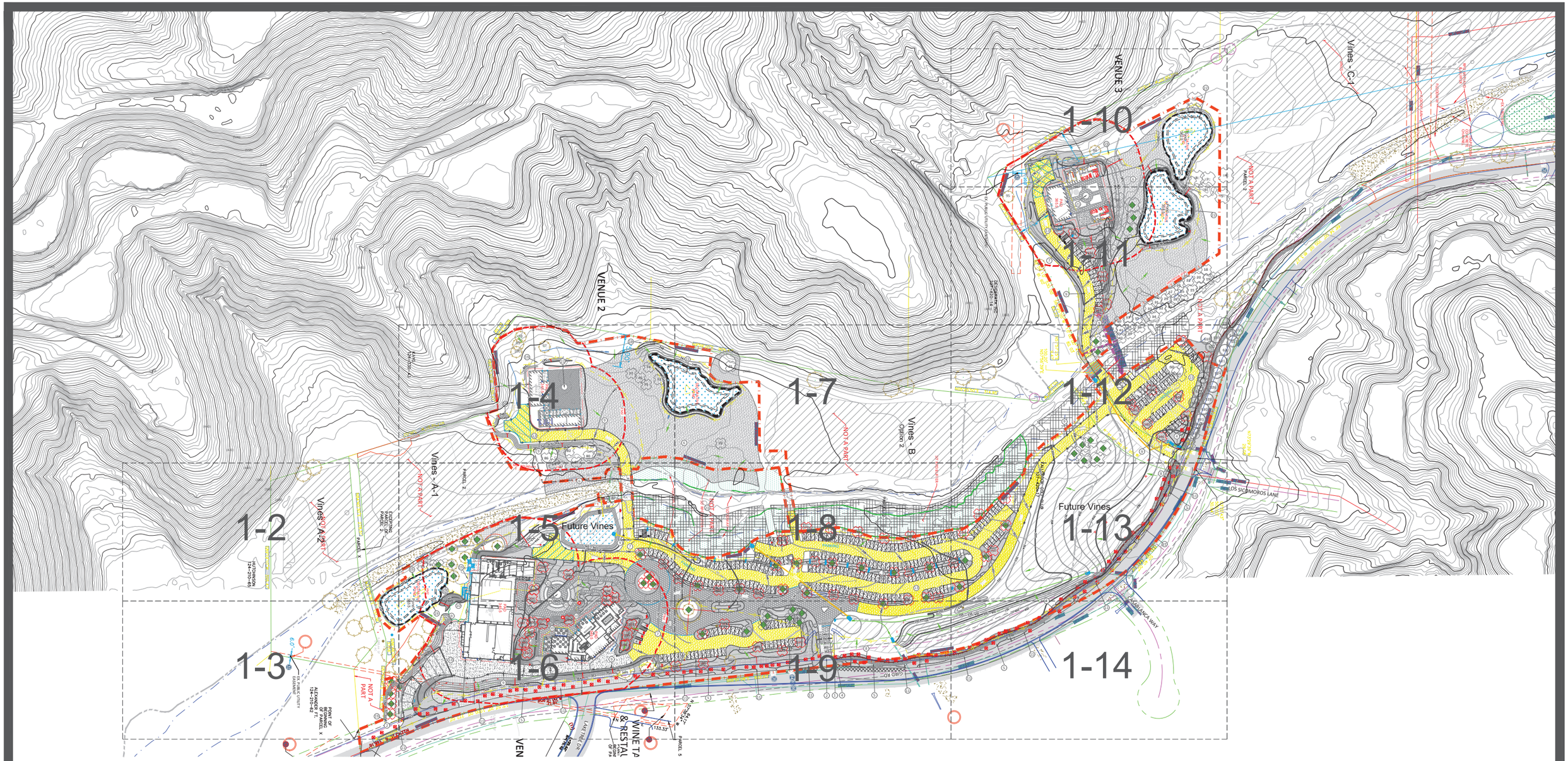

Shrub Pattern	Botanical Name/Common Name	Cont.	Spacing
	Aloe Arborescens / Tree Aloe	5 Gal	38" o.c.
	Euryops Pectinatus 'Viridis' / Green-Leaved Euryops	1 Gal	56" o.c.
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	Limonium Sinuatum Purple Attraction / Statice	1 Gal	24" o.c.
	Pelargonium Peltatum Pink / Pink Ivy Geranium	1 Gal	24" o.c.

Shrub Pattern	Botanical Name/Common Name	Cont.	Spacing
	Tulbaghia Violacea / Society Garlic	1 Gal	26" o.c.
	Annual Flowers	1 Gal	12" o.c.

Other Landscapes	Botanical Name/Common Name	Cont.	Spacing
	Platinum Paspalum		
	Mulch		
	Vineyard		
	Native Repairium		

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Contact Info:

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Monserate
2757 Gird Rd
Fallbrook, CA 92028

County of San Diego, CA
Major Use Permit Modification
No. P74-165

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Scale: 1"=100'

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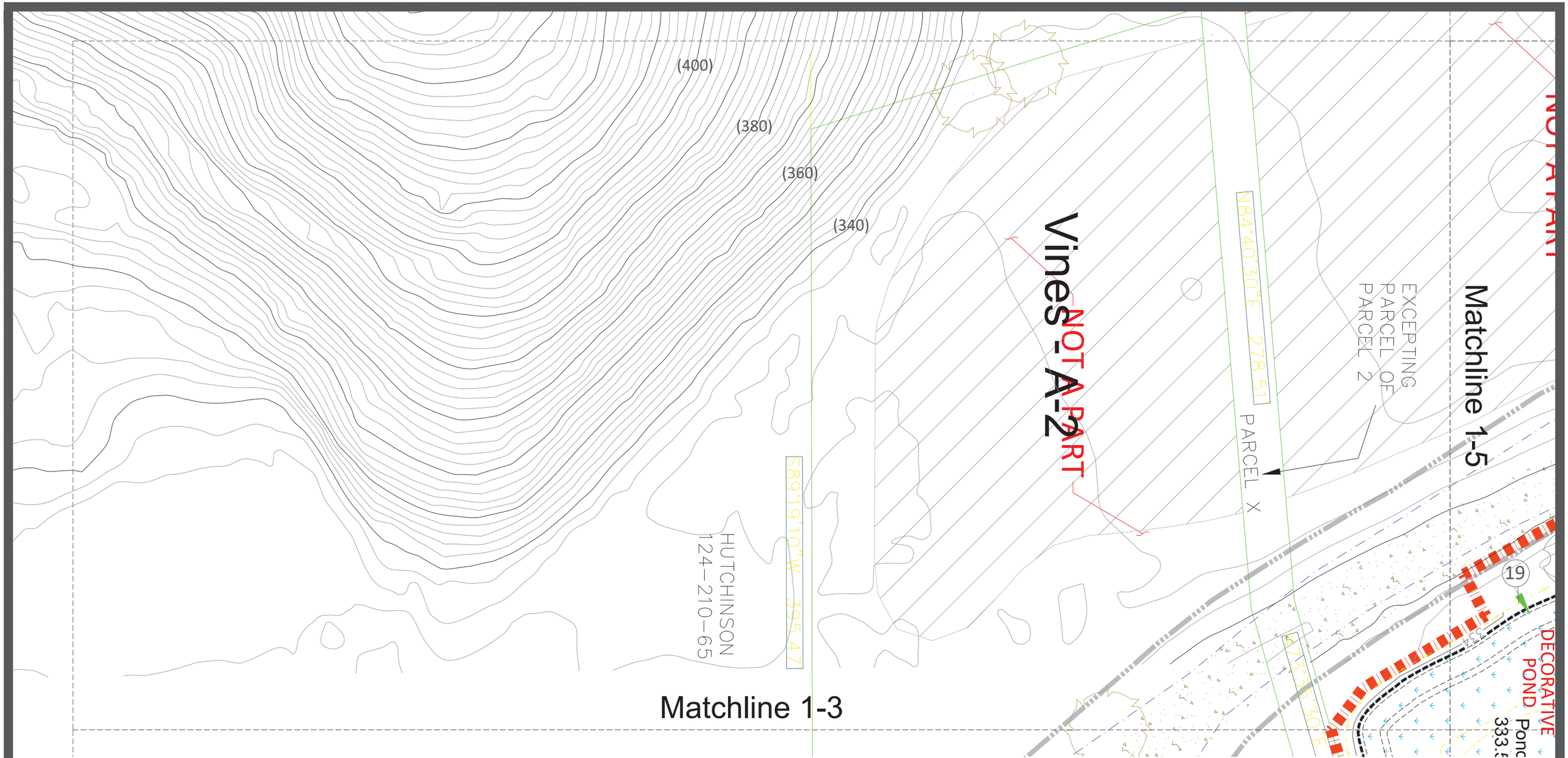

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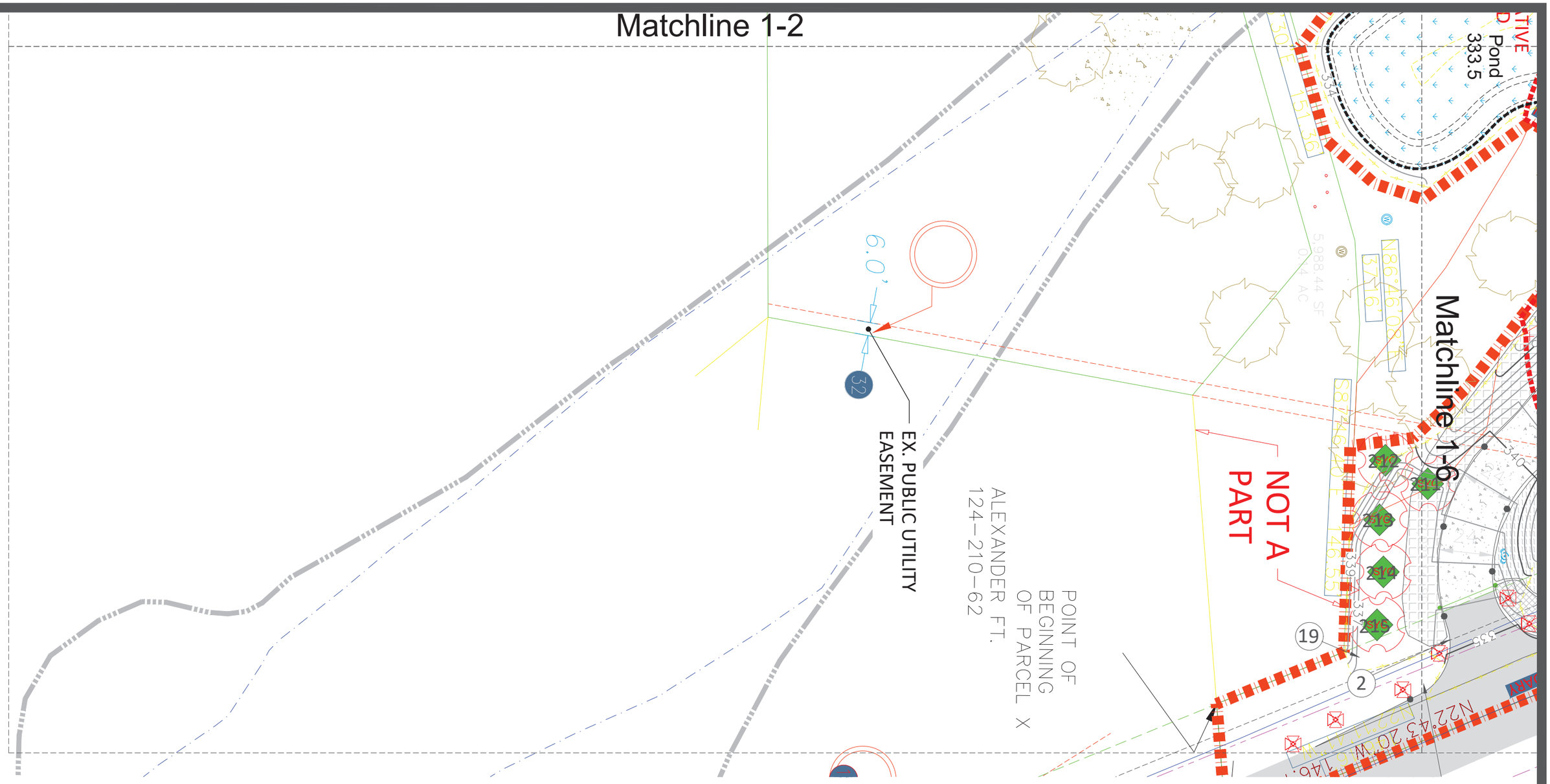

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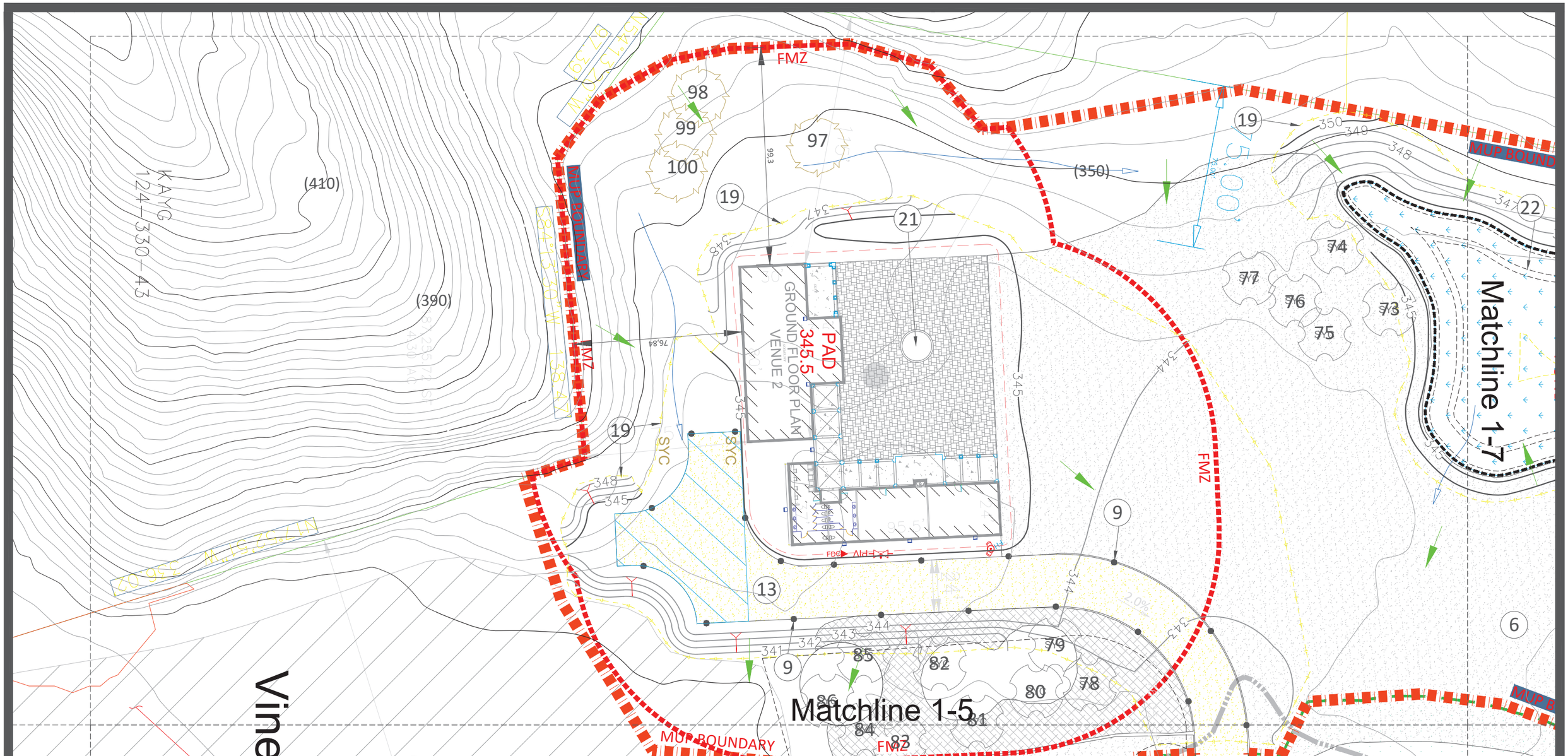

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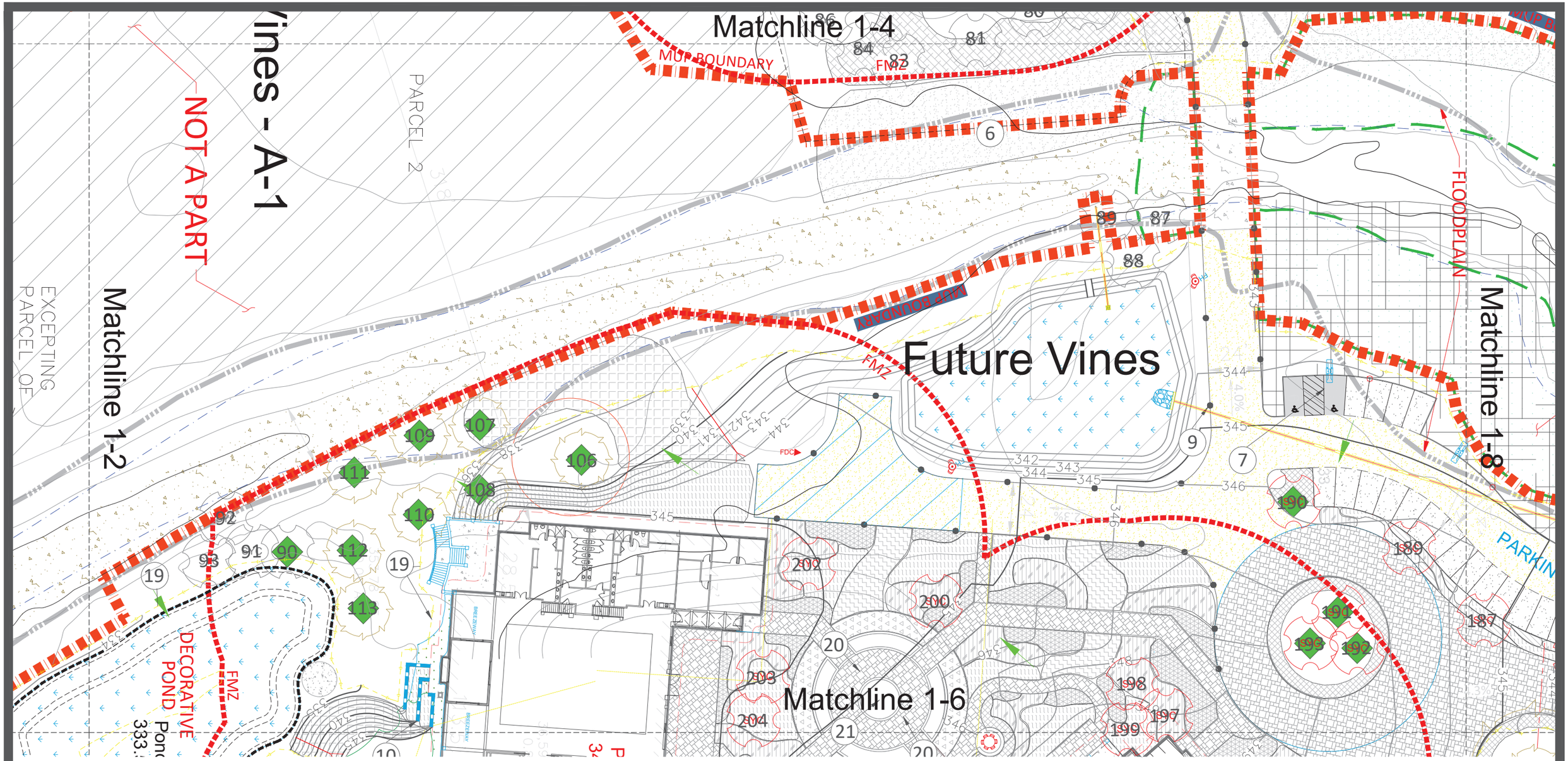

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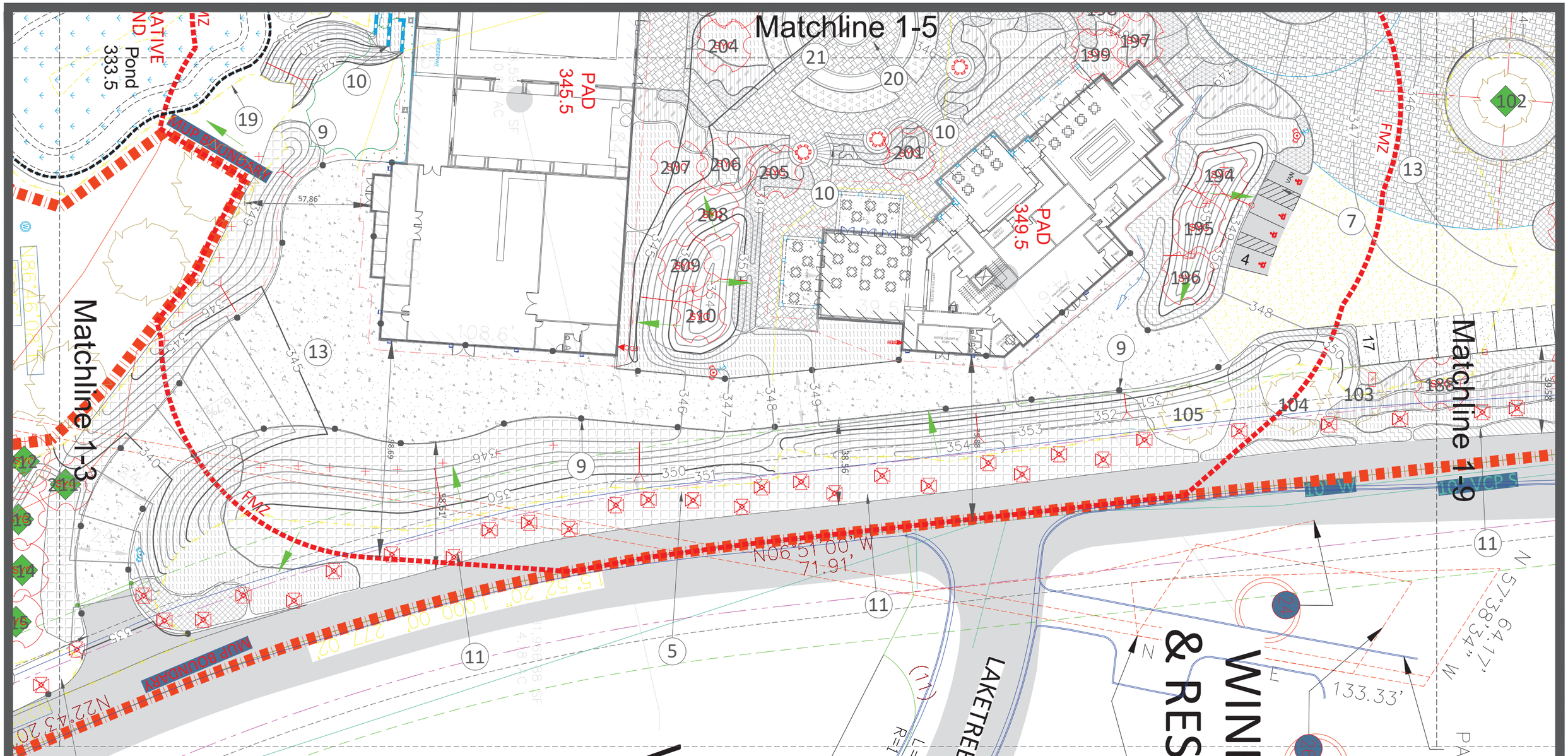

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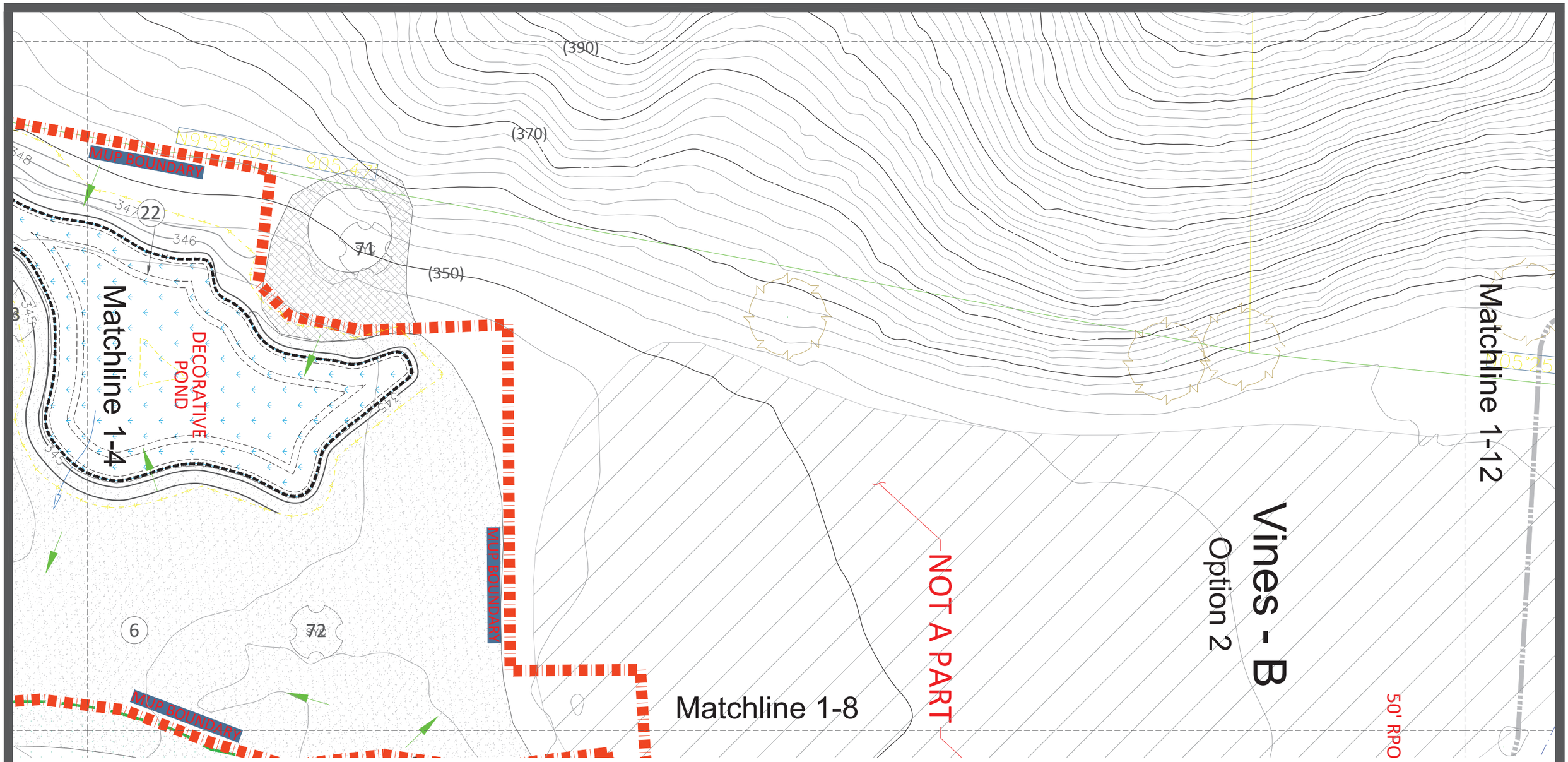

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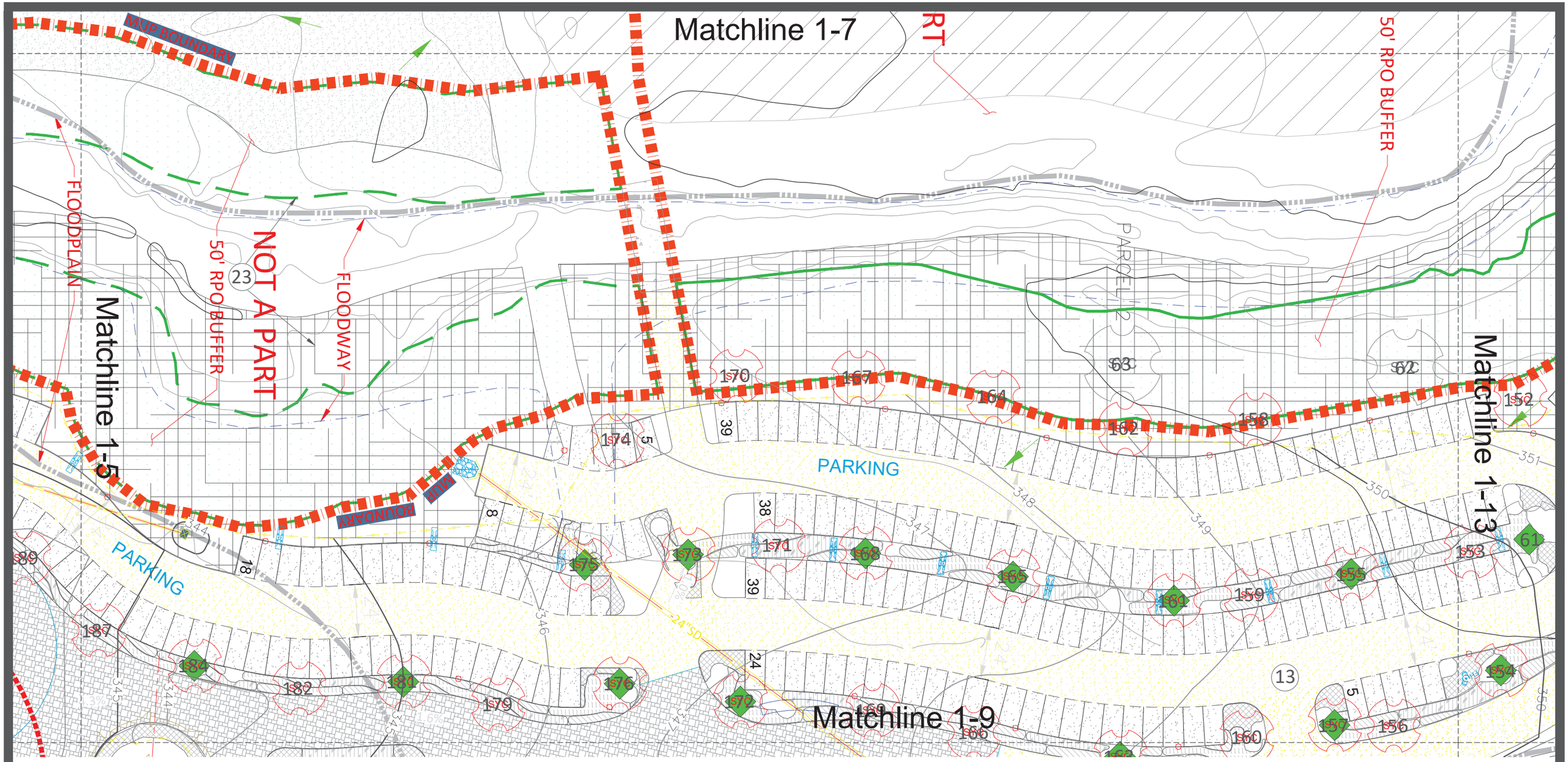

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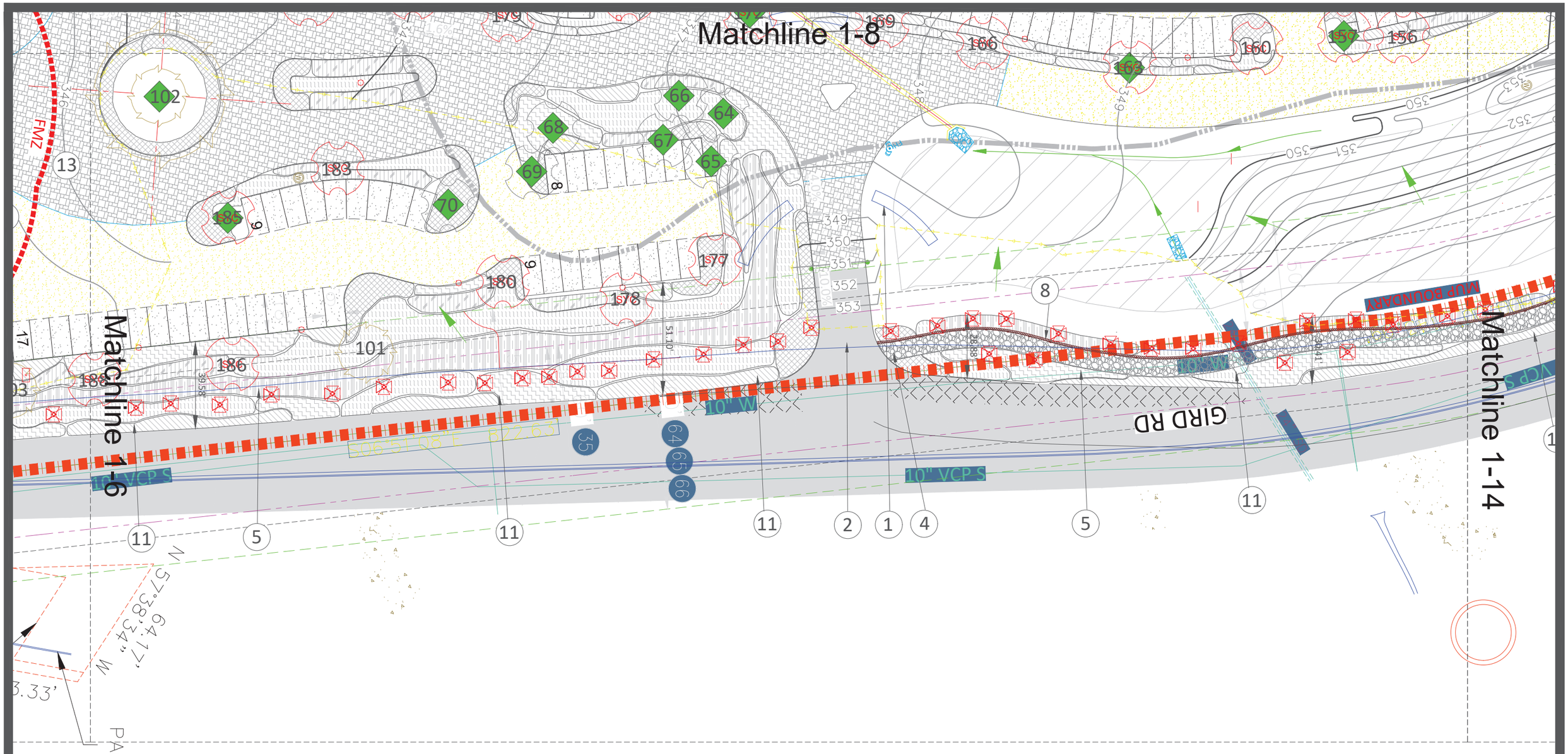

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Major Use Permit Modification
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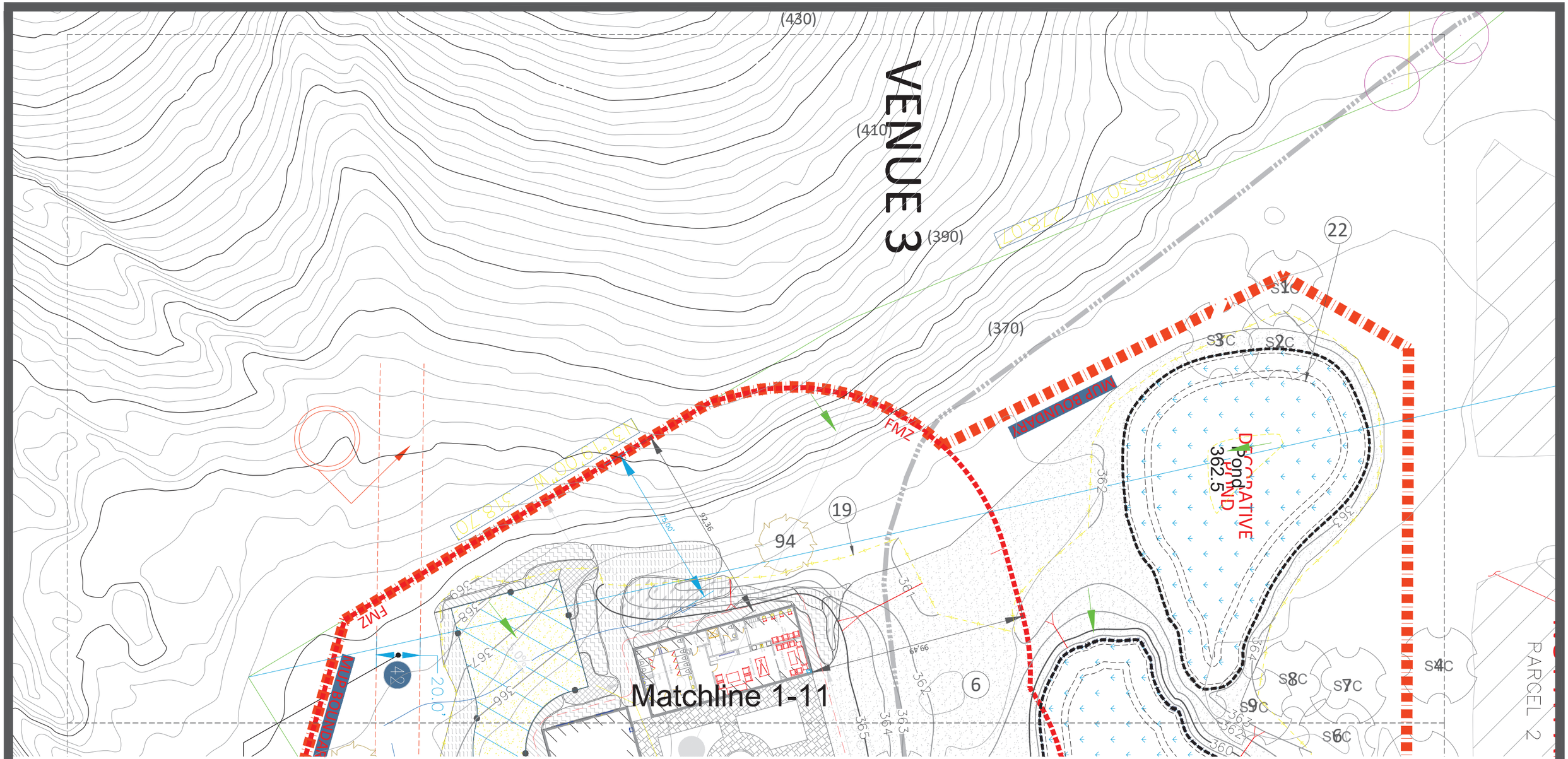

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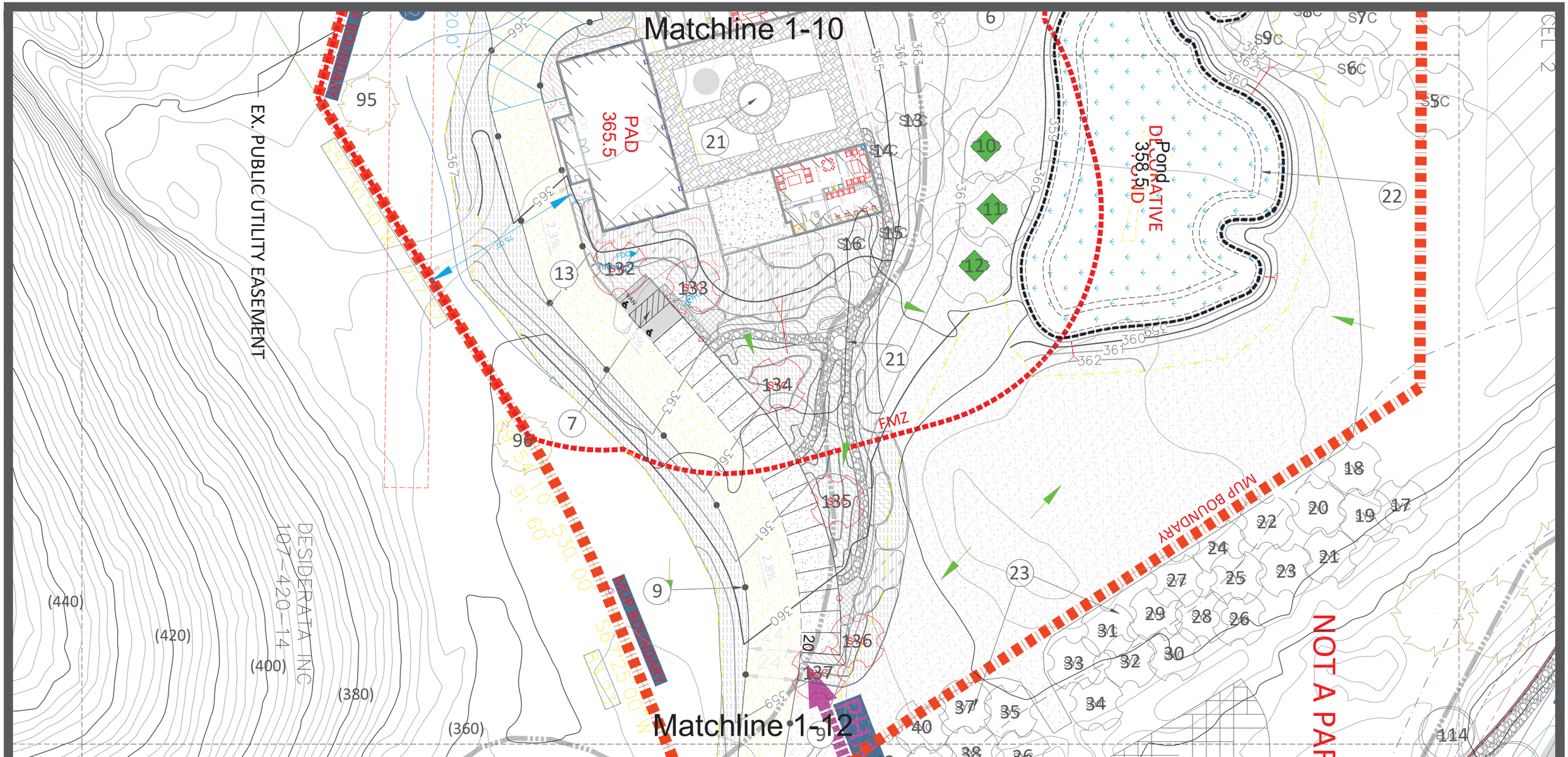

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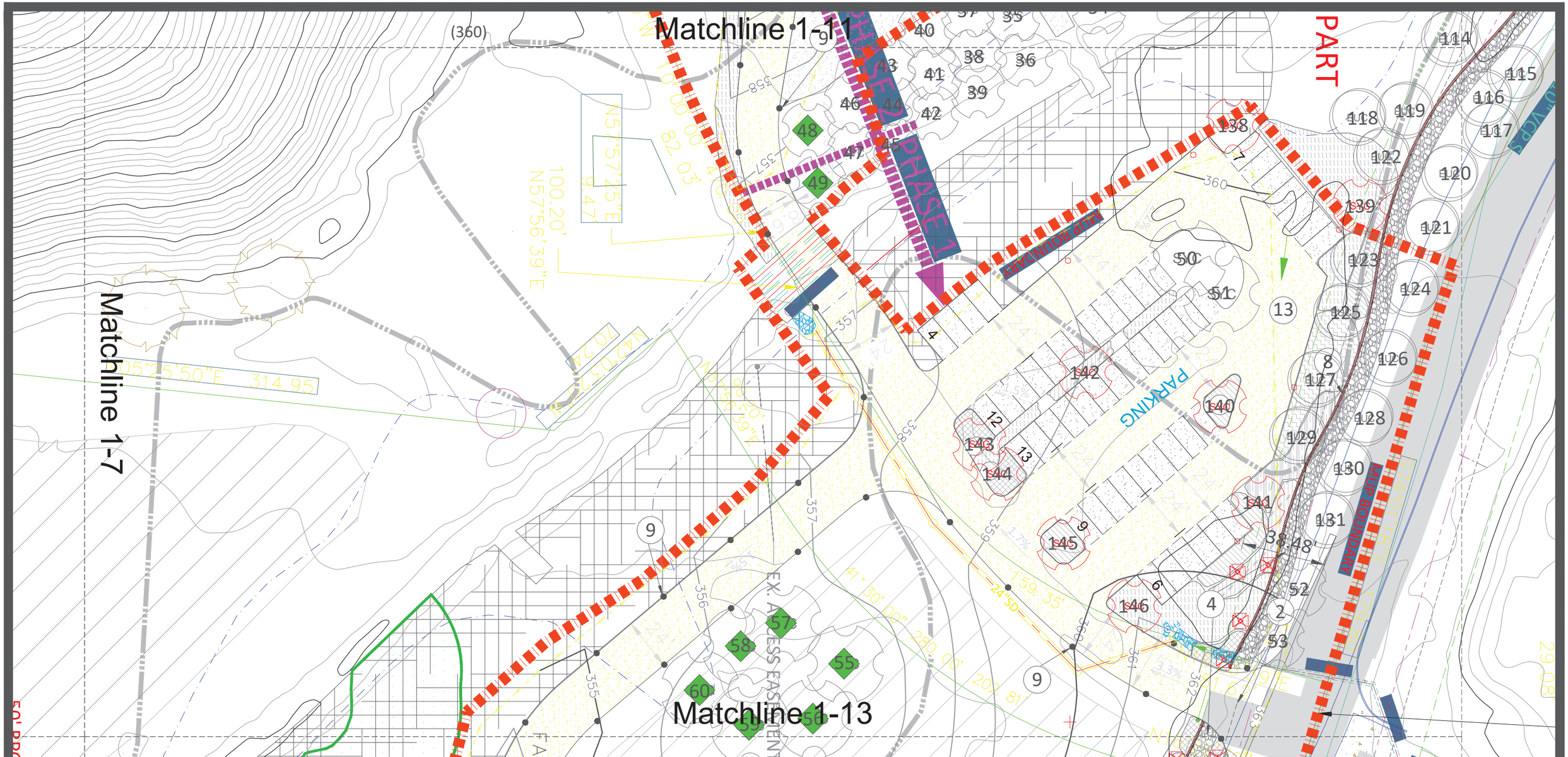

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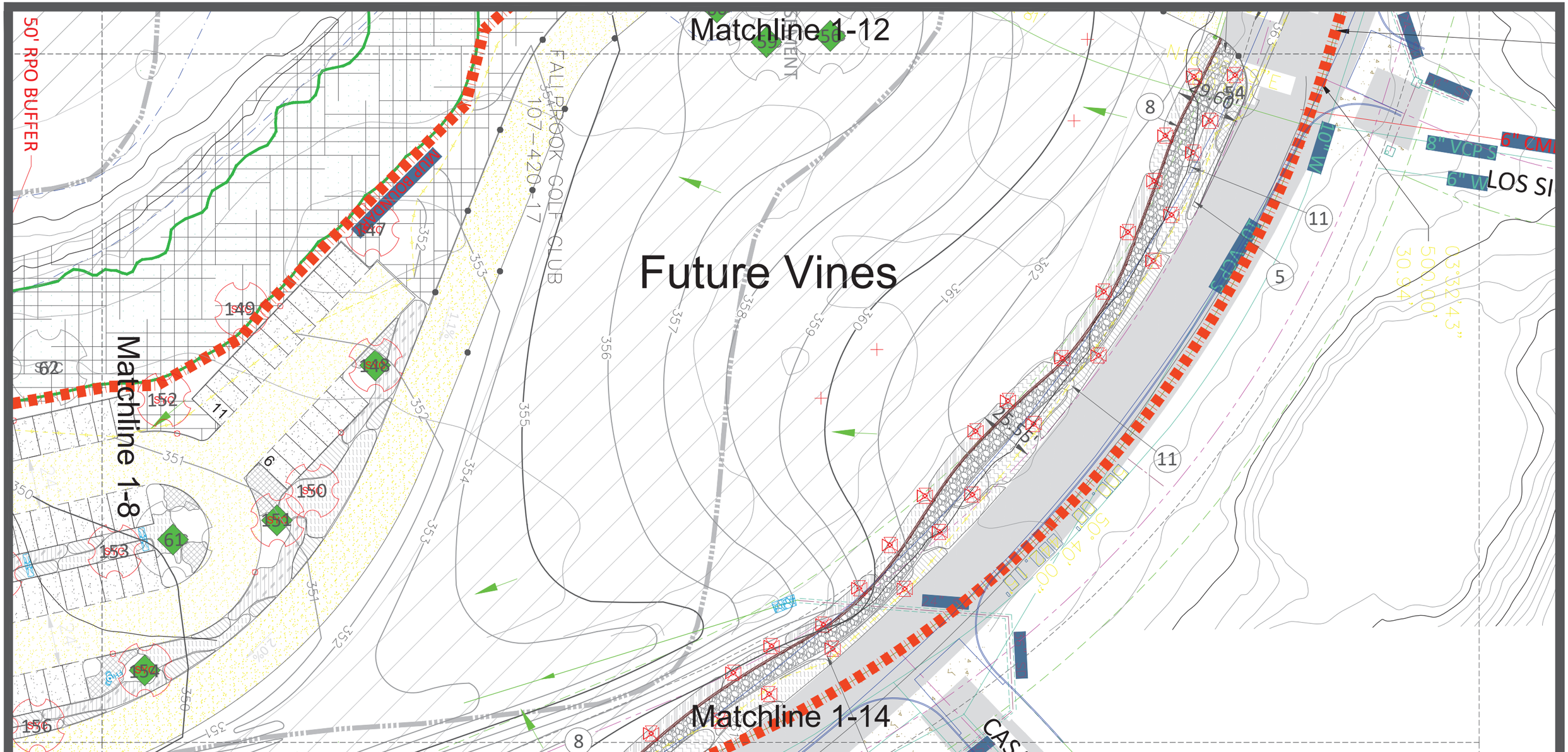

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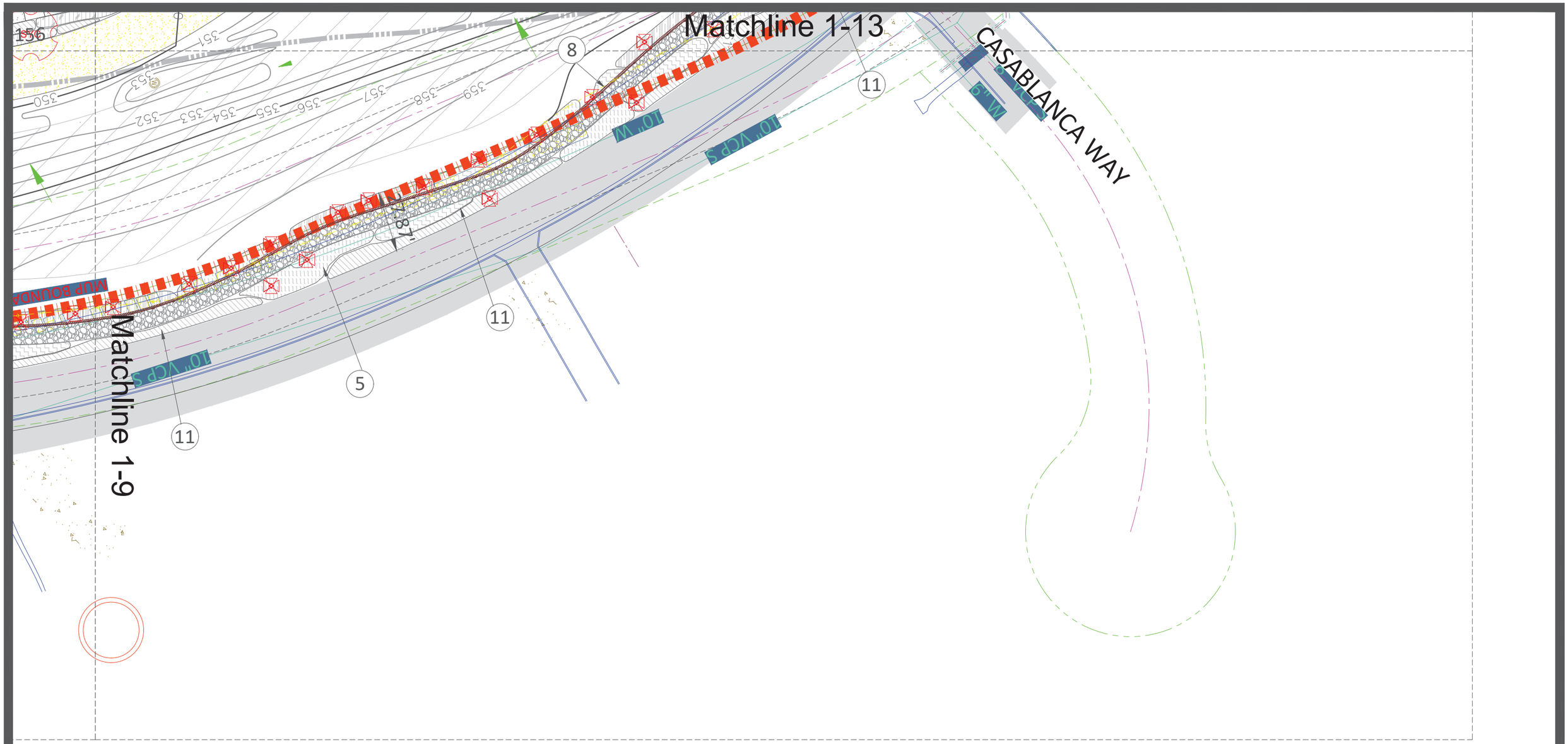

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General Notes

1. All landscape improvements shall be designed in accordance with county of San Diego landscape standards, Fallbrook community planning area - community design guidelines and in accordance with AB 1881 - state water conservation requirements.

2. Native and drought tolerant plants that minimize water use and maintenance will be utilized. All plant materials will be appropriate for the San Diego climate and fit in with the adjacent neighborhood.

3. All landscaped areas shall be irrigated with state of the art automatic irrigation system. Irrigation water to be provided via existing on site well.

4. Owner shall be responsible for maintaining the landscape and related improvements during the life of the permit. All dead, dying, or diseased plants will be replaced in kind.

5. The 20 foot street -facing landscape zone - the minimum tree plant ratio shall be one tree per 300 square feet of area. The tree should be minimum 15 gal. in size. Within the 34,469 sqft street facing landscape zone, there are a total of 114 proposed trees.

6. The Eastern side yard landscape. The minimum tree plant ratio shall be one tree per 100 square feet of area. Tree should be minimum 15 gal. in size.

7. During Construction, orange safety fence will be installed outside the drip line of all existing trees in order to prevent any possible damage.

8. Existing ground cover, landscaping, and weeds on the property will not remain; the aforementioned will be changed per the designs provided.

9. Existing trees on the property will not/nor have been removed.

10. All parking stalls adjacent to a planting bed, or pedestrian walkway less than 6' in width will be provided with a wheel stop as required by the Parking Design Manual.

11. All parking stalls will be screened from public view via landscaping and/or screening trees.

12. Sycamore Tree wells, as shown on the plan, will be utilized as storm water BMP's.

13. Groundwater will be utilized for decorative ponds. Furthermore, all water features on the property will utilize a recirculating system in accordance with Section 86.715 of the Water Conservation in Landscaping Ordinance.

14. Refer to previously submitted report for more information on groundwater study and needs associated with groundwater.

15. Landscaping has been designed in accordance with Section 87.418 of the County's Grading Ordinance. The landscape design takes into mind visual impacts to surrounding properties and areas visible from Grid Road.

16. Fencing will be installed along the west side of walking trail as displayed on the plan; fence will be split rail and 4' in height.

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No. P74-165

ENV. Log No.
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Document Info:

Revision Number:
1.0

Revision Date:
March 28, 2019

Scale: 1"=20'

Contact Info:

Jade Work
(602) 321-5828
jwork@integritygolf.us

Monserate
2757 Gird Rd
Fallbrook, CA 92028

MONSERATE
WINERY

General Notes

17. Bermuda grass is being eradicated with herbazide. Barley is also being planted which chokes out the Bermuda with vertical competition.

18. There is no remaining concrete golf cart pathways on the property.

19. Entire property with exception of buildings to be dedicated as open space or agricultural easements.

20. Oak trees within FMZ will be limbed up to six feet; oak trees will not be removed unless dead or diseased as certified by arborist.

21. Decidues sycamore trees will provide shading in the summer and light in winter months.

22. No trees will be planted under power lines.

23. There will be no mulch within 6' of any building.

Road Line Legend

100ft Easement:

74ft Easement:

50ft Easement:

Landscape Notes

① Monument Sign

② Entry Gate / Art Opportunity

③ Art Opportunity

④ Trail Connection to Gird Road Walk Path

⑤ Landscape Screen and Buffer

⑥ Open Turf purposed for passive open space

⑦ 26 Standard and 3 Accessible Parking Stalls

⑧ 42" High Clear Safety Fence

⑨ Bollards

⑩ Retaining Wall Per Site Plan

⑪ Applicant will apply for encroachment permit for trees planted within Gird Rd. easement

⑫ Low Courtyard Wall

⑬ Decorative Pavement

⑭ Side Yard Fence

⑮ Trail Easement

⑯ Clear Space Easement

⑰ Parking Sign

⑱ Interpretive / Kiosk Sign

⑲ Resolved at Final Engineering

⑳ Entry Plaza / Garden With Seating / Art Opportunity

㉑ Fountain

㉒ Pond With Safety Bench And Aeration

㉓ BMP's/Tree wells

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Monserate Tree Count

Existing Sycamore

Tree Number	Diameter	BMP
1	1.88	NO
2	2.68	NO
3	2.39	NO
4	2.6	NO
5	2.74	NO
6	2.74	NO
7	2.17	NO
8	2.29	NO
9	2.74	NO
10	3.25	YES
11	2.99	YES
12	3.31	YES
13	2.29	NO
14	2.8	NO
15	2.87	NO
16	1.27	NO
17	1.05	NO
18	0.97	NO
19	1.1	NO
20	1.24	NO
21	1.21	NO
22	1.01	NO
23	1.09	NO
24	1.3	NO
25	1.31	NO
26	1.24	NO
27	1.17	NO
28	1.05	NO
29	0.95	NO
30	1.02	NO
31	1.04	NO
32	1.11	NO
33	1.14	NO
34	1.02	NO
35	1.07	NO
36	1.03	NO
37	0.98	NO
38	0.89	NO
39	0.99	NO
40	1.12	NO
41	1.06	NO
42	1.05	NO
43	1.22	NO
44	1.07	NO
45	0.92	NO
46	1.08	NO
47	1.18	NO
48	1.03	YES
49	0.94	YES
50	3.54	NO
51	3.12	NO
52	3.34	NO
53	3.34	NO
54	4.45	NO
55	0.64	YES
56	0.67	YES
57	0.67	YES
58	0.45	YES
59	2.77	YES
60	2.87	YES
61	3.92	YES
62	3.28	NO
63	5.13	NO
64	2.8	YES
65	2.74	YES
66	2.77	YES
67	2.87	YES
68	3.25	YES
69	3.5	YES
70	3.28	YES
71	2.8	NO
72	4.52	NO
73	3.06	NO
74	3.41	NO
75	3.6	NO
76	3.66	NO
77	2.68	NO
78	2.9	NO
79	3.22	NO
80	3.25	NO
81	2.45	NO
82	3.25	NO
83	3.31	NO
84	2.55	NO
85	2.71	NO
86	2.23	NO
87	1.02	NO
88	1.46	NO
89	1.5	NO
90	1.27	YES
91	2.74	NO
92	1.5	NO
93	2.68	NO

Existing Oaks

Tree Number	Diameter	BMP
94	2.74	NO
95	3.7	NO
96	3.25	NO
97	2.77	NO
98	3.12	NO
99	2.17	NO
100	2.2	NO
101	4.33	NO
102	3.98	NO
103	1.97	NO
104	1.91	NO
105	5.1	NO
106	3.18	YES
107	1.88	YES
108	1.85	YES
109	2.42	YES
110	1.78	YES
111	1.27	YES
112	1.15	YES
113	2.8	YES

Existing Eucalyptus

114	1.27	NO
115	0.32	NO
116	0.33	NO
117	0.31	NO
118	2.23	NO
119	2.55	NO
120	0.4	NO
121	0.32	NO
122	1.91	NO
123	0.31	NO
124	0.37	NO
125	2.87	NO
126	1.27	NO
127	3.18	NO
128	0.38	NO
129	1.27	NO
130	2.23	NO
131	1.43	NO

Proposed Sycamore

Tree Number	Diameter	BMP
132	4	NO
133	4	NO
134	4	NO
135	4	NO
136	4	NO
137	4	NO
138	4	NO
139	4	NO
140	4	NO
141	4	NO
142	4	NO
143	4	NO
144	4	NO
145	4	NO
146	4	NO
147	4	NO
148	4	YES
149	4	NO
150	4	NO
151	4	YES
152	4	NO
153	4	NO
154	4	YES
155	4	YES
156	4	NO
157	4	YES
158	4	NO
159	4	NO
160	4	NO
161	4	YES
162	4	NO
163	4	YES
164	4	NO
165	4	YES
166	4	NO
167	4	NO
168	4	YES
169	4	NO
170	4	NO
171	4	NO
172	4	YES
173	4	YES
174	4	NO
175	4	YES
176	4	YES
177	4	NO
178	4	NO
179	4	NO
180	4	NO
181	4	YES
182	4	NO
183	4	NO
184	4	YES
185	4	YES
186	4	NO
187	4	NO
188	4	NO
189	4	NO
190	4	YES
191	4	YES
192	4	YES
193	4	YES
194	4	NO
195	4	NO
196	4	NO
197	4	NO
198	4	NO
199	4	NO
200	4	NO
201	4	NO
202	4	NO
203	4	NO
204	4	NO
205	4	NO
206	4	NO
207	4	NO
208	4	NO
209	4	NO
210	4	NO
211	4	YES
212	4	YES
213	4	YES
214	4	YES
215	4	YES

Trees

- Propose Sycamore
- Proposed BMP Sycamore
- Proposed Bottle Bush Tree
- Proposed Oak
- Existing Sycamore
- Existing BMP Scyamore
- Existing Oak
- Existing BMP Oak
- Existing Eucalyptus

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