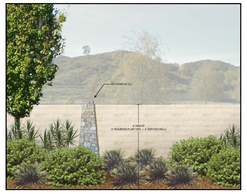
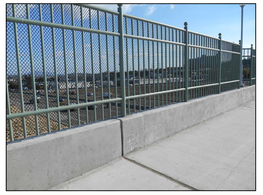


CMU Soundwall - Alternative 1
Slump block w/ rock faced columns.



Bridge Rail
Similar to Nordahl Road (Shown), 48" Height over 30" wall, No Chain Link Fencing.

Eureka Ranch Median Paving
Match existing paving color and texture

Entry Monument Sign
Example

PLANT LIST

EVERGREEN TREES (Such as:)

Pinus canariensis	Canary Island Pine
Quercus agrifolia	Coast Live Oak

FLOWERING TREES (Such as:)

Pyrus calleryana 'Bradfordii'	Bradford Pear

SHRUBS (such as:)

Pittosporum tobira 'Variegata'	Varigated Mock Orange
Rhaphiolepis indica 'Ballerina'	Indian Hawthorn

COLOR ACCENT SHRUBS (such as:)

Agapanthus africanus	Lily-of-the-Nile
Hemerocallis Hybrids	Daylily
Phormium 'Maori Queen'	NCN
Cistus x purpureus	Orchid Rockrose
Nandina 'Nana Purpurea'	NCN

VINES (such as:)

Ficus pumila	Creeping Fig
Parthenocissus tricuspidata	Boston Ivy

HYDROSEED MIX (NATIVE SHRUB MIX) (Temporary and Permanent Erosion Control)

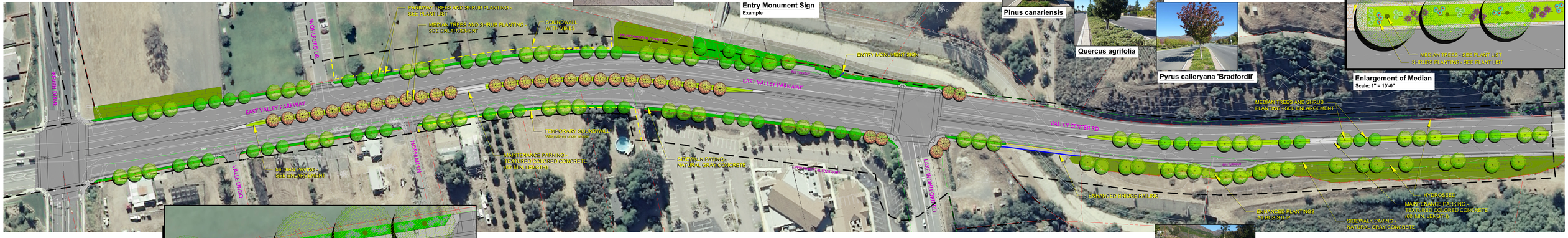
Artemisia californica	California Sage	2.0 lbs/acre
Plantago indica	Plantain	20.0 lbs/acre
Eriogonum fasciculatum	California buckwheat	2.0 lbs/acre
Eschscholzia californica	California Poppy	2.0 lbs/acre
Lotus scoparius	Dearweed	2.0 lbs/acre
Muhlenbergia microsperma	Littleseed Muhly	2.0 lbs/acre
Trifolium hirtum 'Hycon'	Rose Clover	10 lbs/acre
Achillea millefolium	White Yarrow	1.0 lbs/acre
Lasthenia chrysostoma	Goldfields	0.5 lbs/acre
Lupinus succulentus	Arroyo Lupine	1.5 lbs/acre
Lupinus nanus	Sky Lupine	1.5 lbs/acre
	Total:	44.5 lbs/acre

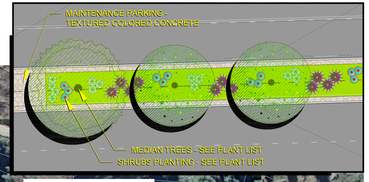
Hydroseed mix shall consist of a native seed mix and stabilizing mulch slurry applied to all slopes disturbed by grading or construction.

Pinus canariensis

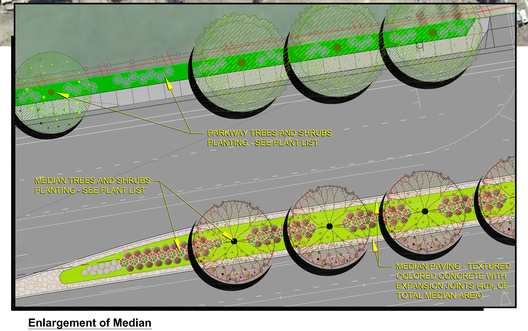
Quercus agrifolia

Pyrus calleryana 'Bradfordii'





Enlargement of Median
Scale: 1" = 10'-0"



Enlargement of Median
Scale: 1" = 10'-0"

LANDSCAPE CONCEPT PLAN / BASIS OF DESIGN

Goal
Design a sustainable, context sensitive solution that will provide natural aesthetics for the East Valley Parkway corridor to continue the existing streetscape at Eureka Ranch, and transition to the more native/natural streetscape North of Lake Wohlford Road.

Objectives

- Develop a sustainable design solution that will reduce required maintenance of landscaping and use of natural resources (water).
- Develop a contextual design solution that is keeping with transitioning from an urban environment to a rural environment.
- Develop a design solution that creates a sense of entry and identity when transitioning between the urban and rural environments.
- Develop a design solution that is complementary to the Northeast Gateway Specific Plan standards promoted by the City of Escondido.
- Reduce the amount of required maintenance and liability to maintenance staff.

The East Valley Parkway Transitional Corridor Theme (Ornamental Vegetation)
The design of the parkway corridor intends to provide a contextual design solution that will preserve the rural character of the existing roadway and convey a contextual landscape aesthetic. The goals for the parkway landscape concept are to design a low cost installation, reduce maintenance, and water usage.

The East Valley Parkway / Valley Center Road Transitional Corridor Theme (Native/Naturalized Vegetation)
The design of the parkway corridor intends to provide a contextual design solution that will preserve the urban character of the existing parkway and convey a contextual landscape aesthetic. The goals for the parkway landscape concept are to design a low cost installation, reduce maintenance, and water usage.

The parkway theme consists of ornamental plantings in the parkway and medians transitioning from the Eureka Ranch streetscape to the Valley Center rural character. The intent is to provide ornamental planting in an urban regimented form in the median and moving toward a rural organic scene with Oak Trees, Pine Trees, and shrubs in the parkways. Trees will be planted in groupings with the native and naturalized shrubs to provide visual interest and vertical elements along the parkway corridor. The corridor theme would include the following:

- Bradford Pear Trees would be planted in a linear form in a continuous line in the median reflecting the Bradford Pear Trees in the median and parkways of Eureka Ranch. Shrubs would also be planted in a linear/repetitious form
- Oak Trees and Pine Trees would be planted in groupings in the parkways as traveling north, the community begins to become more rural than urban. Shrub planting would reflect the median shrub planting in a linear and repetitious form.
- The parkway north of Lake Wohlford Road would be planted with Oak Trees and Pine Trees in groupings in the median with the character of the native/naturalized rural context. Shrub plantings in the median would be planted in mass in an organic form.

Irrigation Systems
Irrigation would consist of below grade, permanent systems in all planted areas. The systems would be controlled to manage water use and monitoring of irrigation facilities.

Rural Setting
Existing

0 40 80 160
SCALE: 1" = 40'-0"

Estrada Land Planning
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East Valley Parkway / Valley Center Road Street Improvements
Landscape Concept Plan - Urban to Rural Transition Theme
City of Escondido

REVISIONS INCLUDED PER SELECTIONS MADE BY APPEARANCE COMMITTEE ON 2/20/2014

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