

**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**

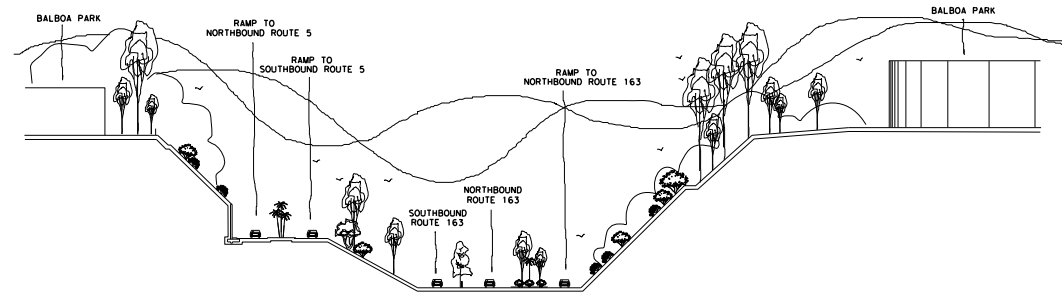
PLANTING AND IRRIGATION FACILITIES WILL BE DESIGNED TO ENSURE THE SAFETY OF BOTH MAINTENANCE PERSONNEL AND THE MOTORING PUBLIC.

**MAINTAINABILITY**

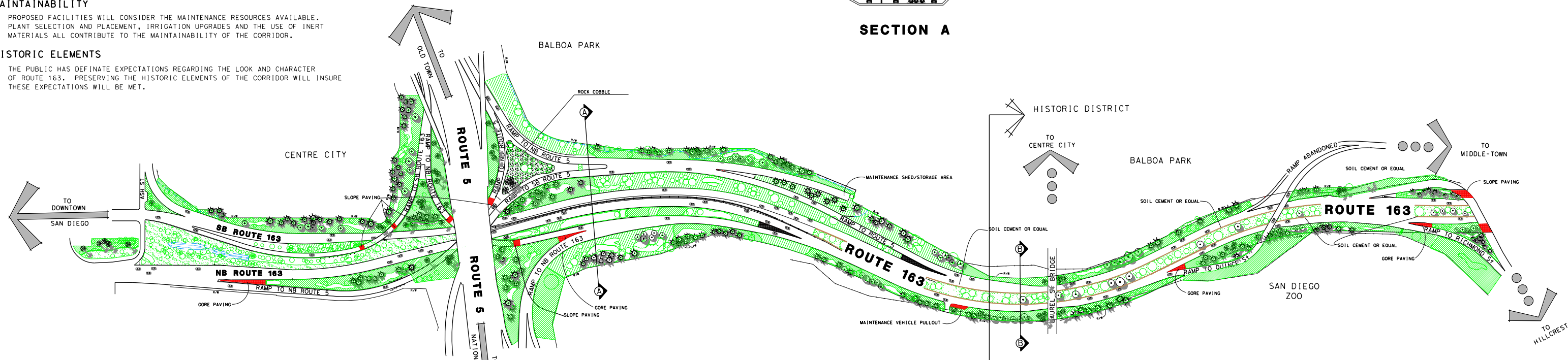
PROPOSED FACILITIES WILL CONSIDER THE MAINTENANCE RESOURCES AVAILABLE. PLANT SELECTION AND PLACEMENT, IRRIGATION UPGRADES AND THE USE OF INERT MATERIALS ALL CONTRIBUTE TO THE MAINTAINABILITY OF THE CORRIDOR.

**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 lobata - 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 lobata - 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
- Xylosma congestum - Shiny Xylosma

**GROUNDCOVER / VINES**

- Carpobrotus edulis - Hottentot Fig
- Festuca rubra - Red Fescue (Median Turf)
- Pelargonium petatum - Ivy Geranium
- Polystichum munium - 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

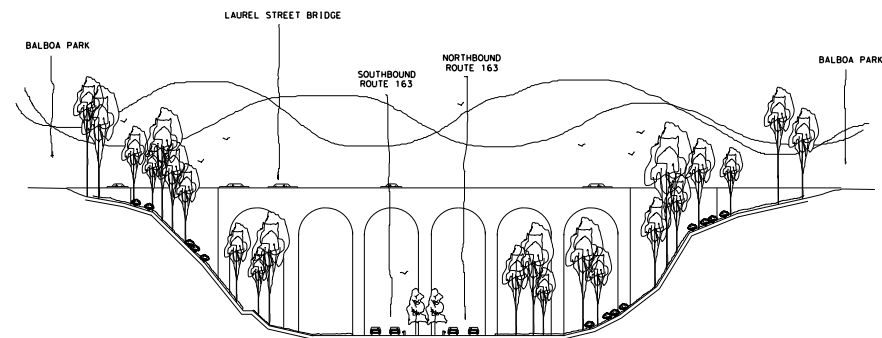
**LAWN**

NO MOW - FESCUE MIX - (MEDIAN TURF)

**ENRICHED PAVING**

**SOIL CEMENT OR EQUAL**

**CONCEPTUAL LANDSCAPE PLAN**  
**ROUTE 163 CORRIDOR MANAGEMENT PLAN**  
**"A" STREET TO RICHMOND AVENUE OC**



**SECTION B**

**TRANSPORTATION ENHANCEMENT**

**EA 265010**

NOVEMBER 26, 2011