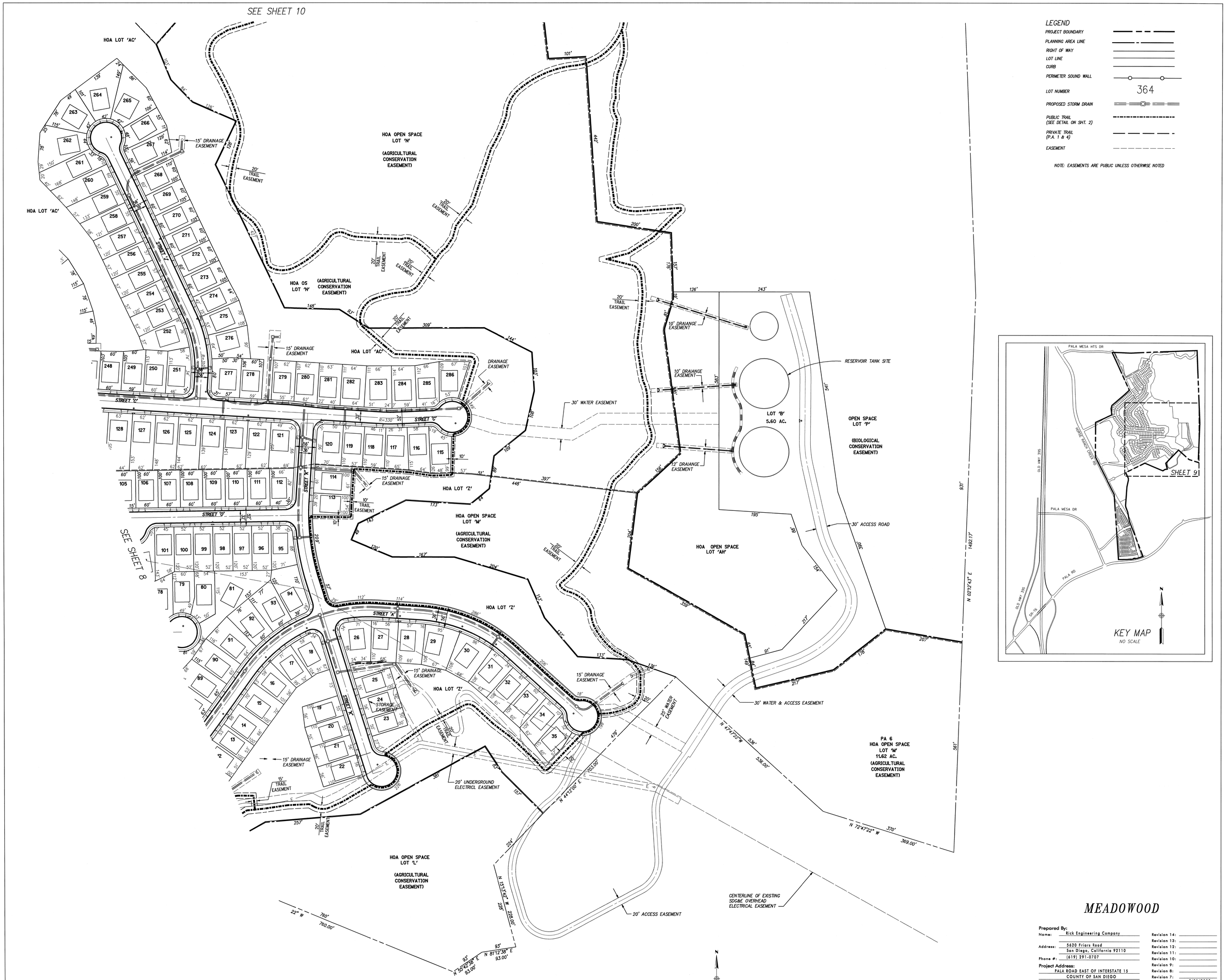

MEADOWOOD

Prepared By:
Name: Rick Engineering Company
Address: 5620 Friars Road, San Diego, California 92110
Phone #: (619) 291-0707

Project Address:
PALA ROAD EAST OF INTERSTATE 15
COUNTY OF SAN DIEGO

Project Name:
MEADOWOOD

Sheet Title:
'B' DESIGNATOR SITE PLAN

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COUNTY OF SAN DIEGO
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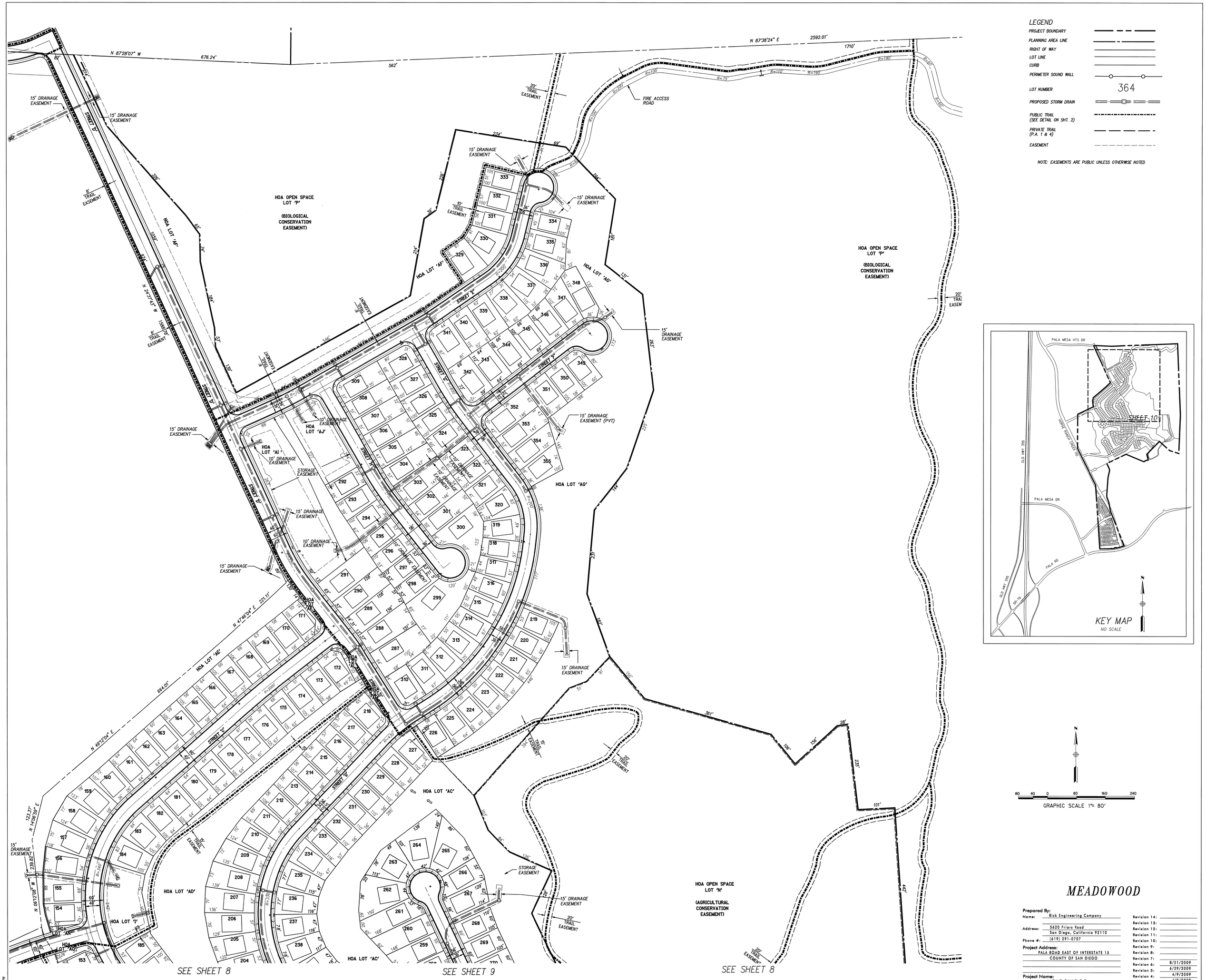

MEADOWOOD

Prepared By:

Name: Rick Engineering Company

Address: 5620 Friars Road
San Diego, California 92110

Phone #: (619) 291-0707

Project Address:
PALA ROAD EAST OF INTERSTATE 15
COUNTY OF SAN DIEGO

Project Name:
MEADOWOOD

Sheet Title:
'B' DESIGNATOR
SITE PLAN

Revision 14:	
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COUNTY OF SAN DIEGO
TRACT NO. VTM 5354RPL4

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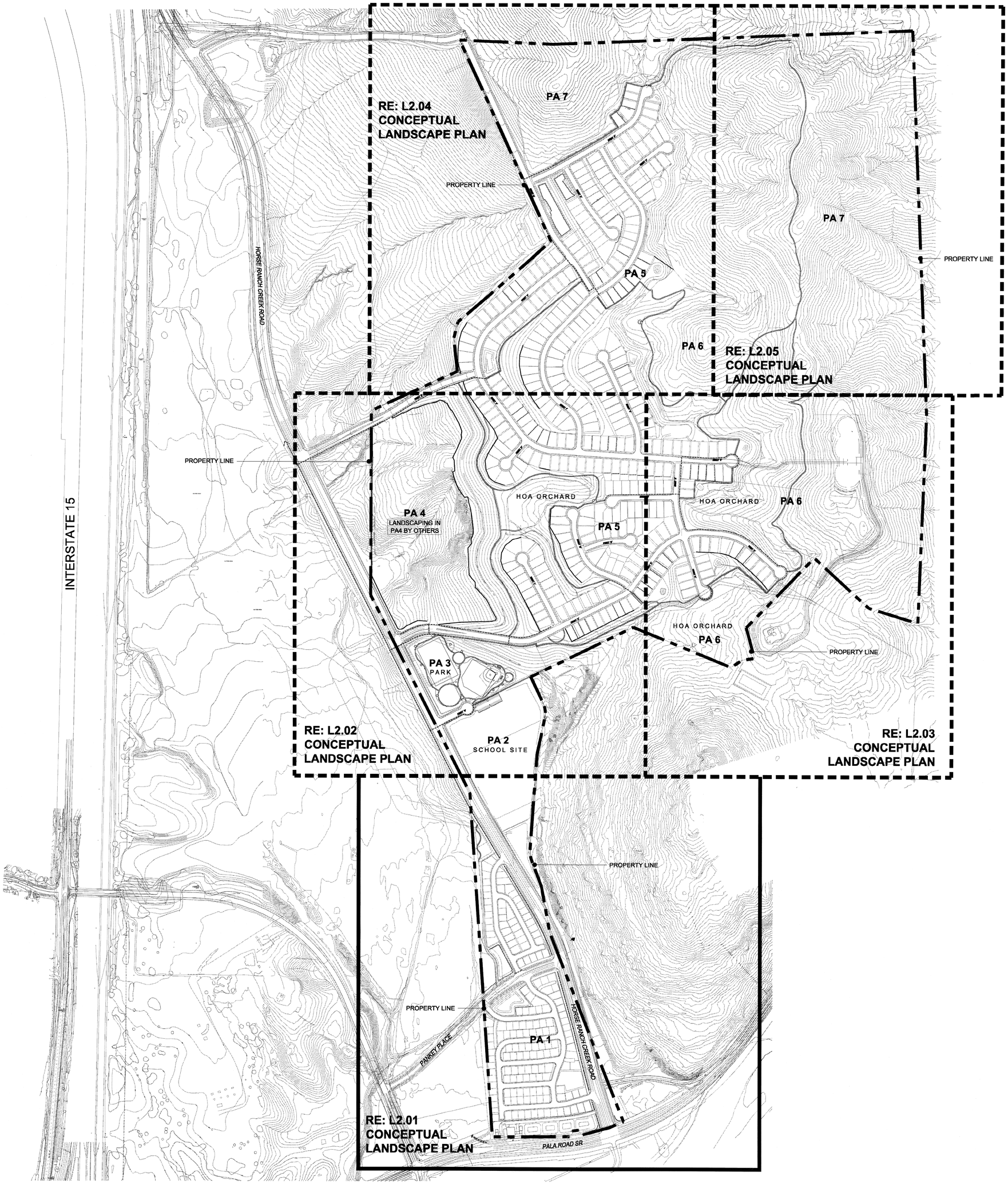

THE LANDSCAPE DESIGN CONCEPT

THE LANDSCAPE CONCEPT FOR THE COMMUNITY IS DESIGNED TO CAPTURE THE RUSTIC CHARACTER AND BEAUTY OF THE REGION. MATERIALS WILL BE CHOSEN FOR THEIR NATURAL QUALITIES AND RURAL AESTHETICS. CITRUS GROVES WILL BE PRESERVED WHENEVER POSSIBLE TO REFLECT THE CHARACTER OF THE REGIONAL AGRICULTURE. PLANT MATERIALS ARE SELECTED BASED ON HARDINESS, BEAUTY AND SUSTAINABLE QUALITIES SUCH AS MAINTENANCE AND WATER CONSERVATION. RE-VEGETATION AREAS ARE CAREFULLY DEVELOPED WITH NATIVE AND DROUGHT TOLERANT PLANTINGS THAT WILL PROVIDE EROSION CONTROL AND LONG TERM SUSTAINABILITY.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE - LANDSCAPE WATER CONSERVATION DESIGN MANUAL AND REGIONAL STANDARDS.

IRRIGATION SYSTEM

PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO PLANT TYPE, DESIGN INTENT AND ENVIRONMENTAL EXPOSURE. THESE PLANTING AREAS (UNLESS OTHERWISE NOTED) WILL RECEIVE COMPLETE WATER COVERAGE BY MEANS OF A STATE-OF-THE-ART, AUTOMATICALLY CONTROLLED, ELECTRICALLY OPERATED, UNDERGROUND PIPED SPRINKLER SYSTEM WITH HEAD TO HEAD COVERAGE OR HIGH-EFFICIENCY / LOW FLOW IRRIGATION IRRIGATION SYTEM. PERMANENT IRRIGATION, TEMPORARY IRRIGATION, OR NON-IRRIGATED (NATURALIZED) PLANTING AREAS ARE PART OF THE DESIGN INTENT OF THE PROJECT. THE IRRIGATION SYSTEM WILL COMPLY WITH THE COUNTY CODES, REGULATIONS AND STANDARDS.

MAINTENANCE

ALL SLOPE PLANTINGS, PUBLIC STREETSCAPES, AND PARKS SHALL BE MAINTAINED BY THE MASTER HOMEOWNERS ASSOCIATION (HOA).
FRONT YARDS, PRIVATE STREET YARDS, REAR AND / OR SIDE YARDS OF INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. ALL PLANTING AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER. ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. ALL DISEASED OR DEAD PLANTS SHALL BE TREATED OR REPLACED PER CONDITIONS OF THE PERMIT.

NOTE:
TO THE EXTENT FEASIBLE, A COMBINATION OF WALLS AND BERMING WILL BE PROVIDED FOR SOUND ATTENUATION WITH A MAXIMUM HEIGHT OF 6'. IN CIRCUMSTANCES WHERE THIS IS NOT FEASIBLE, WALL HEIGHTS WILL BE CONSTRUCTED CONSISTENT WITH THE MITIGATION MEASURES OF THE EIR AND MAY EXCEED THIS HEIGHT.

GENERAL NOTES:

1. MINIMUM 15 GAL. SIZE STREET TREES SHOULD BE INSTALLED OUTSIDE AND INSIDE OF THE PUBLIC RIGHT-OF-WAY. AN ENCROACHMENT PERMIT WILL BE APPLIED FOR WITH THE DEPARTMENT OF PUBLIC WORKS TO ALLOW TREES TO BE PLANTED AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT(s)-OF-WAY WHERE NECESSARY. PRIVATE ROADS AND WILL BE MAINTAINED BY THE MASTER HOA OR INDIVIDUAL HOME OWNER. TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL MEET THE LOCAL DESIGN COMMUNITY DESIGN GUIDELINES. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER AND SEWAGE LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE COUNTY.
2. STREET TREE REQUIRMENT: NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES.
3. WOOD MULCH SHALL BE UNIFORMLY SPREAD TO A 2" DEPTH IN ALL PLANTING AREAS WITH SLOPE LESS THAN 3:1
4. FIBAR MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2000 POUNDS PER ACRE IN HYDROSEEDED AREAS.
5. REVEGETATION AND EROSION CONTROL TIMING- ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
6. PRIOR TO GRADING THE FIRST 8 INCHES OF TOP SOIL SHALL BE STOCKPILED AND REAPPLIED ON SLOPES AFTER THE COMPLETION OF GRADING.
7. PARKING LOT TREES SHALL BE PRIMARILY EVERGREEN IN NATURE TO PROMOTE SCREENING AND AND HEAT RELIEF CAPABILITIES.
8. ALL TRASH ENCLOSURES SHALL BE SCREENED FROM PUBLIC VIEW.

AREA CALCUALTIONS:

	SF	PERCENTAGE
PA 1		
TURF	7,000	6.7%
ORNAMENTALS	16,681	16.2%
SLOPES	79,645	77.1%
PA1 TOTAL	103,336	100%
PA3 (PARK)		
TURF - ATHLETIC USE	89,866	35.2%
TURF - NON-ATHLETIC USE	67,285	26.2%
ORNAMENTALS	28,735	11.2%
SLOPES	69,989	27.4%
PA3 TOTAL	255,875	100%
REMAINING PROJECT AREA		
TURF	12,560	0.8%
ORNAMENTALS	197,180	10.6%
SLOPES	1,645,453	88.6%
REMAINING AREA TOTAL	1,855,193	100%

Prepared By:

THE OFFICE OF
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LANDSCAPE ARCHITECTURE PLANNING

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MEADOWOOD

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Phone #: 858.793.6970
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Project Address:
PALA ROAD EAST OF INTERSTATE 15

Project Name:
MEADOWOOD

Sheet Title:
OVERALL PLAN

L1.00
NOT TO SCALE

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6: APRIL 09, 2009
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COUNTY OF SAN DIEGO
TRACT NO. 5354

MATCHLINE - SEE SHEET L2.02

EXISTING PROPERTY LINE

SCHOOL SITE

5' WIDE DECOMPOSED GRANITE MULTI USE TRAIL. NON-MOTORIZED. RE:4/L3.01

PARK PERSPECTIVE 1 RE: 1/L2.01

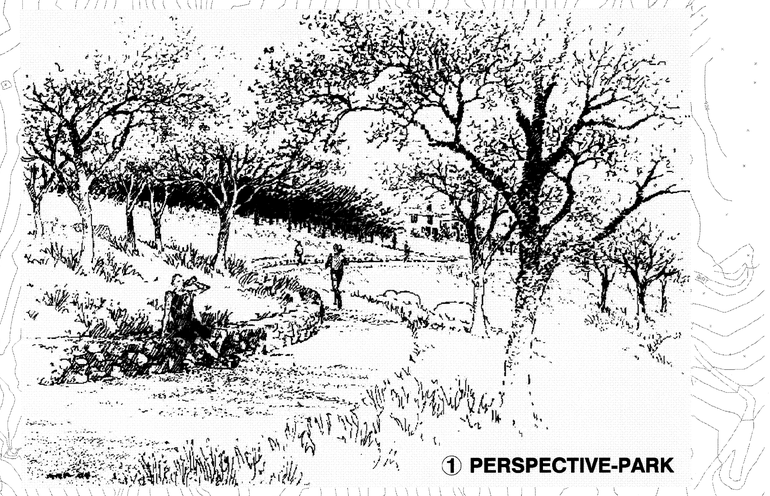
PARK

PICNIC AREA (TYP.)

RIGHT TURN IN AND OUT ACCESS

PROPERTY LINE

50' FIRE MGMT. ZONE FIRE RESISTANT PLANTS ONLY. PLANTING IN THIS AREA WILL CONFORM TO COUNTY STANDARDS.



① PERSPECTIVE-PARK

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SPLIT RAIL FENCE RE: 5/L3.01

PA1 / SECONDARY ENTRY WALLS PLAN RE: L2.06

EXISTING PROPERTY LINE

10' WIDE DECOMPOSED GRANITE MULTI USE TRAIL. NON-MOTORIZED. RE: 4/L3.01

HOA LOT

5' WIDE SIDEWALK

SPLIT RAILFENCE RE: 5/L3.01

STREET 'R'

HORSE RANCH CREEK ROAD

EXISTING ORCHARD TO REMAIN

PROPERTY LINE

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UNDISTURBED AREA

RIGHT TURN IN AND OUT ACCESS

NATURAL STONE ENTRY MONUMENT SIGN RE: 3/L2.09 FOR PERSPECTIVE. RE: 3/L3.02 FOR ELEVATION.

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MEDIAN WILL NOT BE COMPROMISED BY TURN LANE

WASTEWATER TREATMENT PLANT RE: L2.09

MAIN ENTRY RE: L2.09

WASTE WATER TREATMENT PLANT, RE: L2.09

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- *PLATANUS RACEMOSA* "CALIFORNIA SYCAMORE"

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DROUGHT RESISTANT TURF

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FENCING

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PARK BENCHES

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MULTI-USE DECOMPOSED GRANITE TRAIL

REVEGETATION ZONE - PLANT RESTORATION TO BE IMPLEMENTED ACCORDING TO THE BIOTECHNICAL REPORT.

ROCK OUTCROPPINGS

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MEADOWOOD

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Project Address: PALA ROAD EAST OF INTERSTATE 15

Project Name: *MEADOWOOD*

Sheet Title: LANDSCAPE PLAN

L2.01
1"=80'-0"

Revision 14:	
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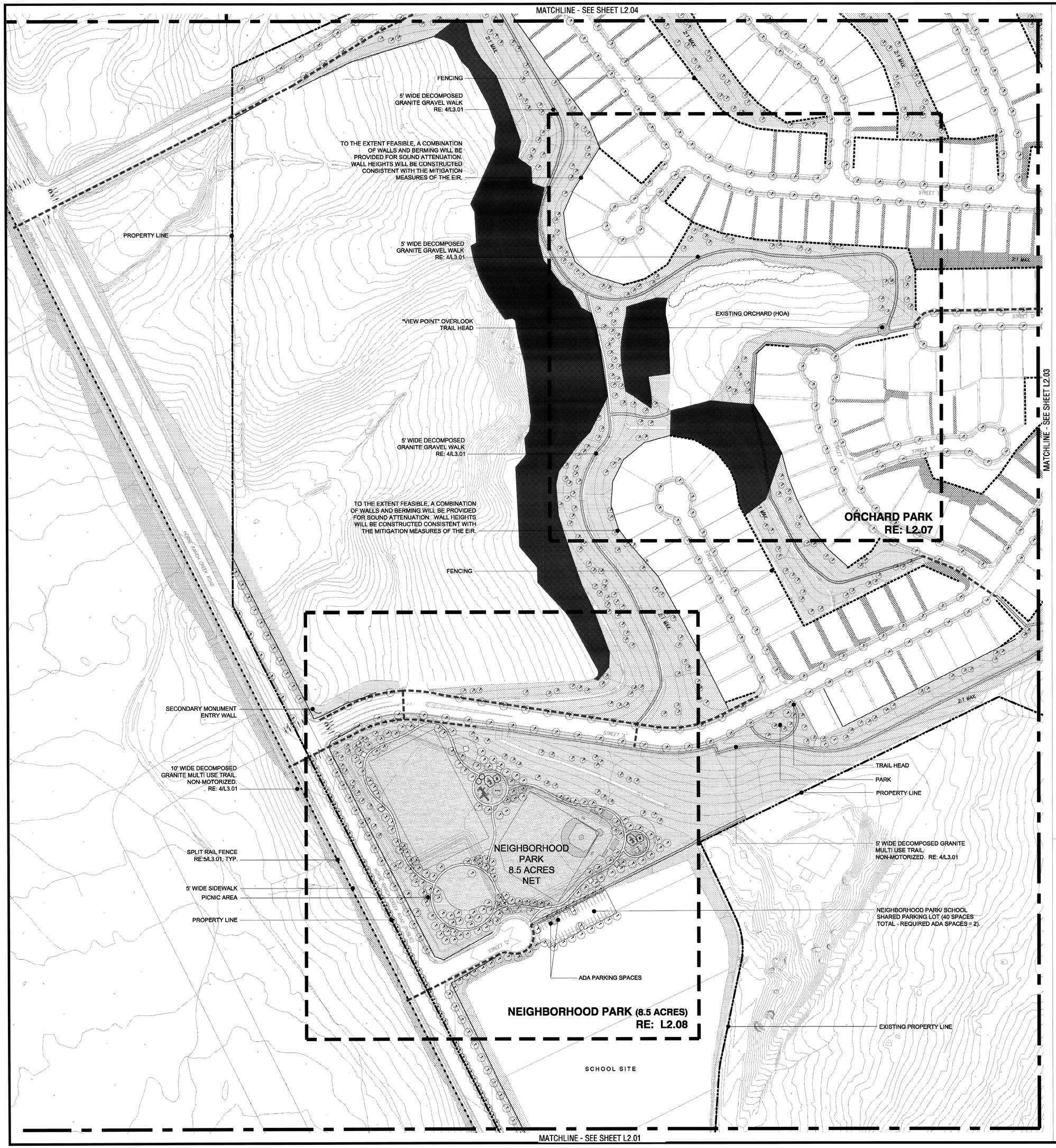
Sheet 12 of 22

COUNTY OF SAN DIEGO
TRACT NO. 5354



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Sheet 13 of 22

COUNTY OF SAN DIEGO
TRACT NO. 5354

MATCHLINE - SEE SHEET L2.04

MATCHLINE - SEE SHEET L2.05

MATCHLINE - SEE SHEET L2.02

MATCHLINE - SEE SHEET L2.01

EXISTING HOA ORCHARD OPEN SPACE

5' WIDE DECOMPOSED GRANITE GRAVEL WALK RE:4/L3.01

FENCING

TRAIL HEAD

STREET 'X'

WATER RESERVOIR TANK SITE

PROPERTY LINE

EXISTING HOA ORCHARD OPEN SPACE

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TRAIL HEAD CONNECTION TO EXISTING ORCHARD

EXISTING HOA ORCHARD OPEN SPACE

TRAIL HEAD

FENCING

5' WIDE DECOMPOSED GRANITE MULTI USE TRAIL. NON-MOTORIZED. RE:4/L3.01.

PERSPECTIVE #2 RE: 2/L2.03

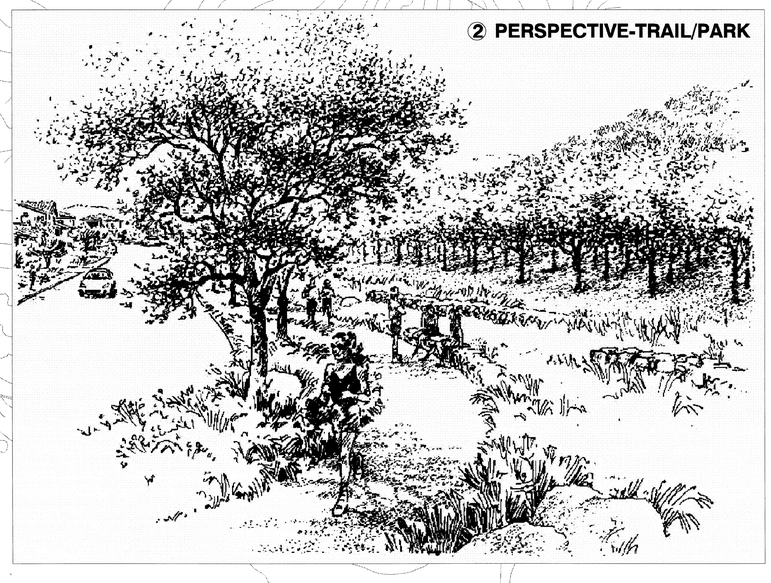
TRAIL

HOA ORCHARD OPEN SPACE

PRIVATE RESIDENCE

PROPERTY LINE

② PERSPECTIVE-TRAIL/PARK



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Prepared By:

THE OFFICE OF
JAMES BURNETT
LANDSCAPE ARCHITECTURE PLANNING

415 SOUTH CEDROS, STE.260
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MEADOWOOD

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Name: THE OFFICE OF JAMES BURNETT
Address: 415 S. CEDROS STE.260, SOLANA BEACH, CA 92075
Phone #: 858.793.6970
Fax #: 858.793.6905

Project Address:
PALA ROAD EAST OF INTERSTATE 15

Project Name:
MEADOWOOD

Sheet Title:
LANDSCAPE PLAN

L2.03
1"=80'-0"

Revision 14:	
Revision 13:	
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Revision 8:	
Revision 7:	
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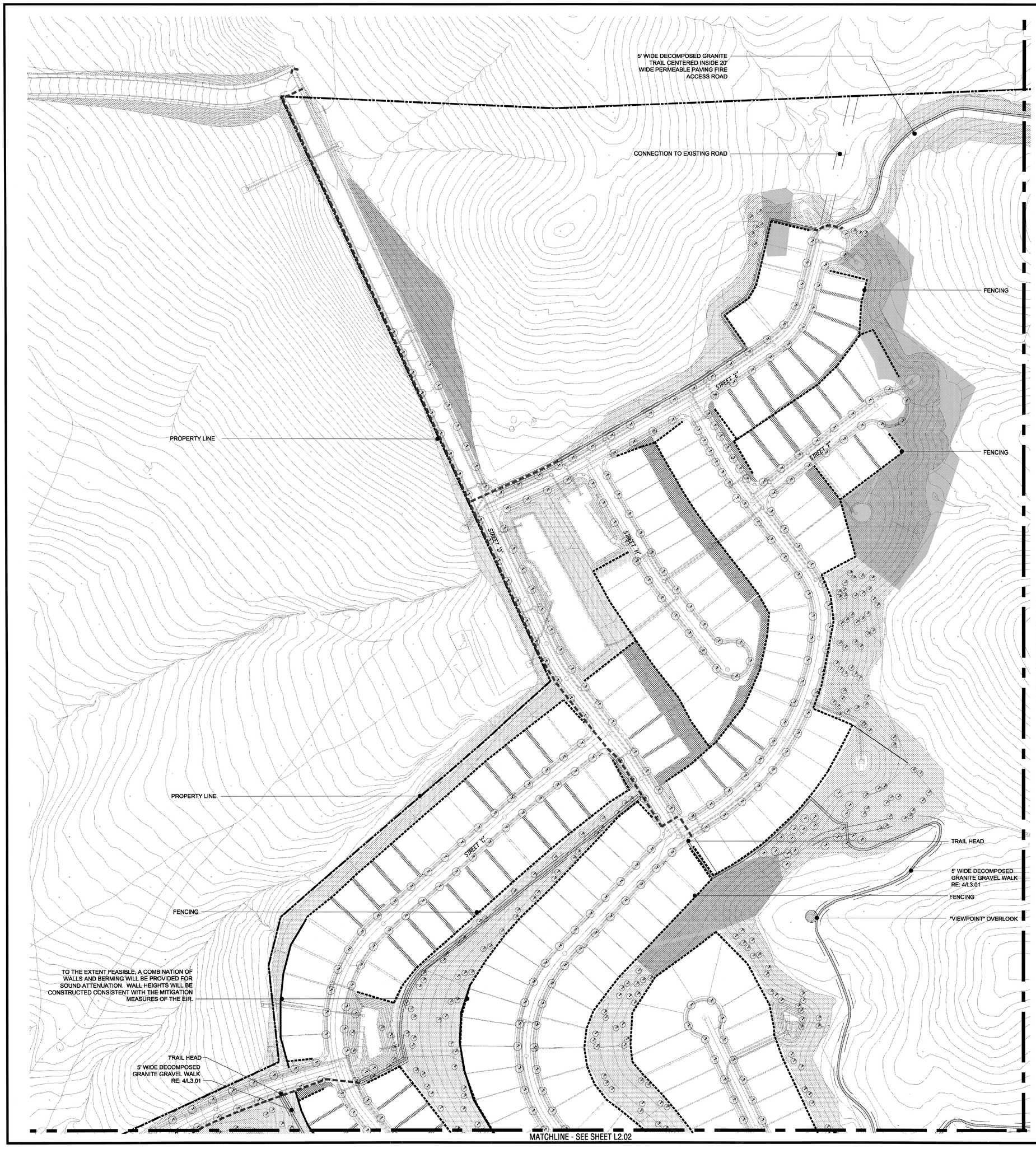
Sheet 14 of 22

COUNTY OF SAN DIEGO
TRACT NO. 5354



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Project Address:
PALA ROAD EAST OF INTERSTATE 15

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LANDSCAPE PLAN

L2.04
1"=80'-0"

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Revision 13:	
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COUNTY OF SAN DIEGO
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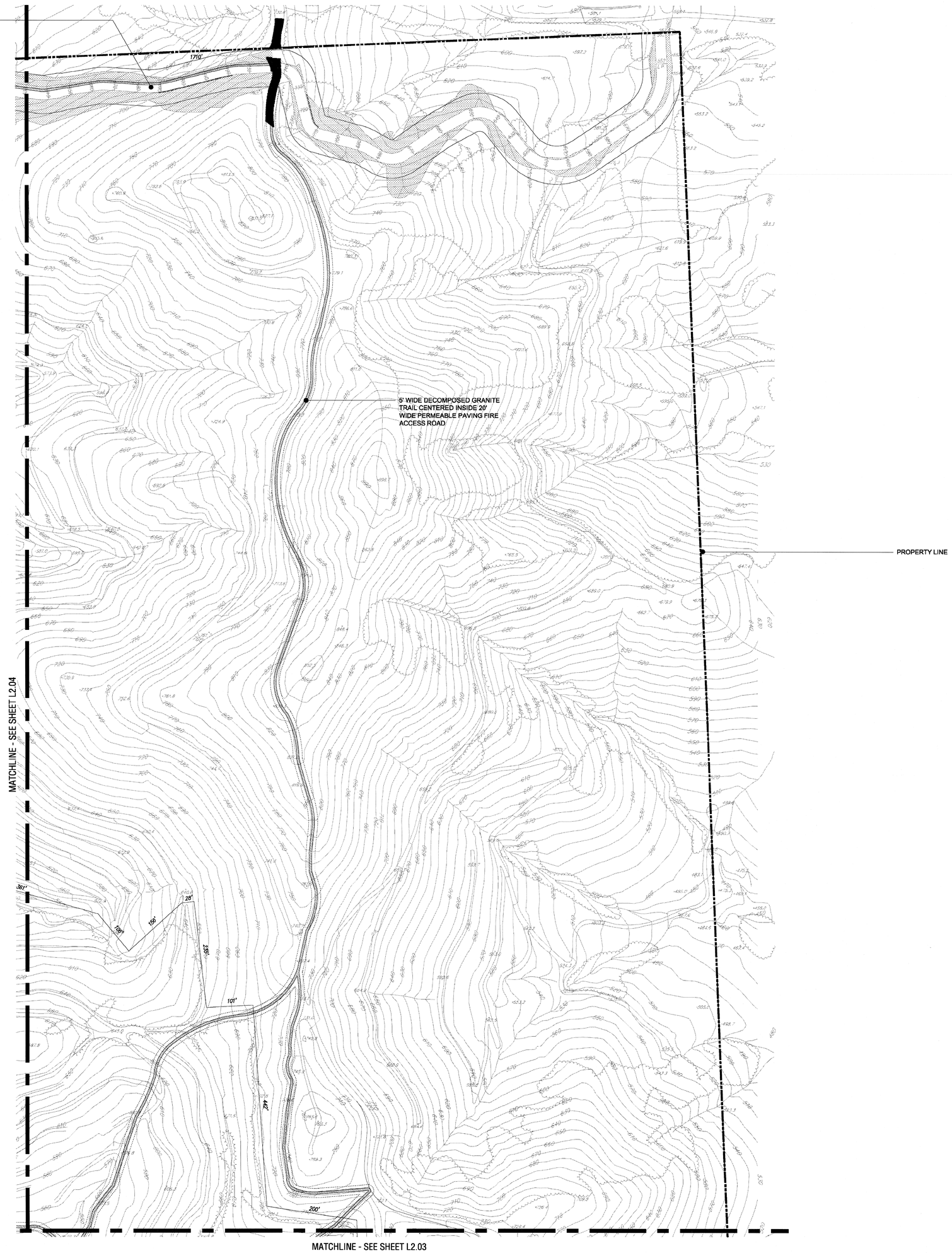

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COUNTY OF SAN DIEGO
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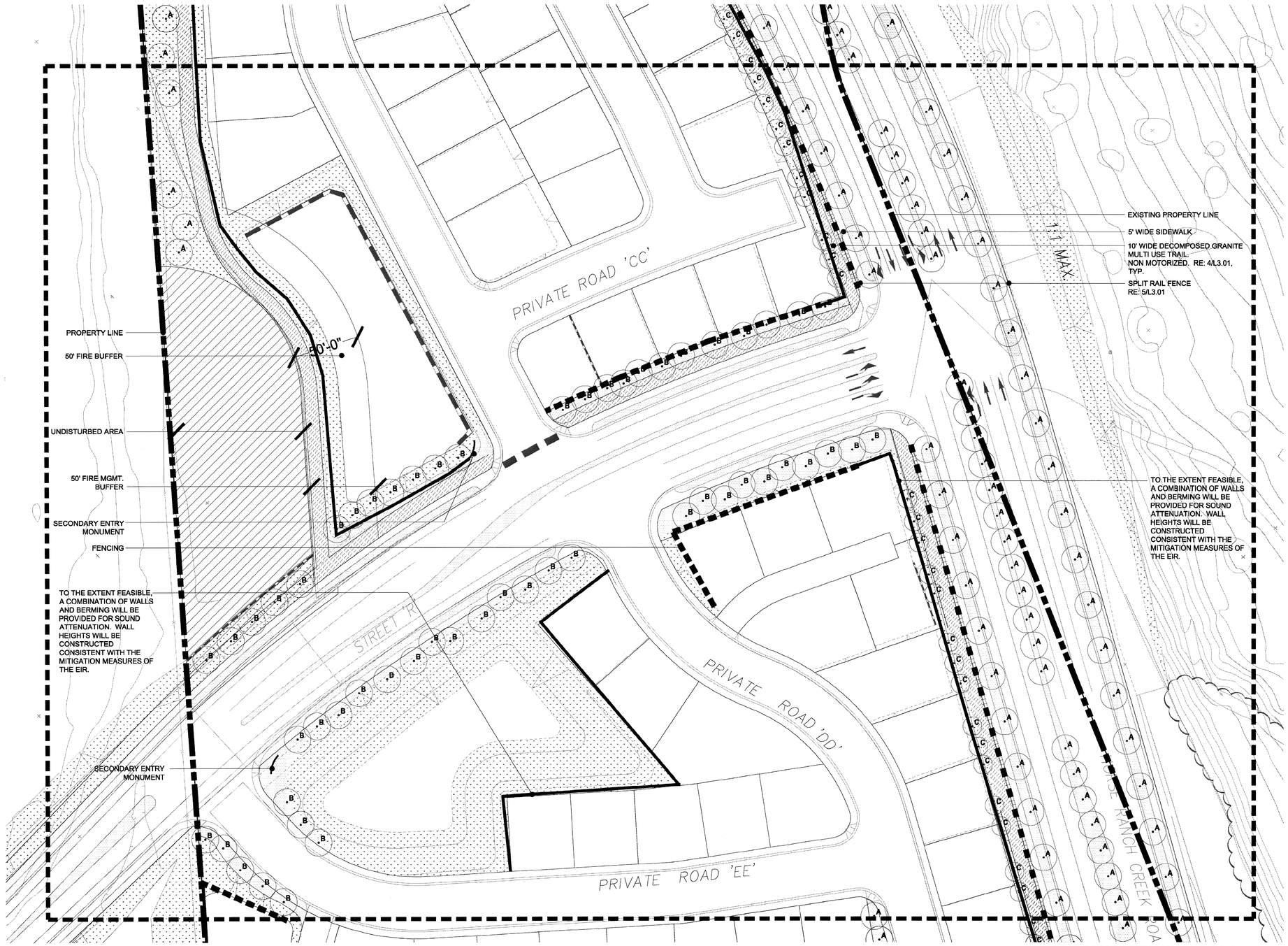

SECONDARY ENTRY WALLS PLAN

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FENCING

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MULTI-USE DECOMPOSED GRANITE TRAIL

REVEGETATION ZONE - PLANT RESTORATION TO BE IMPLEMENTED ACCORDING TO THE BIOTECHNICAL REPORT.

ROCK OUTCROPPINGS

Prepared By:

THE OFFICE OF
JAMES BURNETT
LANDSCAPE ARCHITECTURE PLANNING

415 SOUTH CEDROS, STE.260
SOLANA BEACH, CA 92075
858.793.6970 FX 858.793.6905
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MEADOWOOD

Prepared By:
Name: THE OFFICE OF JAMES BURNETT
Address: 415 S. CEDROS STE.260
SOLANA BEACH, CA 92075
Phone #: 858.793.6970
Fax #: 858.793.6905

Project Address:
PALA ROAD EAST OF INTERSTATE 15

Project Name:
MEADOWOOD

Revision 14:
Revision 13:
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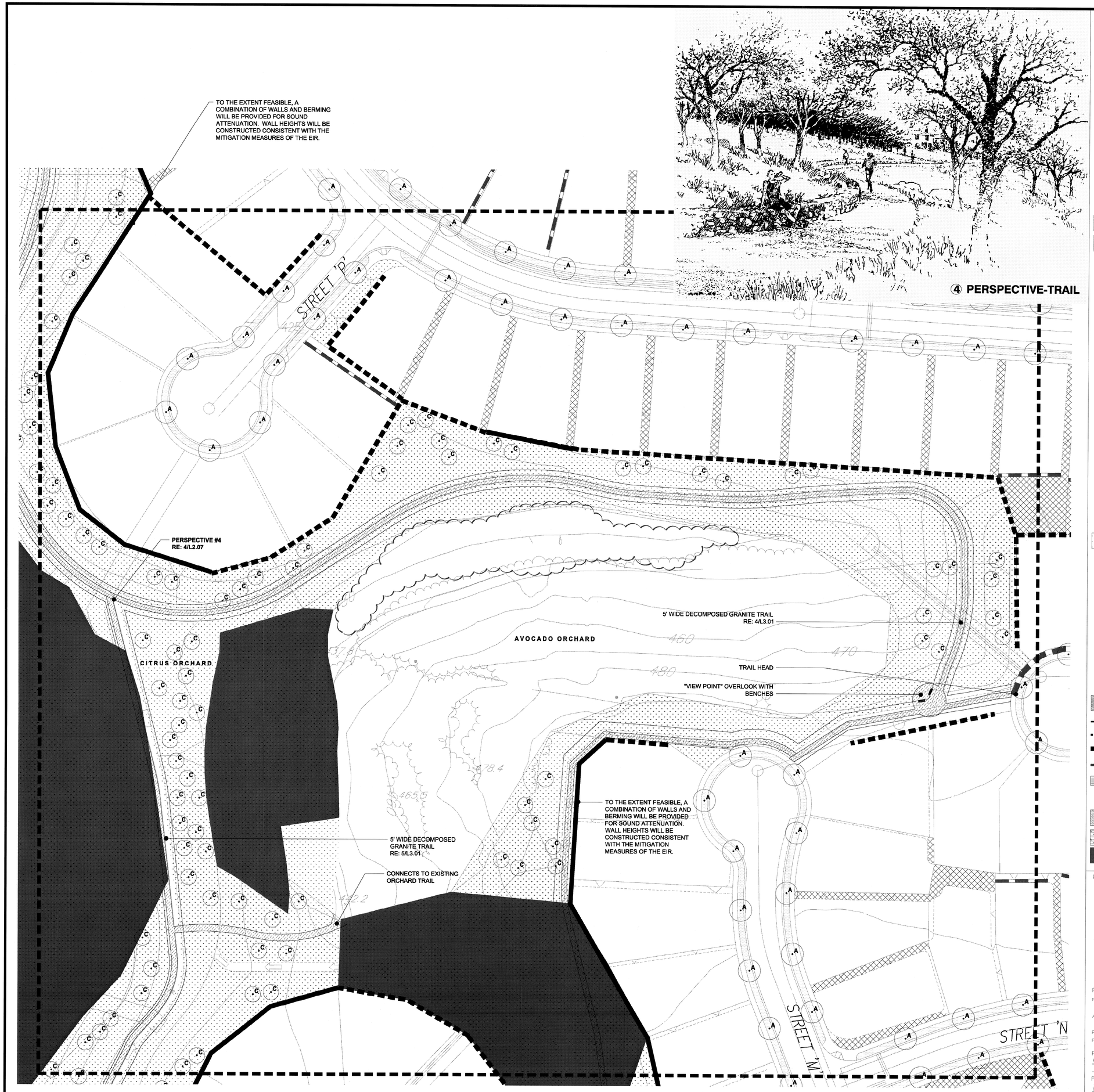
Sheet Title:
LANDSCAPE ENLARGEMENT PLAN
L2.06
1"=30'-0"

Sheet 17 of 22

COUNTY OF SAN DIEGO
TRACT NO. 5354



HOA ORCHARD ENLARGEMENT PLAN

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QUERCUS VIRGINIANA "SOUTHERN LIVE OAK"
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PARKINSONIA ACULEATA "MEXICAN PALO VERDE"
PROSOPIS VELUTINA "ARIZONA MESQUITE"
SCHINUS MOLLE "CALIFORNIA PEPPER"
LOPHOSTEMON CONFERTUS "BRISBANE BOX"
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C SLOPE TREES:

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HESPERALOE PARVIFLORA "RED YUCCA"
IRIS SPECIES "IRIS"
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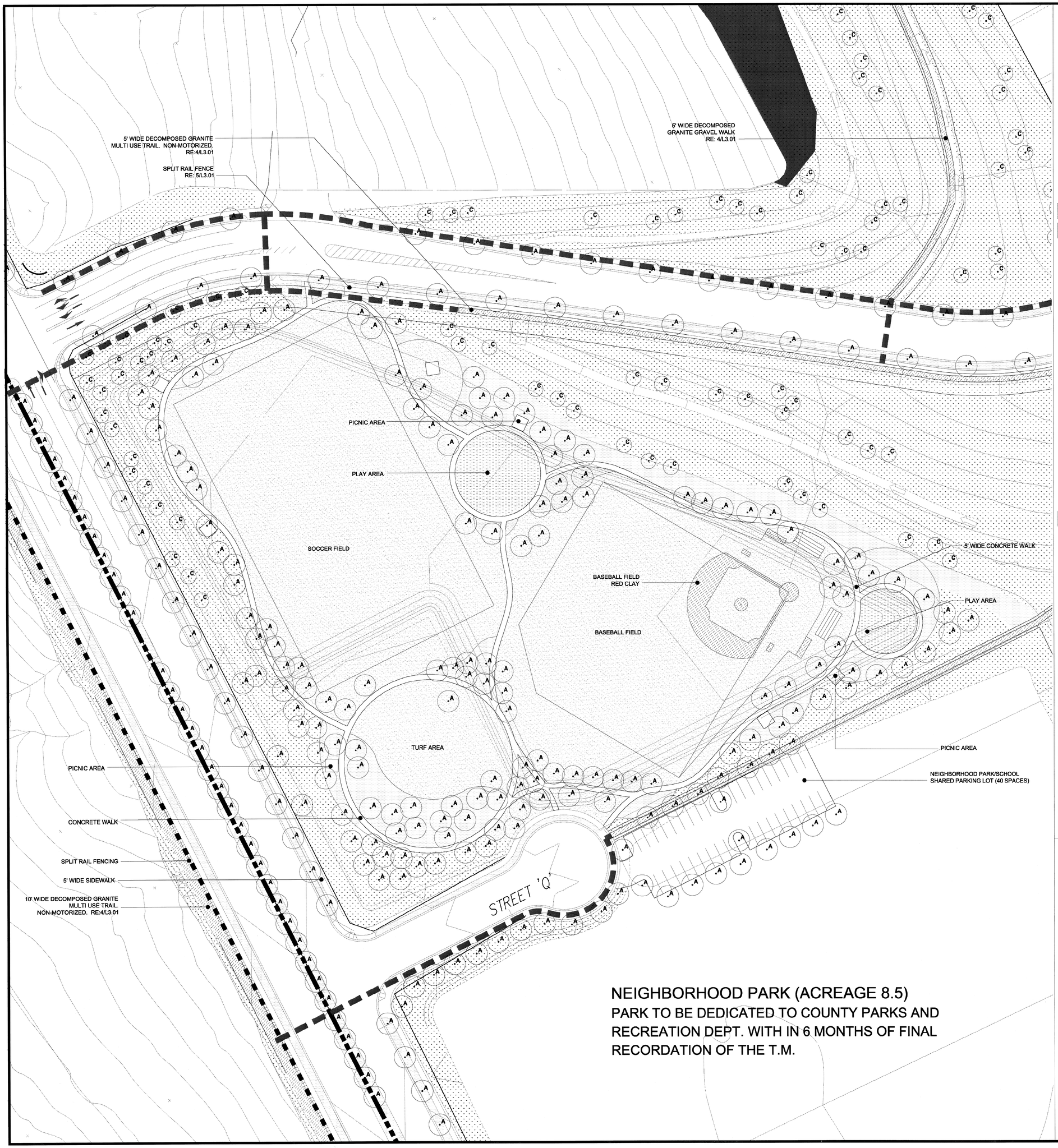
Sheet Title: LANDSCAPE ENLARGEMENT PLAN

Sheet 18 of 22

L2.07
1"=30'-0"

COUNTY OF SAN DIEGO
TRACT NO. 5354



NEIGHBORHOOD PARK (ACREAGE 8.5)
PARK TO BE DEDICATED TO COUNTY PARKS AND RECREATION DEPT. WITH IN 6 MONTHS OF FINAL RECORDATION OF THE T.M.

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Project Name: *MEADOWOOD*

Sheet Title: LANDSCAPE PLAN

L2.08
1"=30'-0"

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COUNTY OF SAN DIEGO
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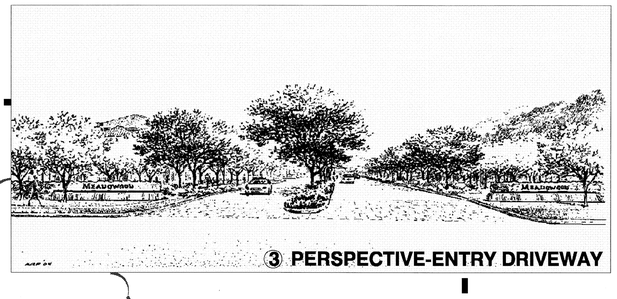
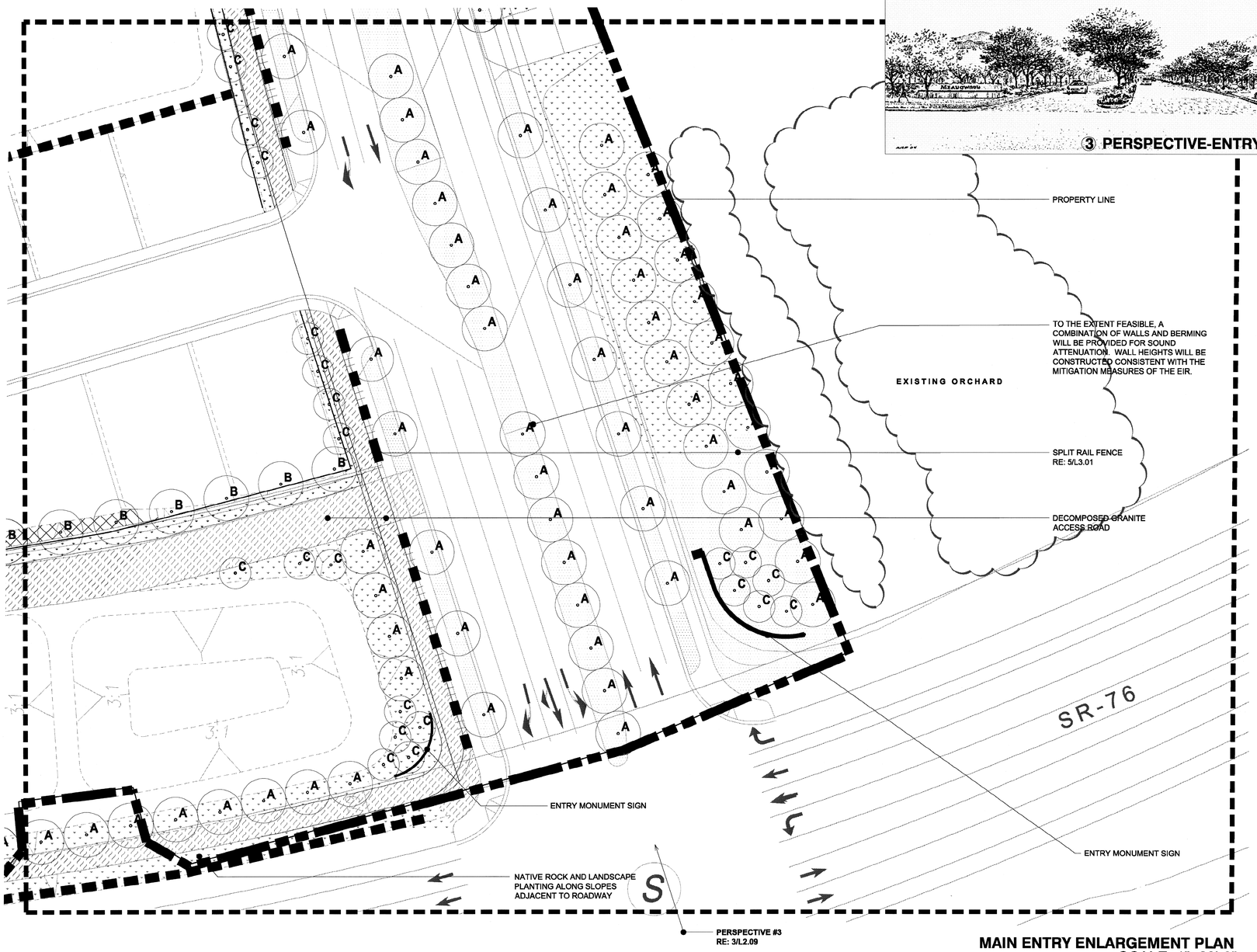
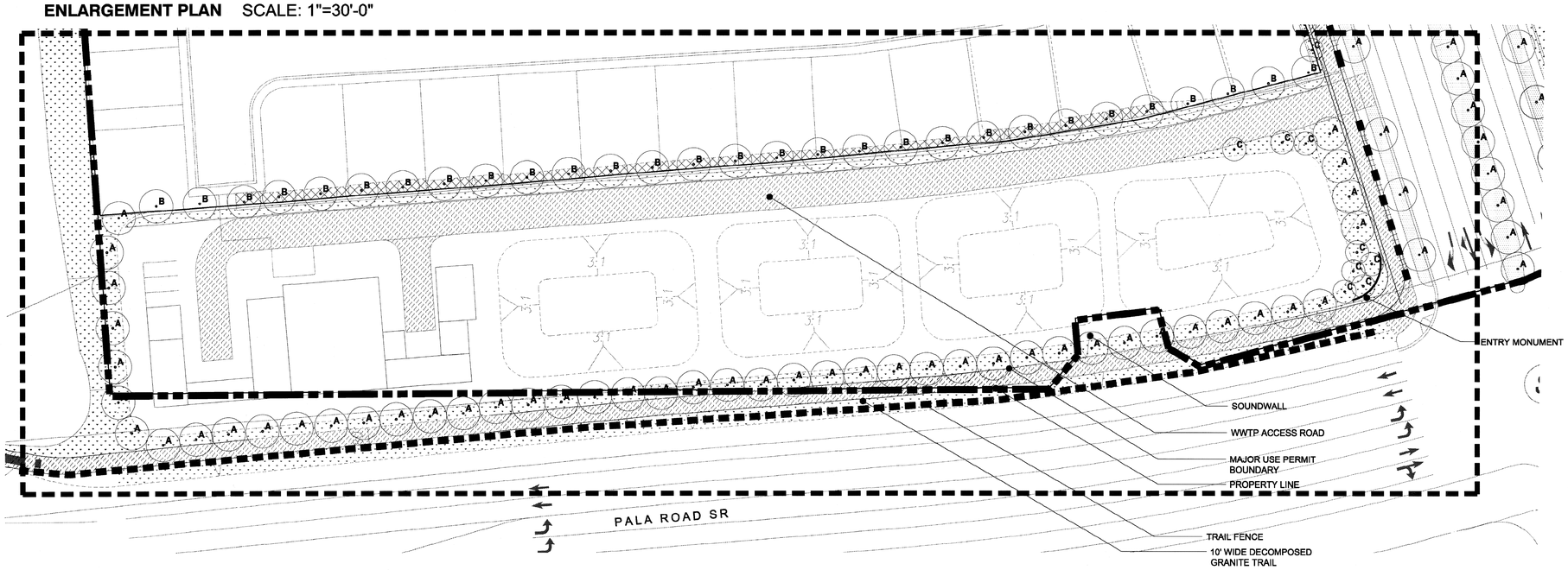


3 PERSPECTIVE-ENTRY DRIVEWAY



MAIN ENTRY ENLARGEMENT PLAN
SCALE: 1"=20'-0"

WASTE WATER TREATMENT PLANT ENLARGEMENT PLAN SCALE: 1"=30'-0"



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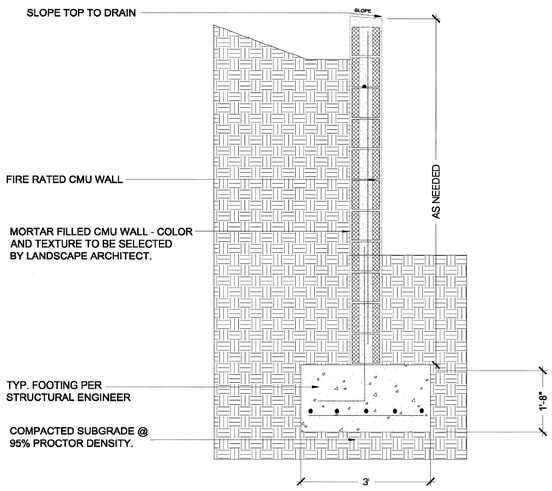
Revision 2: APRIL 15, 2007
Revision 1: SEPTEMBER 15, 2005

Sheet Title:
LANDSCAPE PLAN ENLARGEMENTS
L2.09

Original Date: FEBRUARY 2, 2004

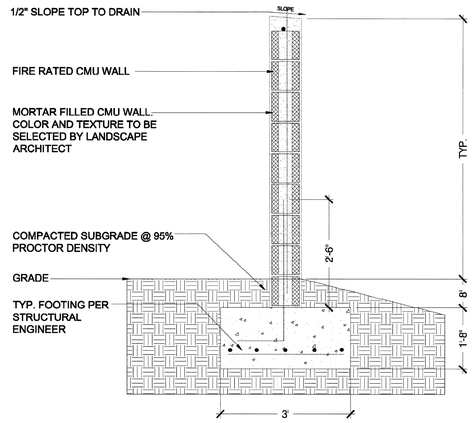
Sheet 20 of 22

COUNTY OF SAN DIEGO
TRACT NO. 5354



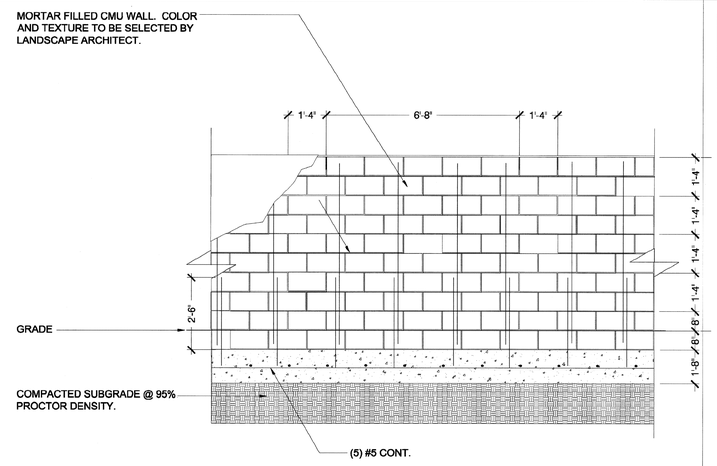
1 RETAINING CMU BLOCK WALL

3/4"=1'-0"



2 CMU BLOCK SOUND WALL

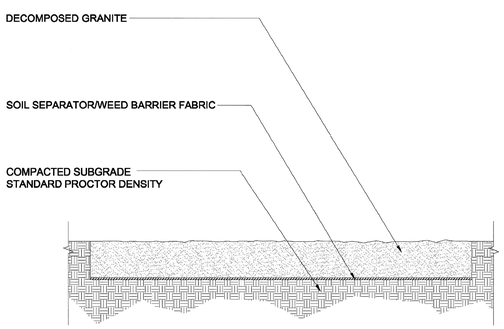
3/4"=1'-0"



3 CMU BLOCK SOUND BARRIER

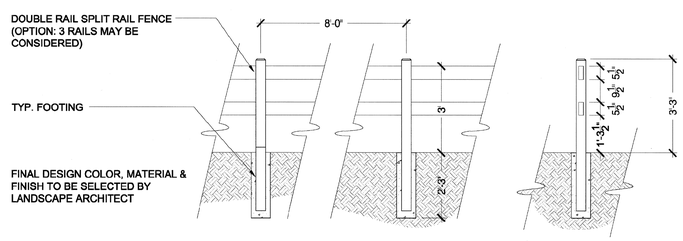
NOT TO SCALE

NOTE:
TO THE EXTENT FEASIBLE, A COMBINATION OF WALLS AND BERMING WILL BE PROVIDED FOR SOUND ATTENUATION WITH A MAXIMUM HEIGHT OF 6 FEET. IN CIRCUMSTANCES WHERE THIS IS NOT FEASIBLE, WALL HEIGHTS WILL BE CONSTRUCTED CONSISTENT WITH THE MITIGATION MEASURES OF THE EIR AND MAY EXCEED THIS HEIGHT.



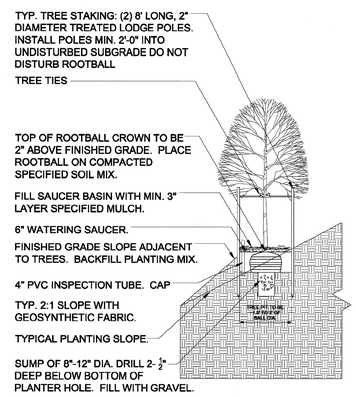
4 DECOMPOSED GRANITE GRAVEL

1-1/2"=1'-0"



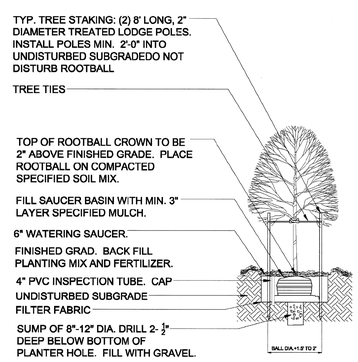
5 SECTION/ELEVATION-SPLIT RAIL FENCE

1/2"=1'-0"



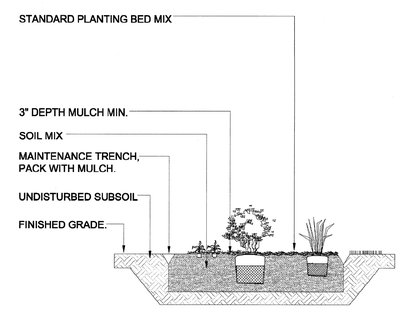
6 SECTION-TREE PLANTING ON SLOPE

NOT TO SCALE



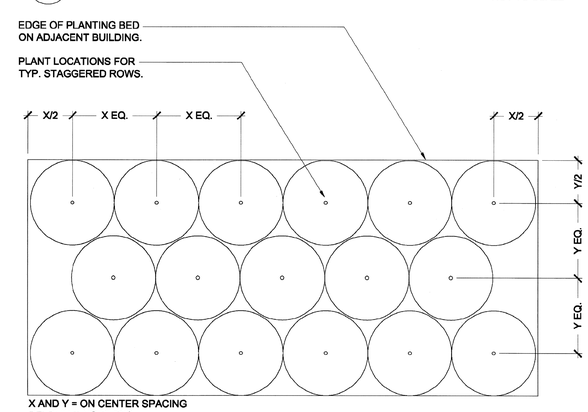
7 SECTION-TREE PLANTING

NOT TO SCALE



8 SECTION-SHRUB/GROUNDCOVER PLANTING

NOT TO SCALE



9 PLAN-SHRUB/GROUNDCOVER SPACING

NOT TO SCALE

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MEADOWOOD

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Project Address:
PALA ROAD EAST OF INTERSTATE 15

Project Name:
MEADOWOOD

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6: APRIL 09, 2009
Revision 5: JANUARY 19, 2009
Revision 4: DECEMBER 18, 2008
Revision 3: APRIL 09, 2008
Revision 2: APRIL 15, 2007
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Original Date: FEBRUARY 2, 2004

Sheet Title:
LANDSCAPE DETAILS

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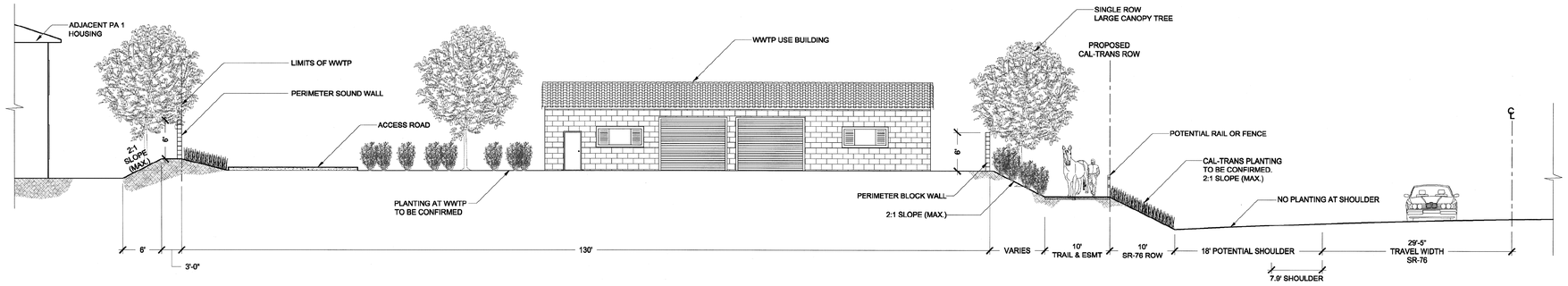
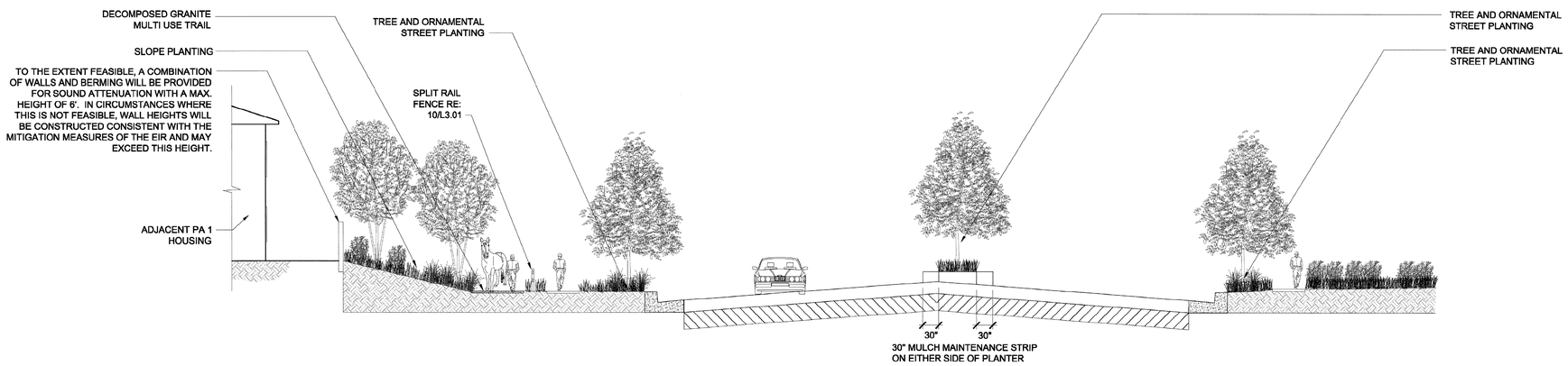
L3.01
AS NOTED

COUNTY OF SAN DIEGO
TRACT NO. 5354



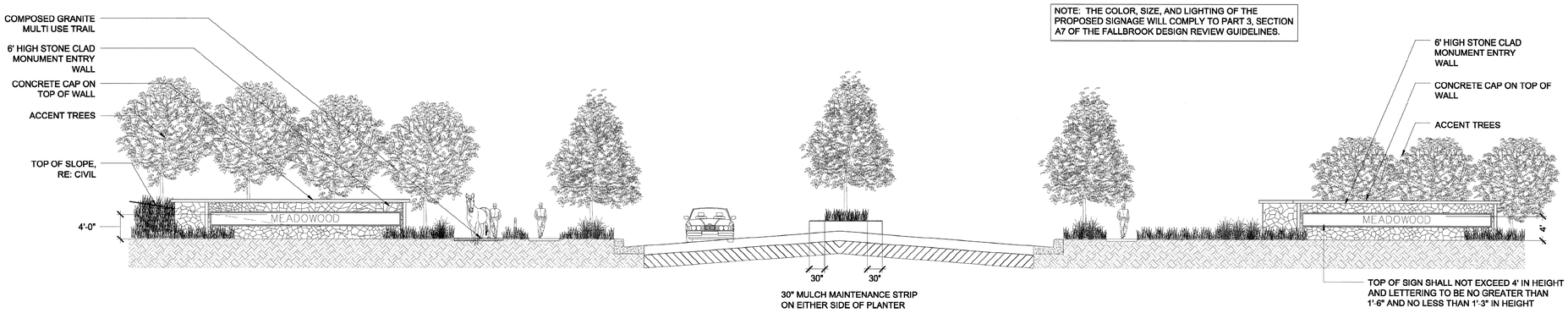
1 SECTION - WASTE WATER TREATMENT PLANT AND SR-76

1/8"=1'-0"



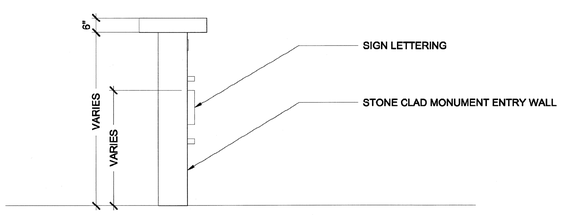
2 ELEVATION - PA1 SINGLE FAMILY HOUSING HORSE RANCH CREEK ROAD

1/8"=1'-0"



3 ELEVATION - ENTRY HORSE RANCH CREEK ROAD

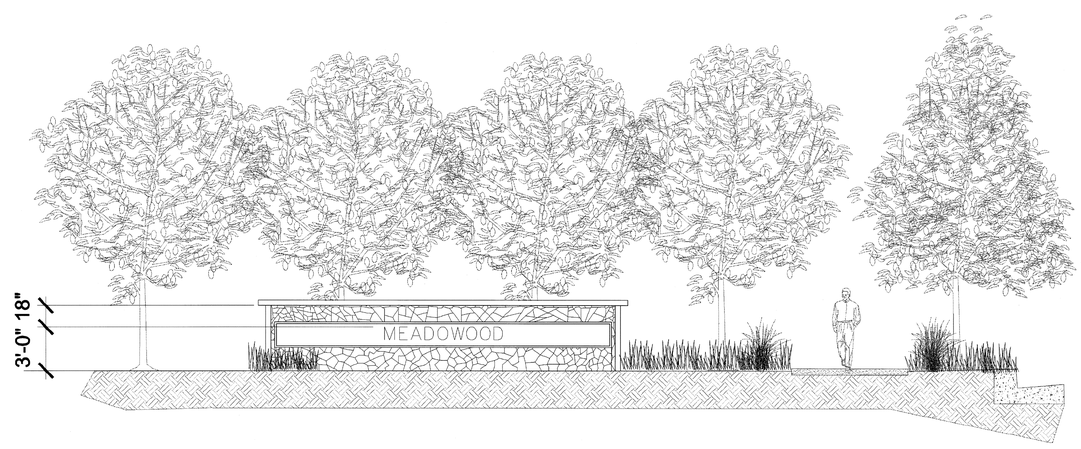
1/8"=1'-0"



NOTE:
1. ENTRY MONUMENTS SHALL HAVE NIGHT LIGHTING THAT SHALL MEET COUNTY AND COMMUNITY GUIDELINES.

4 SECTION - MONUMENT ENTRY WALL

1/2"=1'-0"



5 ELEVATION - SECONDARY MONUMENT ENTRY WALL

1/4"=1'-0"

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Project Address:
PALA ROAD EAST OF INTERSTATE 15

Project Name:
MEADOWOOD

Sheet Title:
LANDSCAPE DETAILS

L3.02
AS NOTED

Revision 14:	
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COUNTY OF SAN DIEGO
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