

LANDSCAPE CONCEPT STATEMENT

STATEMENT

THE PROPOSED LANDSCAPE WILL BALANCE AESTHETICS, SAFETY AND MAINTAINABILITY WHILE PRESERVING THE HISTORIC ELEMENTS OF ROUTE 163.

AESTHETICS

THE LANDSCAPE WILL PRESERVE AND ENHANCE THE FEATURES AND CHARACTER OF THE PARK SETTING THAT DOMINATES THE ROUTE 163 CORRIDOR.

SAFETY

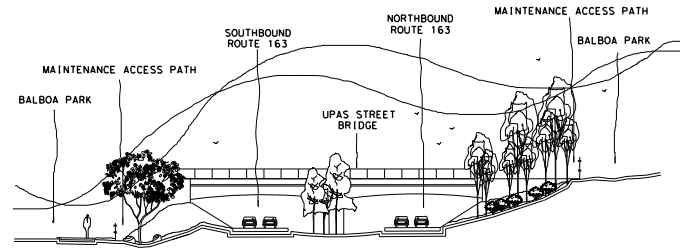
PLANTING AND IRRIGATION FACILITIES WILL BE DESIGNED TO ENSURE THE SAFETY OF BOTH MAINTENANCE PERSONNEL AND THE MOTORING PUBLIC.

MAINTAINABILITY

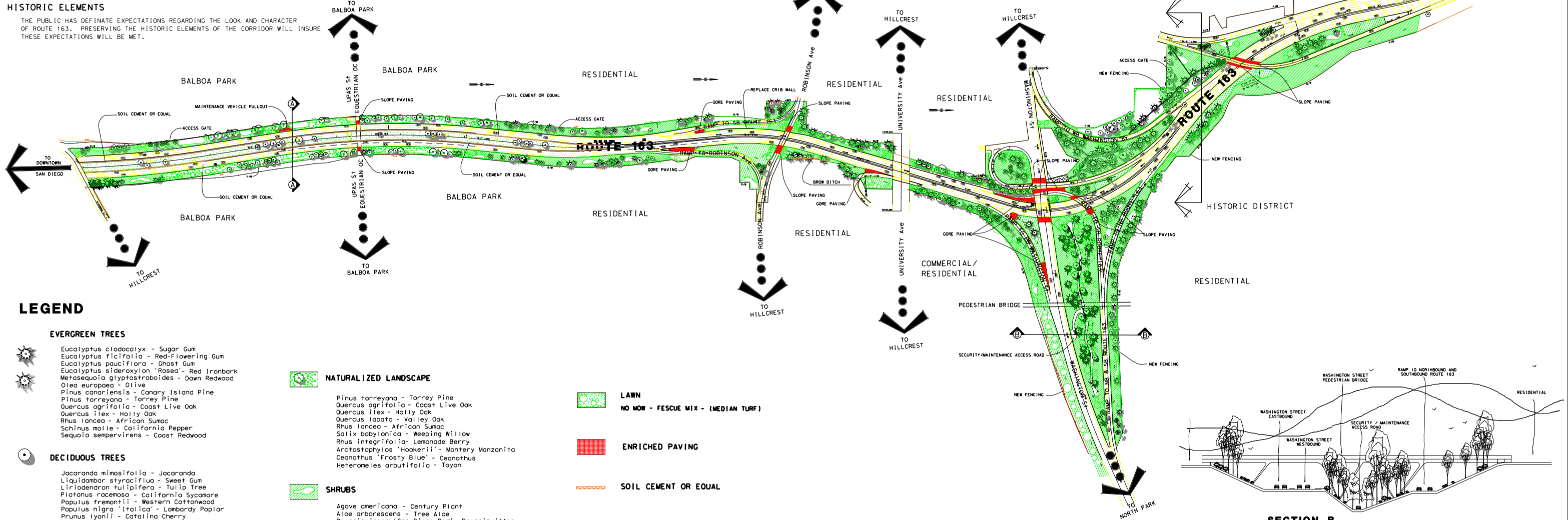
PROPOSED FACILITIES WILL CONSIDER THE MAINTENANCE RESOURCES AVAILABLE. PLANT SELECTION AND PLACEMENT, IRRIGATION UPGRADES AND THE USE OF INERT MATERIALS ALL CONTRIBUTE TO THE MAINTAINABILITY OF THE CORRIDOR.

HISTORIC ELEMENTS

THE PUBLIC HAS DEFINATE EXPECTATIONS REGARDING THE LOOK AND CHARACTER OF ROUTE 163. PRESERVING THE HISTORIC ELEMENTS OF THE CORRIDOR WILL INSURE THESE EXPECTATIONS WILL BE MET.



SECTION A



LEGEND

EVERGREEN TREES

- Eucalyptus cladocalyx - Sugar Gum
- Eucalyptus ficifolia - Red-Flowering Gum
- Eucalyptus pauciflora - Ghost Gum
- Eucalyptus sideroxylon 'Rosea' - Red Ironbark
- Metasequoia glyptostroboides - Dawn Redwood
- Olea europaea - Olive
- Pinus canariensis - Canary Island Pine
- Pinus torreyana - Torrey Pine
- Quercus agrifolia - Coast Live Oak
- Quercus ilex - Holly Oak
- Rhus lancea - African Sumac
- Schinus molle - California Pepper
- Sequoia sempervirens - Coast Redwood

DECIDUOUS TREES

- Jacaranda mimosifolia - Jacaranda
- Liquidambar styraciflua - Sweet Gum
- Liriodendron tulipifera - Tulip Tree
- Platanus racemosa - California Sycamore
- Populus fremontii - Western Cottonwood
- Populus nigra 'Italica' - Lombardy Poplar
- Prunus lyonii - Catalina Cherry
- Quercus laevis - Valley Oak
- Salix babylonica - Weeping Willow

PALM TREES

- Brahea armata - Mexican Blue Palm
- Butia capitata - Pindo Palm
- Chamaerops humilis - Mediterranean Fan Palm
- Phoenix canariensis - Date Palm
- Syagrus romanzoffianum - Queen Palm
- Trachycarpus fortunei - Windmill Palm
- Washingtonia robusta - Mexican Fan Palm

NATURALIZED LANDSCAPE

- Pinus torreyana - Torrey Pine
- Quercus agrifolia - Coast Live Oak
- Quercus ilex - Holly Oak
- Quercus laevis - Valley Oak
- Rhus lancea - African Sumac
- Salix babylonica - Weeping Willow
- Rhus integrifolia - Lemonade Berry
- Arctostaphylos 'Hookerii' - Monterey Manzanita
- Ceanothus 'Frosty Blue' - Ceanothus
- Heteromeles arbutifolia - Toyon

SHRUBS

- Agave americana - Century Plant
- Aloe arborescens - Tree Aloe
- Bougainvillea 'San Diego Red' - Bougainvillea
- Ceanothus cyaneus - San Diego Ceanothus
- Cercis occidentalis - Western Redbud
- Cotoneaster lacteus - Parney Cotoneaster
- Eriobotrya japonica - Japanese Loquat
- Heteromeles arbutifolia - Toyon
- Lantana montevidensis - Lantana
- Leptospermum laevigatum - Australian Tea Tree
- Melaleuca nesophila - Pink Melaleuca
- Nerium oleander - Oleander
- Phormium tenax 'Rubrum' - Red New Zealand Flax
- Pittosporum undulatum - Victorian Box
- Plumbago auriculata - Cape Plumbago
- Xylocopa congestum - Shiny Xylocopa

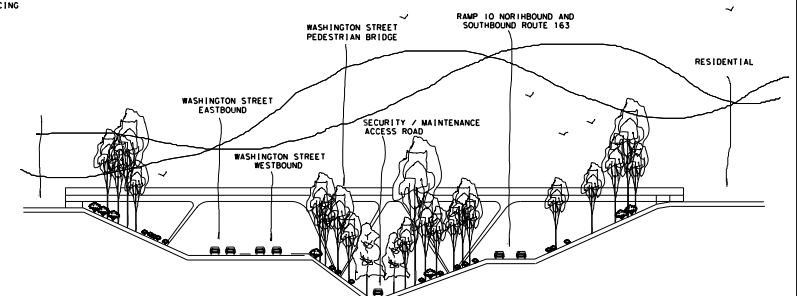
LAWN
NO MOW - FESCUE MIX - (MEDIAN TURF)

ENRICHED PAVING

SOIL CEMENT OR EQUAL

GROUNDCOVER / VINES

- Carpobrotus edulis - Hottentot Fig
- Festuca rubra - Red Fescue (Median Turf)
- Pterogonum peltatum - Ivy Geranium
- Polystichum munitum - Sword Fern
- Pteridium aquilinum - Bracken Fern
- Vinca major - Periwinkle
- Distictis buccinatoria - Blood-Red Trumpet Vine
- Ficus pumila - Creeping Fig
- Lonicera japonica 'Halliana' - Hall's Honeysuckle
- Parthenocissus quinquefolia - Virginia Creeper



SECTION B

**CONCEPTUAL LANDSCAPE PLAN
ROUTE 163 CORRIDOR MANAGEMENT PLAN**

RICHMOND AVENUE OC TO 0.2 MILE NORTH OF THE 6TH AVENUE UC

**TRANSPORTATION ENHANCEMENT
EA 265010**

Not to Scale